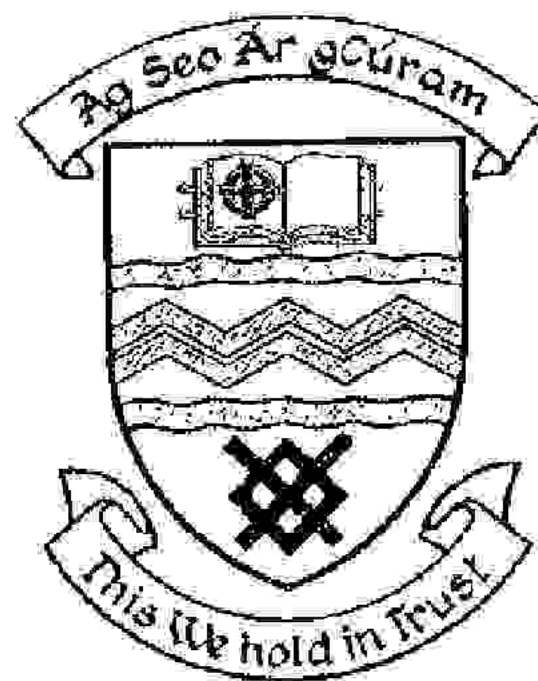


| | | | |
|-----------------------------|---|--|---------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1) | Plan Register No. S01A/0886 | |
| 1. Location | 110 Westpark, Rathcoole, Co. Dublin. | | |
| 2. Development | Dormer bungalow on site adjacent. | | |
| 3. Date of Application | 24/12/01 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 21/02/2002 2. | 1. 29/05/2002 2. |
| 4. Submitted by | Name: Michael T. Hyland Architect, Address: 58 Larchfield, Dunboyne, | | |
| 5. Applicant | Name: Karen Hannon, Address: 15 Hillview, Rathcoole, Co. Dublin. | | |
| 6. Decision | O.C.M. No. 2629 Date 25/07/2002 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 3076 Date 10/09/2002 | Effect AP GRANT PERMISSION | |
| 8. Appeal Lodged | | | |
| 9. Appeal Decision | | | |
| 10. Material Contravention | | | |
| 11. Enforcement | | Compensation | Purchase Notice |
| 12. Revocation or Amendment | | | |
| 13. E.I.S. Requested | | E.I.S. Received | E.I.S. Appeal |
| 14. Registrar | Date | Receipt No. | |

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104

PLANNING
DEPARTMENT

County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414-9230

Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

Michael T. Hyland Architect,
58 Larchfield,
Dunboyne,
Co. Meath.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

| | |
|-------------------------------|--------------------------------|
| Final Grant Order Number 3076 | Date of Final Grant 10/09/2002 |
| Decision Order Number 2629 | Date of Decision 25/07/2002 |
| Register Reference S01A/0886 | Date 29/05/02 |

Applicant Karen Hannon,

Development Dormer bungalow on site adjacent.

Location 110 Westpark, Rathcoole, Co. Dublin.

Floor Area 247.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/02/2002 /29/05/2002

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

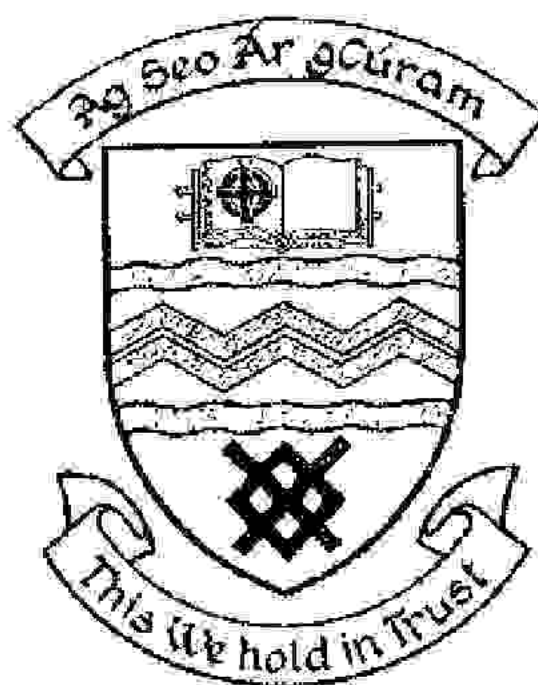
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0886

