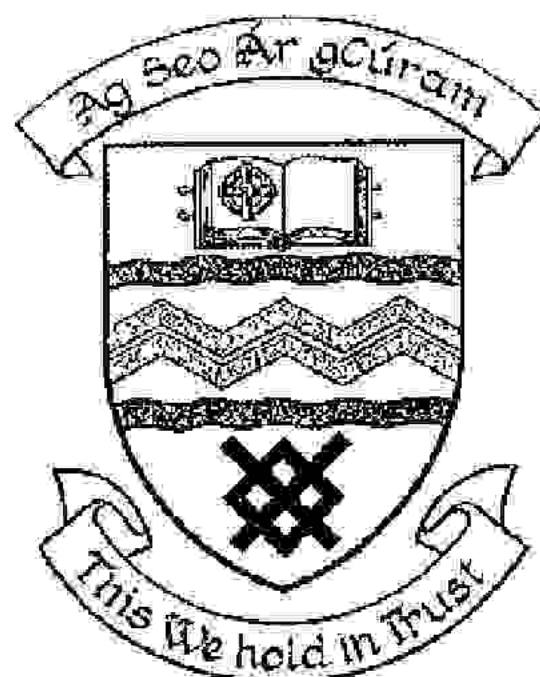


**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

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

Decision Order Number 2081	Date of Decision 30/05/2002
Register Reference S01A/0882	Date 24/12/01

Applicant                John Kennedy,  
App. Type                Permission  
Development             Construct bungalow dwelling, new entrance and install a  
                                 biocycle effluent treatment system.  
  
Location                 Castlewarden, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 02/04/02 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate :

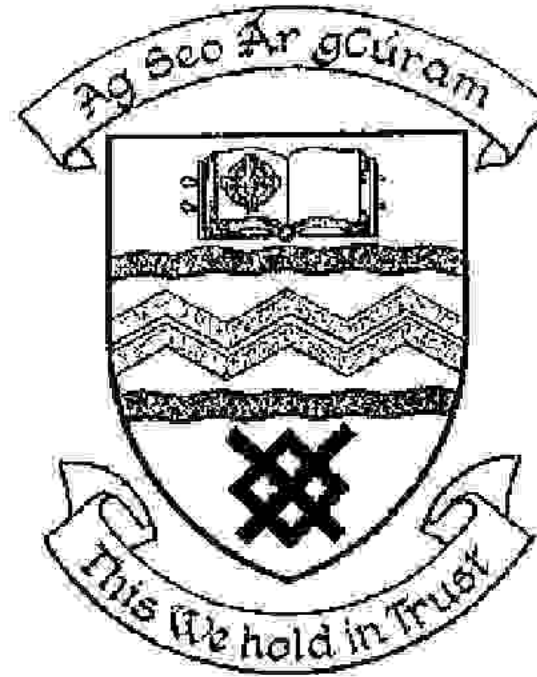
- 1        (a)        The applicant has stated that his parents are willing to enter into a legal agreement under Section 38 of the Local Government (Planning and Development) Act 1963, to provide for the sterilisation of part of the remainder of any family landholding from non-agricultural development. However the applicant has not submitted, details of the land in question, including a map clearly outlining its extent. The applicant is therefore again requested to submit a map clearly outlining the amount of land which it is proposed to sterilise.

Finlay Bros (Builders) Ltd.,  
Church Road,  
Tullamore,  
Co. Offaly.

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REG REF. S01A/0882

- (b) The landowners have stated that they are not willing to sterilise the remainder of the family land as there may be proposals to apply for permission for a dwelling for another family member in the future. The applicant shall submit the details of the family member who may apply for permission on the family lands. These details to include their current residence, their relationship to Mr. James Kennedy (the landowner) their occupation and place of work. If there is a possibility of applying for dwellings for a number of family members on the family lands, the applicant shall submit at this point, the details as stated above for each person.

The applicant should note that this request does not in anyway give permission at this time or imply that permission will be granted at a future date for any development on the subject lands.

- 2 The applicant is again requested to submit evidence from a qualified expert that the site is suitable for the proposed method of foul effluent disposal, to include a comprehensive Site Assessment Report. (The applicant should note that it is not an adequate response to state that Ms. Sharkey is satisfied with the proposal. A site assessment report is required, such a report would normally be acquired from the company supplying the proposed treatment-system).

