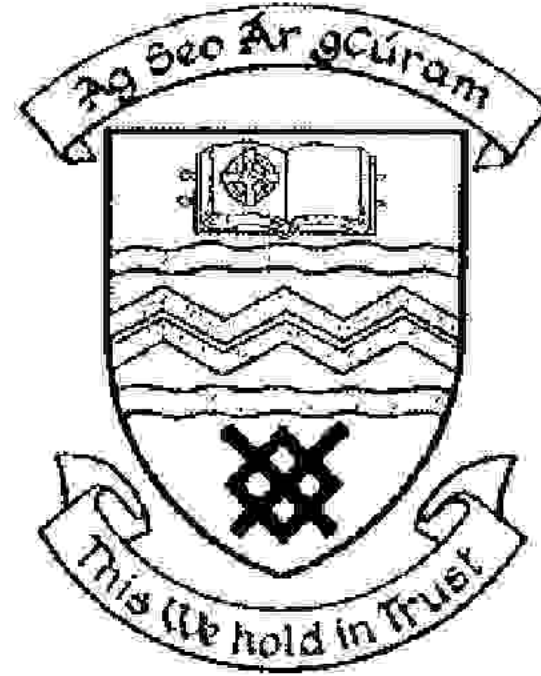


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0779	
1. Location	Badgerhill, Rathcoole, Co. Dublin.		
2. Development	Dormer bungalow, garage, stables and secondary effluent treatment system.		
3. Date of Application	26/11/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/01/2002 2.	1. 15/02/2002 2.
4. Submitted by	Name: Mr Kevin Smith, Address: Badgerhill, Rathcoole,		
5. Applicant	Name: Mr Kevin Smith, Address: Badgerhill, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2051 Date 16/05/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2401 Date 03/07/2002	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



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Mr Kevin Smith,
Badgerhill,
Rathcoole,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2401	Date of Final Grant 03/07/2002
Decision Order Number 2051	Date of Decision 16/05/2002
Register Reference S01A/0779	Date 15/02/02

Applicant Mr Kevin Smith,
Development Dormer bungalow, garage, stables and secondary effluent
treatment system.

Location Badgerhill, Rathcoole, Co. Dublin.

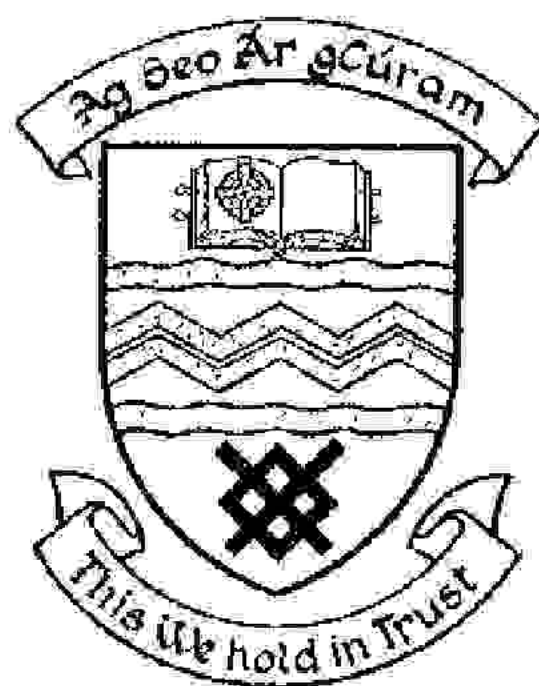
Floor Area 52.00 Sq Metres
Time extension(s) up to and including 20/05/2002
Additional Information Requested/Received 21/01/2002 /15/02/2002

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
REG REF. S012/0719 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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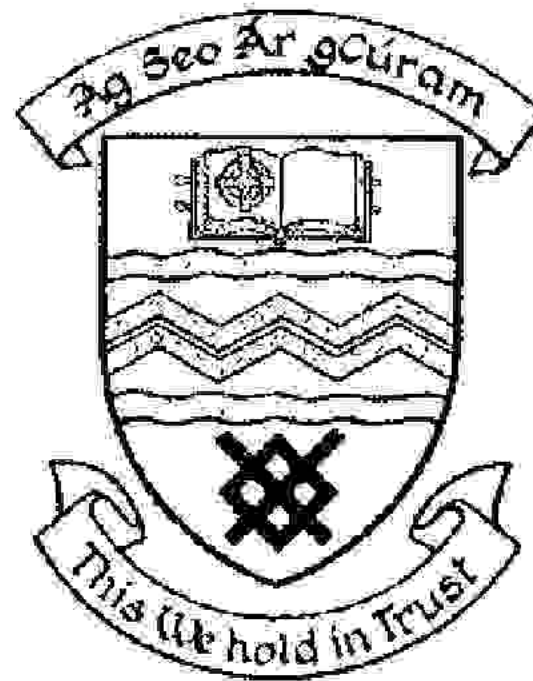
Conditions and Reasons