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamlilacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and additional information submitted on 29/06/02, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 3 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
In particular:
 - . No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - . Applicant to ensure full and complete separation of foul and surface water systems.
 - . The surface water from the house shall be discharged directly into the 600mm surface water sewer rather than to sumps / soak-pits as indicated in the applicants drawings.
 - . The property shall have its own individual service connection to the public watermain and 24hour storage.
 - . The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 The applicant shall plant a row of fast growing native deciduous trees / shrubs along the boundaries of the site within the first growing season after the construction of

SOUTH DUBLIN COUNTY COUNCIL

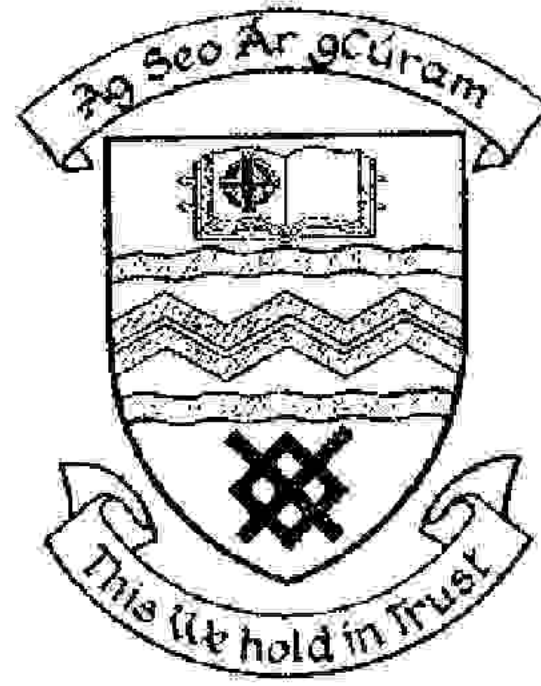
REG. REF. S01A/0884

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



PLANNING DEPARTMENT

County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: planning.dept@sdblincoco.ie

the dwelling and maintain as such.

Reason:

In the interests of visual amenity.

- 6 The proposed dwelling shall be numbered 110A Westpark,
Rathcoole.

Reason: In the interests of clarity.

- 7 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 8 That all external finishes harmonise in colour and texture
with the existing premises.

REASON:

In the interest of visual amenity.

- 9 That prior to the commencement of development the applicant
shall ascertain and comply with all requirements of Duchas,
The Heritage Service.

Reason: In the interests of archaeological protection.

- 10 That a financial contribution in the sum of EUR 952 (nine
hundred and fifty two euro) be paid by the proposer to South
Dublin County Council towards the cost of provision of
public services in the area of the proposed development and
which facilitate this development; this contribution to be
paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council
will facilitate the proposed development. It is considered
reasonable that the developer should contribute towards the
cost of providing the services.

- 11 That a financial contribution in the sum of EUR 2,666 (two
thousand six hundred and sixty six euro) shall be paid by
the proposer to South Dublin County Council towards the cost
of roads improvements and traffic management in the area of
the proposed development and which facilitates this
development; this contribution to be paid before the
commencement of development on the site.

REASON:

It is considered reasonable that the developer should
contribute towards the expenditure that was incurred and/or
that is proposed to be incurred by the Council on road
improvement works and traffic management schemes
facilitating the proposed development.

SOUTH DUBLIN COUNTY COUNCIL

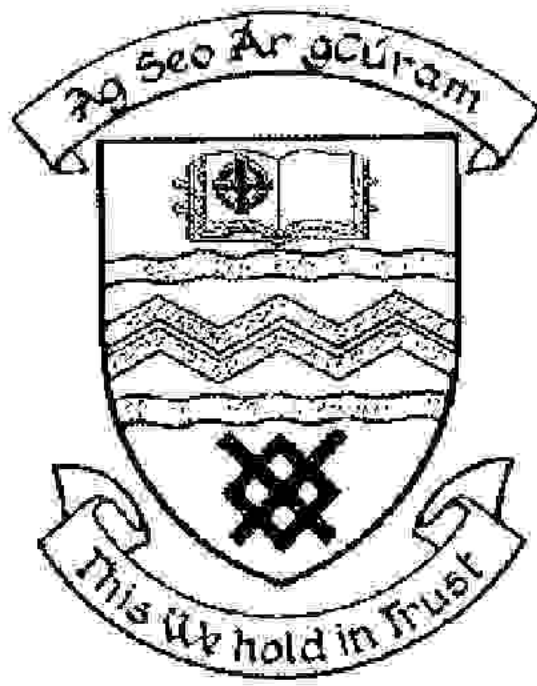
REG REF. S01A/0886

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



PLANNING DEPARTMENT

County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: planning.dept@southdublincoco.ie