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

  
.....  
for SENIOR ADMINISTRATIVE OFFICER

30/05/02

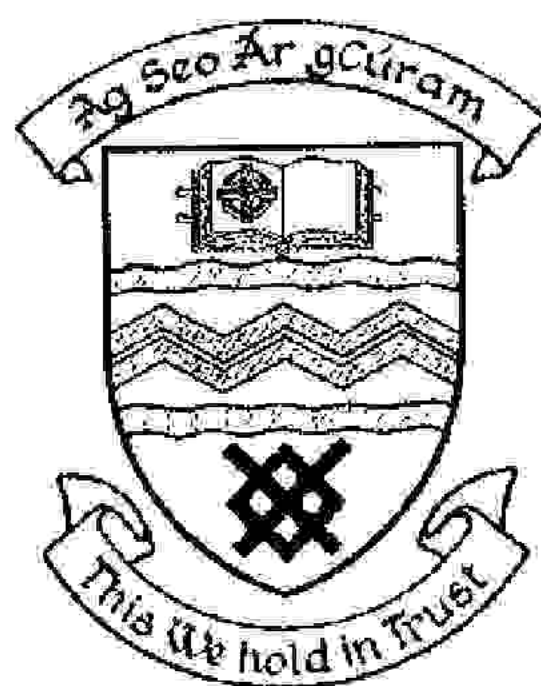
	<b>South Dublin County Council</b> <b>Local Government</b> <b>(Planning &amp; Development) Acts 1963 to 1993</b> <b>and Planning &amp; Development Act 2000</b> <b>and Planning Regulations Thereunder</b> <b>Planning Register (Part 1)</b>		Plan Register No.  <b>S01A/0882</b>
<b>1. Location</b>	Castlewarden, Co. Dublin.		
<b>2. Development</b>	Construct bungalow dwelling, new entrance and install a biocycle effluent treatment system.		
<b>3. Date of Application</b>	08-Jul-2002	Date of further particulars (a) Requested (b) Received	
<b>3a. Type of Application</b>	Permission	1. 30-May-2002 2. 30-May-2002	1. 2.
<b>4. Submitted by</b>	<b>Name:</b> Finlay Bros (Builders) Ltd., <b>Address:</b> Church Road,, Tullamore,, Co. Offaly.		
<b>5. Applicant</b>	<b>Name:</b> John Kennedy, <b>Address:</b> Castlewarden, Straffan, Co. Kildare.		
<b>6. Decision</b>	<b>O.C.M. No.:</b> 2982 <b>Date:</b> 05-Sep-2002	<b>Effect:</b> GRANT PERMISSION	
<b>7. Grant</b>	<b>O.C.M. No.:</b> 3406 <b>Date:</b> 21-Oct-2002	<b>Effect:</b> GRANT PERMISSION	
<b>8. Appeal Lodged</b>	<b>Date:</b>	<b>Appeal Type</b>	
<b>9. Appeal Decision</b>	<b>Date:</b>	<b>Appeal Decision</b>	
<b>10. Material Contravention</b>			
<b>11. Enforcement:</b>	<b>Compensation:</b>	<b>Purchase Notice:</b>	
<b>12. Revocation or Amendment</b>			
<b>13. E.I.S. Requested</b>	<b>E.I.S. Received</b>	<b>E.I.S. Appeal</b>	
<b>14. _____ Registrar</b>	<b>_____</b> Date	<b>_____</b> Receipt No.	



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Finlay Bros (Builders) Ltd.,  
Church Road,  
Tullamore,  
Co. Offaly.

**NOTIFICATION TO GRANT PERMISSION**

**PLANNING & DEVELOPMENT ACT, 2000 AND PLANNING REGULATIONS  
THEREUNDER**

Final Grant Order No.:	3406	Date of Final Grant:	21-Oct-2002
Decision Order No.:	2982	Date of Decision:	05-Sep-2002
Register Reference:	S01A/0882	Date:	08-Jul-2002

**Applicant:** John Kennedy,

**Development:** Construct bungalow dwelling, new entrance and install a biocycle effluent treatment system.

**Location:** Castlewarden, Co. Dublin.

**Floor Area:**

**Time extension(s) up to and including  
Additional Information Requested/Received** 30-May-2002 /

A Permission has been granted for the development described above, subject to the following (11) conditions.