- 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 received on 15th February 2002, 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 the house, when completed, be first occupied by the applicant and/or members of his immediate family for a period of not less than one year.
REASON:
In the interest of the proper planning and development of the area.
- 3 Prior to the commencement of development, the applicant shall submit a revised house design for the written agreement of the Planning Authority, which is in accordance with Appendix D of the South Dublin County Development Plan, 1998, 'Guidelines on the siting and Design of Rural Dwellings'. In particular, the amended drawings shall provide for a more traditional design of reduced height and of simpler style, omitting such features as the half hipped elements to the roof, the bay windows and prominent chimneys. Roofing materials shall consist of dark coloured slate or tiles, while exterior walls shall be finished in a pale-coloured render.
REASON:
In the interest of visual amenity.
- 4 Prior to the commencement of development, the applicant shall submit a detailed landscaping scheme to include details of all proposed boundary treatments. In particular, the scheme shall provide for replacement planting along the roadside boundary to consist of native hedgerow species.
REASON:
In the interest of visual amenity.
- 5 No treatment plant or percolation areas shall be located within 100m (one hundred metres) of the Dublin City Council arterial water culvert which crosses the site. Prior to the commencement of development, the applicant shall consult Dublin City Council Water Division (Tel: 411 43 76) in relation to this matter.
REASON:
In the interest of public health.

SOUTH DUBLIN COUNTY COUNCIL
REG. REF. S01A/0779 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 6 The applicant shall meet the following requirements with respect to drainage arrangements:-
- (i) The Septic Tank / Effluent Treatment System and percolation/ irrigation areas shall be in accordance with S.R.6: 1991 and the requirements of the Environmental Protection Agency's Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard shall be submitted to South Dublin County Council.
 - (ii) The Applicant shall ensure full and complete separation of foul and surface water systems.
 - (iii) The surface water run-off from the proposed development shall drain to soakage areas designed and constructed in accordance with BRE Digest 365, and certification of compliance by an Engineer shall be submitted.

Reason: In the interest of public health.

- 7 The Septic Tank / Effluent Treatment System, percolation/ irrigation area, soakage areas and well source shall meet the requirements of the Environmental Health Officer. In particular, the following requirements shall be adhered to:
- (i) A potable water supply shall be provided
 - (ii) The applicant shall enter into a maintenance contract with Envirocare Systems for the lifetime of the effluent treatment system.
 - (iii) The treatment system shall be installed in accordance with Irish Agreement Certificate 97/0094.
 - (iv) The proposed mound of imported soil to be used as a polishing filter area, shall be installed correctly, as per submitted report by Envirocare Systems.

Reason: In the interest of public health.

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

REASON:

To prevent unauthorised development.

- 9 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:

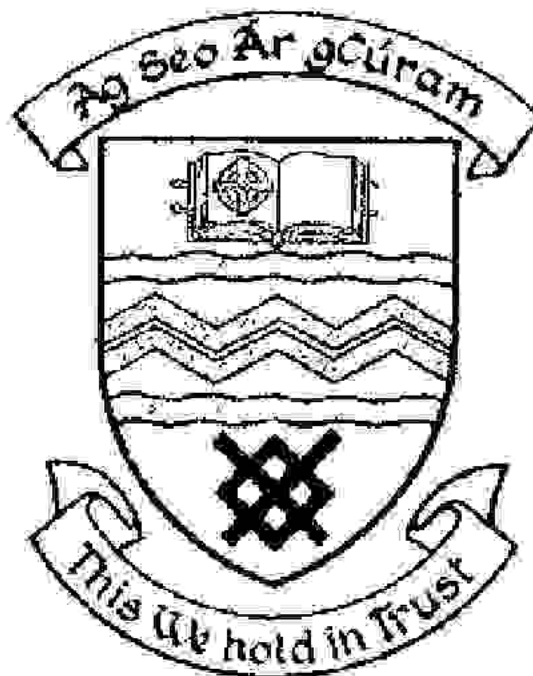
To protect the amenities of the area.

