

	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/0765	
1. Location	Cruagh, Rathfarnham, Dublin 16.			
2. Development	Bungalow, septic tank and percolation area.			
3. Date of Application	20/11/01	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 17/01/2002 2.	1. 22/02/2002 2.	
4. Submitted by	Name: Gerard P. Doyle & Associates, Address: Harpgate House, Rathnew,			
5. Applicant	Name: Mary Gallagher & Gerard Purcell, Address: Cruagh, Rathfarnham, Dublin 16.			
6. Decision	O.C.M. No. 0784 Date 17/04/2002	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 2082 Date 30/05/2002	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.		

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Gerard P. Doyle & Associates,
Harpgate House,
Rathnew,
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2082	Date of Final Grant 30/05/2002
Decision Order Number 0784	Date of Decision 17/04/2002
Register Reference S01A/0765	Date 22/02/02

Applicant Mary Gallagher & Gerard Purcell,
Development Bungalow, septic tank and percolation area.
Location Cruagh, Rathfarnham, Dublin 16.

Floor Area 193.27 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 17/01/2002 /22/02/2002

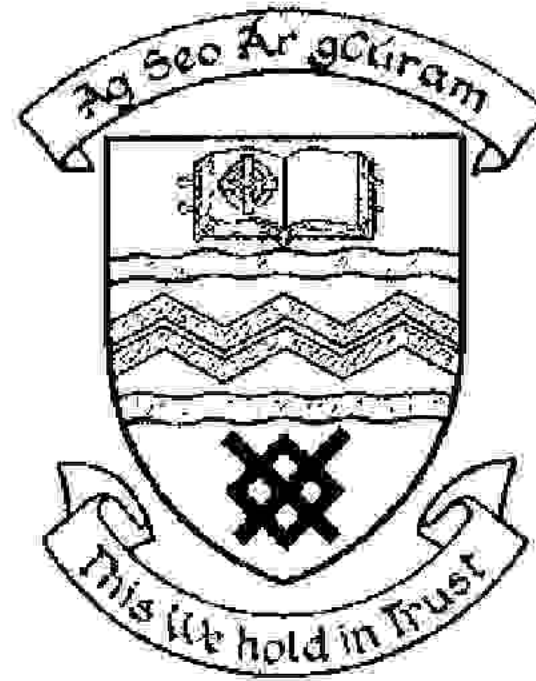
A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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Conditions and Reasons

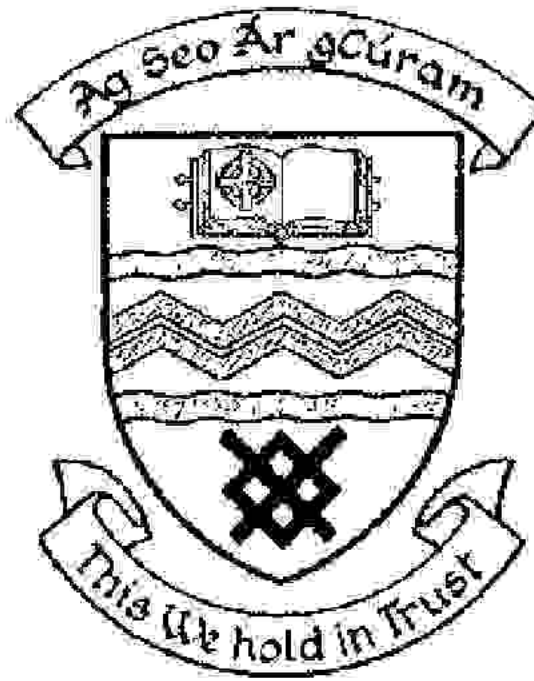
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 22/02/02, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That the house, when completed, be first occupied by the applicants and/or members of their immediate family for a period of not less than 5 years.
REASON:
In the interest of the proper planning and development of the area.
- 4 Prior to the commencement of development the applicant shall submit drawings to the Planning Authority, for written agreement, indicating the proposed front boundary treatment. This shall include elevations of any proposed front boundary fence or wall, wing walls, gates or piers and shall include details of proposed materials to be used.
REASON:
In the interests of the proper planning and development of the area.
- 5 The applicant shall satisfy the following requirements of the Environmental Services Department.
 - (i) The Septic Tank and percolation/irrigation area 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 must be submitted to South Dublin County Council.
 - (ii) The septic Tank, percolation/irrigation area and soakage areas shall meet the requirements of Environmental Health Officer.
 - (iii) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (iv) The surface water run-off from the proposed development shall drain to soakage areas designed

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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.

- 6 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.

- 7 Natural roof slate shall be used and the exterior walls of the dwelling shall be finished in a pale-coloured painted render.

REASON:

In the interests of visual amenity.

- 8 The applicant shall meet the following requirements of the Environmental Health Officer:-

- (i) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
- (ii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators etc.) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays and 09:00 hours on Saturdays nor after 18:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- (iii) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
- (iv) The septic tank, percolation area and the reserve percolation area shall be installed in accordance with SR6: 1991.

REASON:

In the interest of public health.