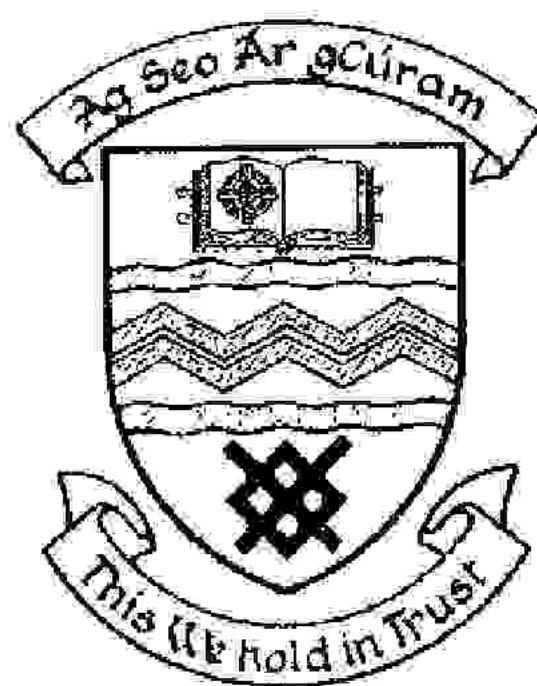
**Conditions and Reasons:**

1. Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority samples of the external materials to be used in all of the proposed structures on the site. Reason: In the interest of proper planning and development of the area.
2. Prior to the commencement of development the applicant shall submit a revised site plan for the written agreement of the Planning Authority showing the centreline of the gateway

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relocated approximately 10 metres from the adjacent property in order to achieve 3m X 90m vision splays in both directions of access point. Reason: In the interest of road safety and the proper planning and development of the area.

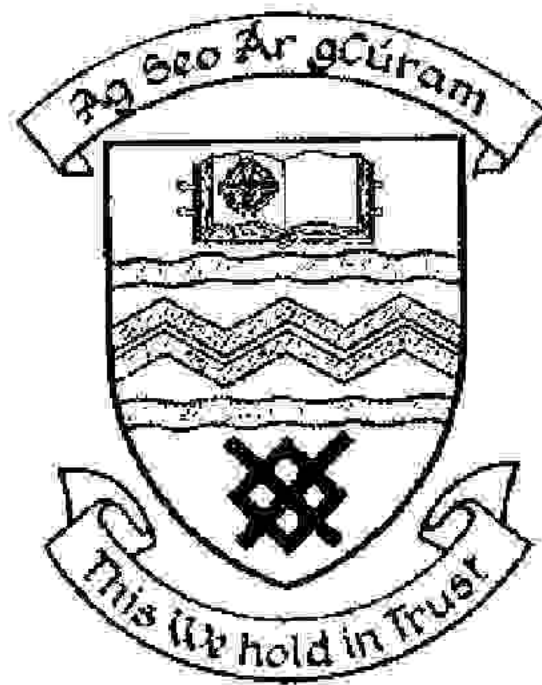
3. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and additional information received on 02/04/02 and clarification of additional information received on 08/07/02, save as may be required by the other conditions attached hereto. REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
4. That a financial contribution in the sum of EUR 476 (four hundred and seventy six 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.
5. 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.
6. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. · Septic Tank / Effluent Treatment System and percolation/ irrigation area are to be in accordance with S.R.6: 1991 and the requirements of the EPA's Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard must be submitted to South Dublin County Council. · Septic Tank / Effluent Treatment System and percolation/ irrigation area to meet the requirements of EHO. · Applicant to ensure full and complete separation of foul and surface water systems.  
  
· The surface water run-off from the proposed development shall drain to soakage areas designed and constructed in accordance with BRE digest 365, with certification of compliance by Engineer to be submitted. · Soakage areas to meet the requirements of the Principal Environmental Health Officer. · The property shall have its own individual service connection to the public watermain and 24hour storage. · The connection to and tapping of public watermain 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.
7. That prior to commencement of development the requirements of the Principal Environmental



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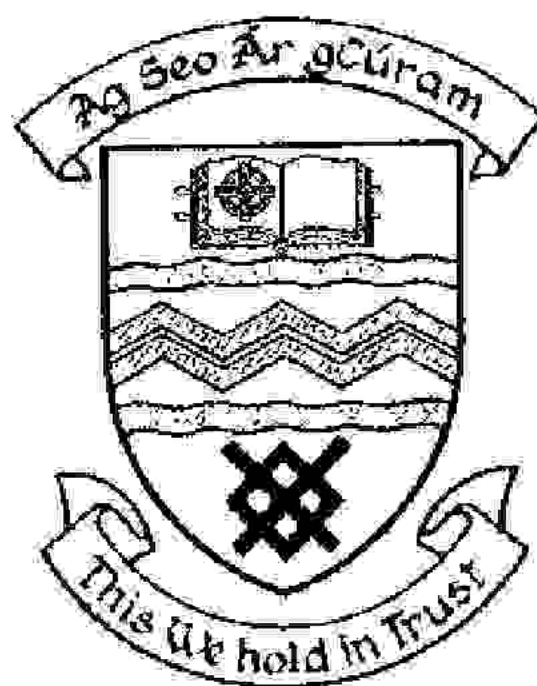
Health Officer be ascertained and strictly adhered to in the development. REASON: In the interest of health.