- 10 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

SOUTH DUBLIN COUNTY COUNCIL
REG REF. S01A/0719
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REASON:

In the interest of amenity.

- 11 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.

- 12 In the event of a connection to the water supply, 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 public water supply 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.

- 13 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:

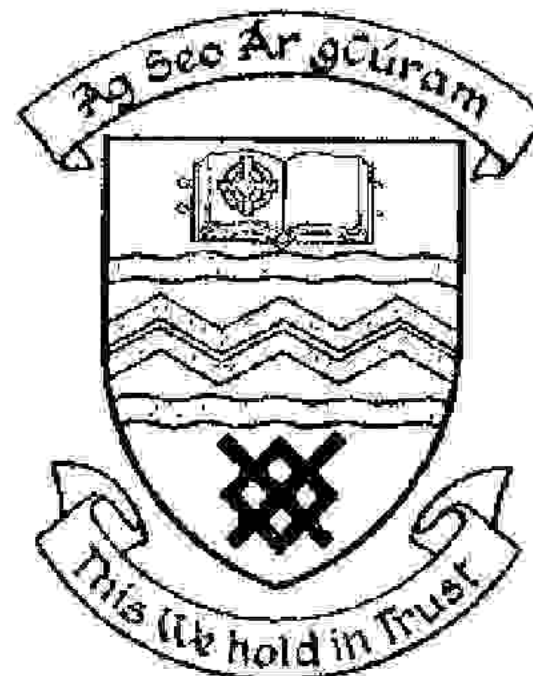
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

SOUTH DUBLIN COUNTY COUNCIL
REG. REF. S01A/079 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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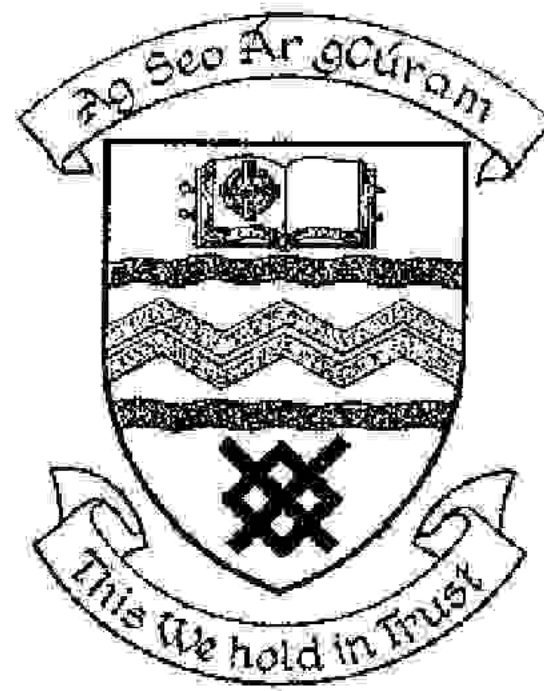
E-Mail: planning.dept@sdblincoco.ie

- (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.

.....04/07/02
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 2051	Date of Decision 17/05/2002
Register Reference S01A/0779	Date 26/11/01

Applicant Mr Kevin Smith,
App. Type Permission
Development Dormer bungalow, garage, stables and secondary effluent
treatment system.

Location Badgerhill, Rathcoole, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 20/05/2002

Yours faithfully

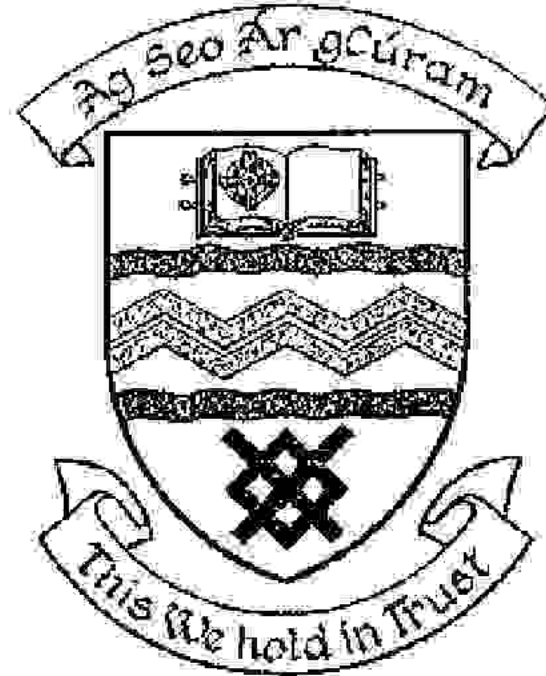
..... 29/05/02
for SENIOR ADMINISTRATIVE OFFICER

Mr Kevin Smith,
Badgerhill,
Rathcoole,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 1027	Date of Decision 16/05/2005
Register Reference S01A/0779	Date: 26/11/01

Applicant Mr Kevin Smith,

Development Dormer bungalow, garage, stables and secondary effluent treatment system.