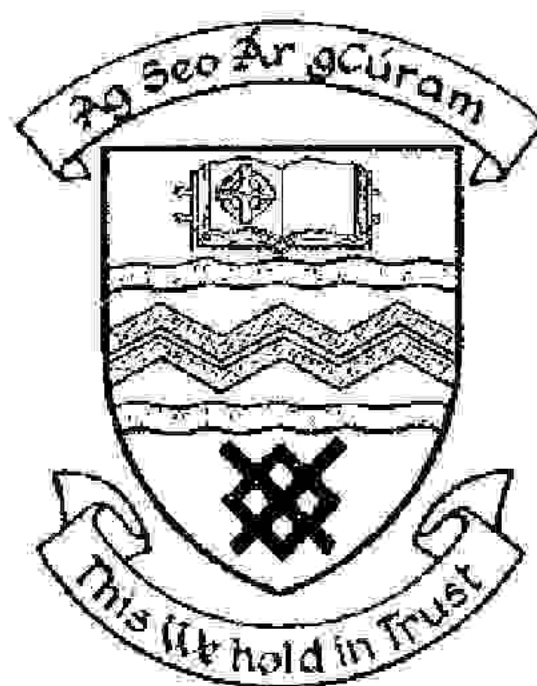
- 9 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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REASON:

In the interest of amenity.

- 10 The landscaping (mounding and planting) proposals shown on the drawing received as additional information on 22/02/02, shall be completed in the first planting season following completion of the dwellinghouse.

REASON:

In the interest of amenity.

- 11 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.

- 12 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.

- 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:

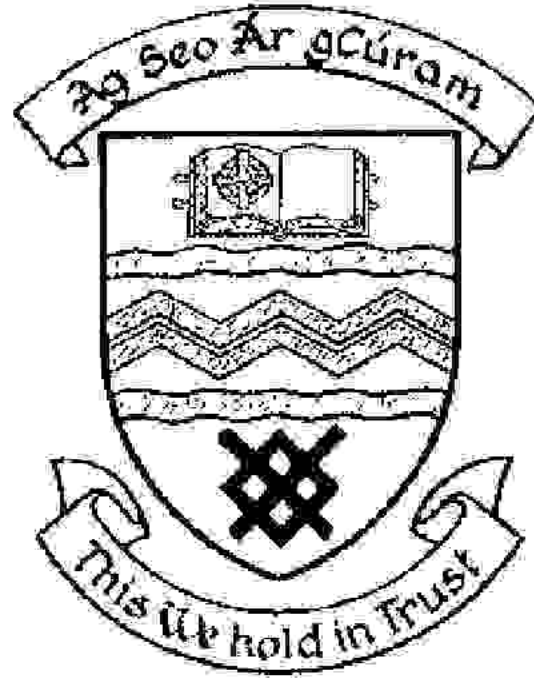
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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14 That a financial contribution in the sum of EUR 857 (eight hundred and fifty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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.

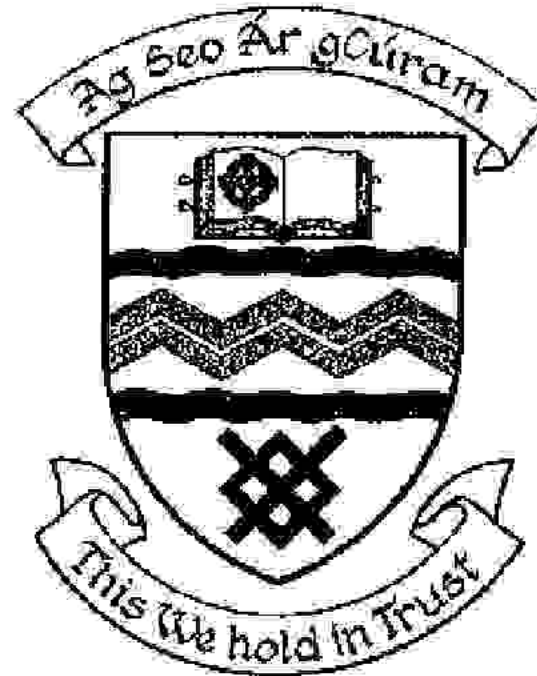
.....31/05/02
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0138	Date of Decision 17/01/2002
Register Reference S01A/0765	Date: 20/11/01

Applicant: Mary Gallagher & Gerard Purcell,
Development: Bungalow, septic tank and percolation area.

Location: Cruagh, Rathfarnham, Dublin 16.

App. Type: Permission

Dear Sir/Madam,

With reference to your planning application, received on 20/11/01 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 The applicant is requested to submit a map showing
 - (a) the full extent of the family's landholding.
 - (b) clearly indicating the location of the applicant's mother's house and
 - (c) showing the location of the lands currently farmed by the applicant.
- 2 The applicant is requested to submit evidence of the ownership of the land, i.e. Land Registry map, Deeds, etc.
- 3 The applicants are requested to submit details relating to all their sources of employment stating clearly what is full-time employment and what is part-time employment.
- 4 The applicant is requested to state the size of the sheep flock and to detail the work involved in keeping it.
- 5 The applicant is advised that the dwelling is located within an area zoned 'H' in the South Dublin County Development

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Plan, the objective for which is 'to protect and enhance the outstanding natural character of the Dublin Mountain Area'. The applicant is therefore requested to submit details relating to all proposed landscaping and site boundary treatment, including the proposed 2m high mounds around the proposed dwelling. The details shall include drawings and information relating to proposed materials and planting to be carried out.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

17/01/02