8. That the house, when completed, be first occupied for at least a year by the applicant and/or members of his immediate family. REASON: In the interest of the proper planning and development of the area.
  9. In the event of a connection to the public sewer, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development. REASON: The provision of such service 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 service.
  10. 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.
  11. 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.
- (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.

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- (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 reinforced 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

  
..... 21-Oct-2002  
for SENIOR EXECUTIVE OFFICER.

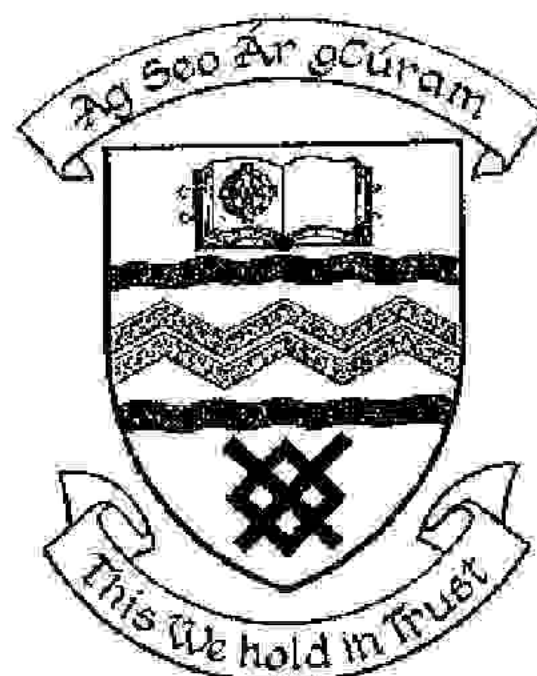


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**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0416	Date of Decision 21/02/2002
Register Reference S01A/0882	Date: 24/12/01

**Applicant** John Kennedy,  
**Development** Construct bungalow dwelling, new entrance and install a  
biocycle effluent treatment system.

**Location** Castlewarden, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

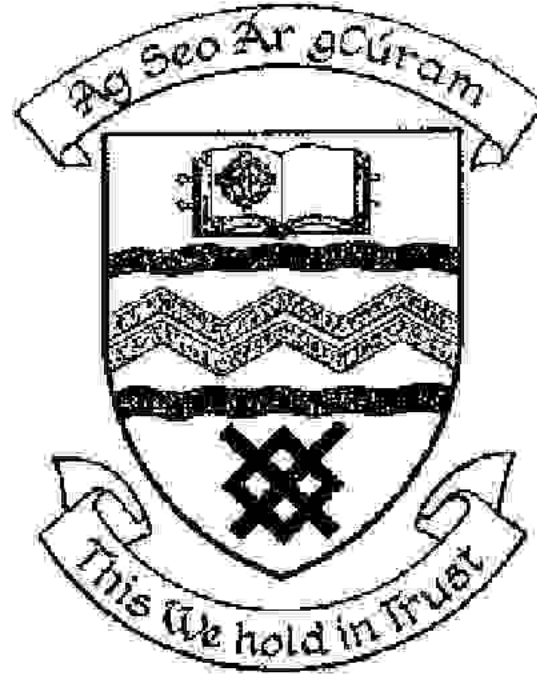
With reference to your planning application, received on 24/12/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 (a) The applicant is requested to submit a map clearly showing the entire extended family landholding in the area. This map shall show any other dwellings owned by the applicant or a member of his immediate or extended family in the area.  
(b) The applicant is also requested to identify the location of his current residence on a map of the area.
- 2 The applicant is requested to give details of the planning history (ie previous planning application dates and reference numbers) on the full family landholding.
- 3 The applicant shall state whether the landowner is willing to enter into a legal agreement under Section 38 of the Local Government (Planning and Development) Act 1963, to provide for the sterilisation of all or part of the

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REG REF. S01A/0882

remainder of any family landholding from non-agricultural development. If so, details of the land in question to be submitted, including a map clearly outlining its extent.

- 4 The applicant is requested to submit evidence from a qualified expert that the site is suitable for the proposed method of foul effluent disposal, to include a comprehensive Site Assessment Report.
- 5 The location of the north east site boundary varies on the 3 different scaled site location maps submitted. Please submit a corrected map.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

21/02/02