- 12 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 13 That a financial contribution in the sum of EUR 750 (seven hundred and fifty euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 14 That a financial contribution in the sum of EUR 777 (seven hundred and seventy seven euro) be paid by the proposer to South Dublin County Council towards the Saggart/Rathcoole/Newcastle Drainage Collection System Improved Works which will facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 15 That a financial contribution in the sum of EUR 414 (four hundred and fourteen euro) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/00886 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

- 16 That a financial contribution in the sum of EUR 211 (two hundred and eleven euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

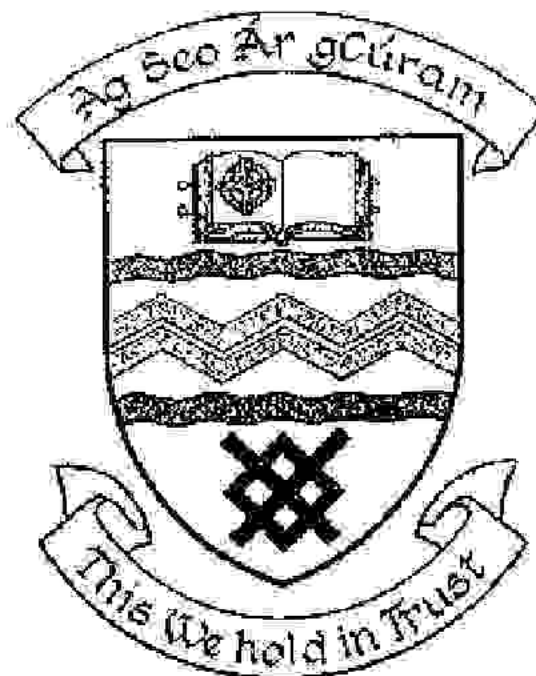
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

[Signature]
10/09/02
for SENIOR ADMINISTRATIVE OFFICER

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING & DEVELOPMENT ACT 2000

| | |
|------------------------------|-----------------------------|
| Decision Order Number 2629 | Date of Decision 25/07/2002 |
| Register Reference S01A/0886 | Date: 24/12/01 |

Applicant Karen Hannon,
Development Dormer bungalow on site adjacent.
Location 110 Westpark, Rathcoole, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 21/02/2002 /29/05/2002
Clarification of Additional Information Requested/Received /

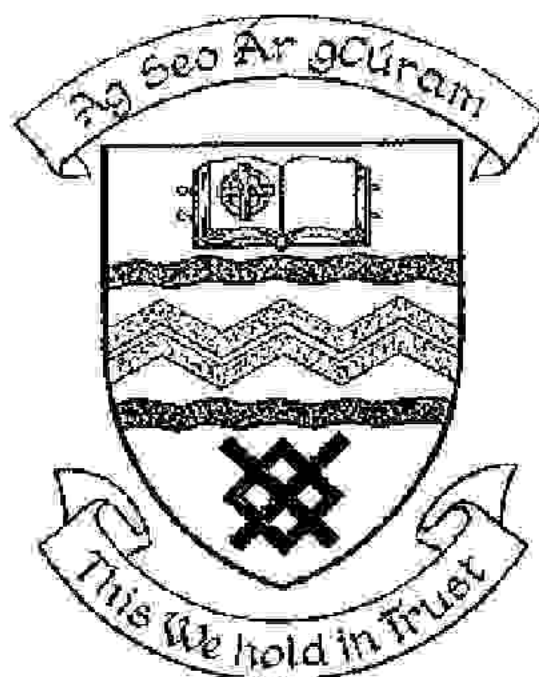
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (46 05.) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

 25/07/02
for SENIOR EXECUTIVE OFFICER

Michael T. Hyland Architect,
58 Larchfield,
Dunboyne,
Co. Meath.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0886