Location Badgerhill, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 20/05/2002

Additional Information Requested/Received 21/01/2002 /15/02/2002

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 (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

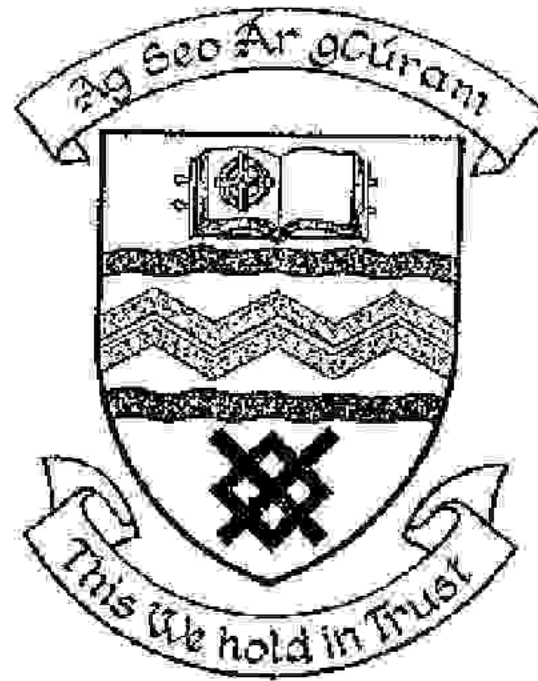

..... 16/05/02
for SENIOR EXECUTIVE OFFICER

Mr Kevin Smith,
Badgerhill,
Rathcoole,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S01A/0779

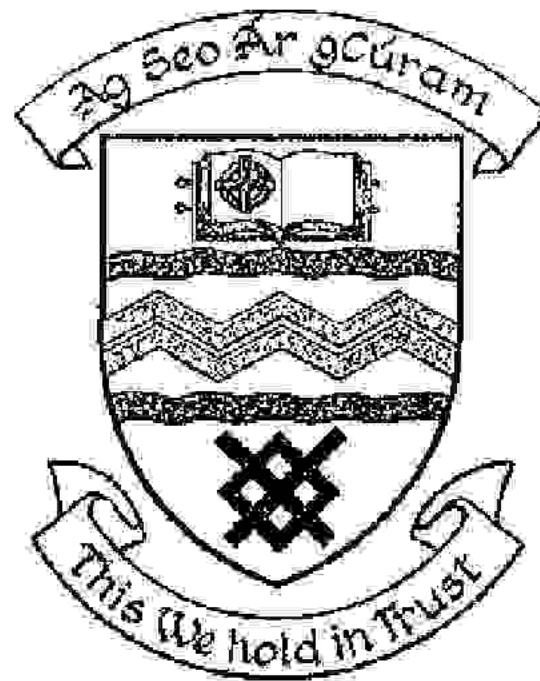
Conditions and Reasons

- 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 received on 15th February 2002, 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 the house, when completed, be first occupied by the applicant and/or members of his immediate family for a period of not less than one year.
REASON:
In the interest of the proper planning and development of the area.
- 3 Prior to the commencement of development, the applicant shall submit a revised house design for the written agreement of the Planning Authority, which is in accordance with Appendix D of the South Dublin County Development Plan, 1998, 'Guidelines on the siting and Design of Rural Dwellings'. In particular, the amended drawings shall provide for a more traditional design of reduced height and of simplex style, omitting such features as the half hipped elements to the roof, the bay windows and prominent chimneys. Roofing materials shall consist of dark coloured slate or tiles, while exterior walls shall be finished in a pale-coloured render.
REASON:
In the interest of visual amenity.
- 4 Prior to the commencement of development, the applicant shall submit a detailed landscaping scheme to include details of all proposed boundary treatments. In particular, the scheme shall provide for replacement planting along the roadside boundary to consist of native hedgerow species.
REASON:
In the interest of visual amenity.

**SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S01A/0779

- 5 No treatment plant or percolation areas shall be located within 100m (one hundred metres) of the Dublin City Council arterial water culvert which crosses the site. Prior to the commencement of development, the applicant shall consult Dublin City Council Water Division (Tel: 411 43 76) in relation to this matter.

REASON:

In the interest of public health.

- 6 The applicant shall meet the following requirements with respect to drainage arrangements:-
- (i) The Septic Tank / Effluent Treatment System and percolation/ irrigation areas shall be in accordance with S.R.6: 1991 and the requirements of the Environmental Protection Agency's Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard shall be submitted to South Dublin County Council.
 - (ii) The Applicant shall ensure full and complete separation of foul and surface water systems.
 - (iii) The surface water run-off from the proposed development shall drain to soakage areas designed and constructed in accordance with BRE Digest 365, and certification of compliance by an Engineer shall be submitted.

Reason: In the interest of public health.

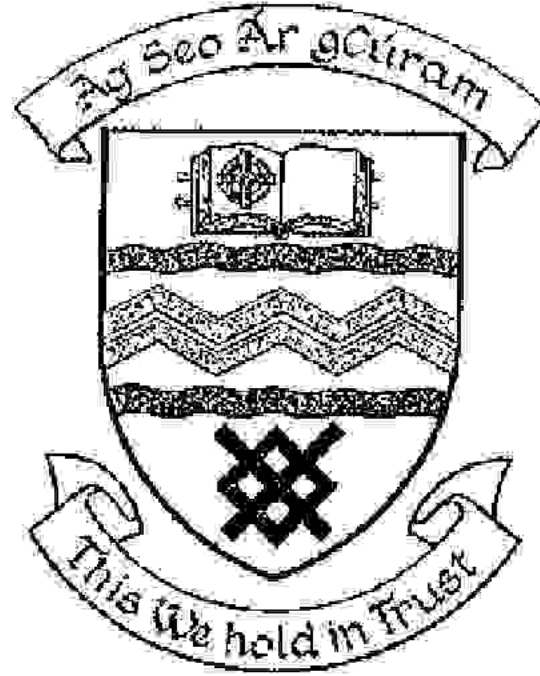
- 7 The Septic Tank / Effluent Treatment System, percolation/ irrigation area, soakage areas and well source shall meet the requirements of the Environmental Health Officer. In particular, the following requirements shall be adhered to:
- (i) A potable water supply shall be provided
 - (ii) The applicant shall enter into a maintenance contract with Envirocare Systems for the lifetime of the effluent treatment system.
 - (iii) The treatment system shall be installed in accordance with Irish Agreement Certificate 97/0094.
 - (iv) The proposed mound of imported soil to be used as a polishing filter area, shall be installed correctly, as per submitted report by Envirocare Systems.

Reason: In the interest of public health.

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REG REF. S01A/0779

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

REASON:

To prevent unauthorised development.

- 9 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.

- 10 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.

- 11 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.

- 12 In the event of a connection to the water supply, 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 public water supply in the area of the proposed development and which will facilitate the development.

REASON:

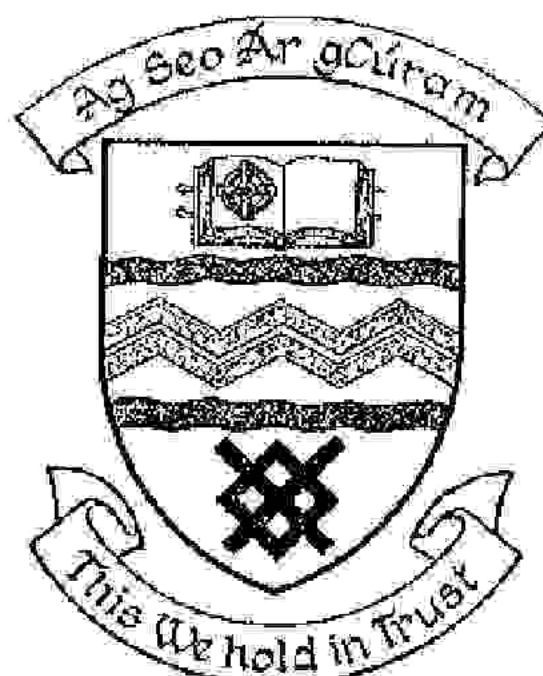
The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

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- 13 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.