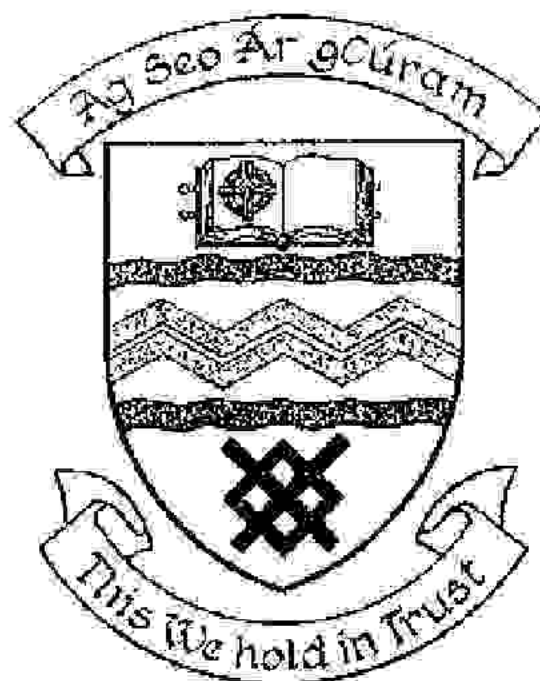
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and additional information submitted on 29/06/02, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 3 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
In particular:
 - . No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - . Applicant to ensure full and complete separation of foul and surface water systems.
 - . The surface water from the house shall be discharged directly into the 600mm surface water sewer rather than to sumps / soak-pits as indicated in the applicants drawings.
 - . The property shall have its own individual service connection to the public watermain and 24hour storage.
 - . The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

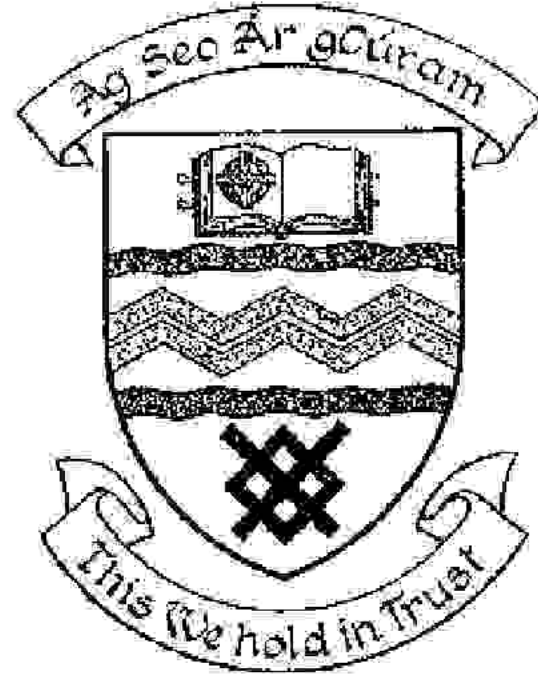
REG. REF. S01A/0886

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 5 The applicant shall plant a row of fast growing native deciduous trees / shrubs along the boundaries of the site within the first growing season after the construction of the dwelling and maintain as such.
Reason:
In the interests of visual amenity.
- 6 The proposed dwelling shall be numbered 110A Westpark, Rathcoole.
Reason: In the interests of clarity.
- 7 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 8 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 9 That prior to the commencement of development the applicant shall ascertain and comply with all requirements of Duchas, The Heritage Service.
Reason: In the interests of archaeological protection.
- 10 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 11 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) shall be paid by

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0886

the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 12 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

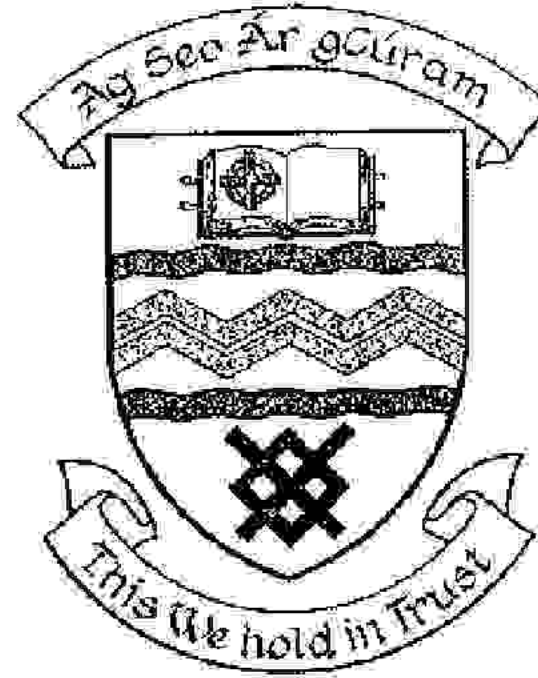
- 13 That a financial contribution in the sum of EUR 750 (seven hundred and fifty euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 14 That a financial contribution in the sum of EUR 777 (seven hundred and seventy seven euro) be paid by the proposer to South Dublin County Council towards the Saggart/Rathcoole/Newcastle Drainage Collection System Improved Works which will facilitate this development; this contribution to be

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S01A/0886

paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 15 That a financial contribution in the sum of EUR 414 (four hundred and fourteen euro) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 16 That a financial contribution in the sum of EUR 211 (two hundred and eleven euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.