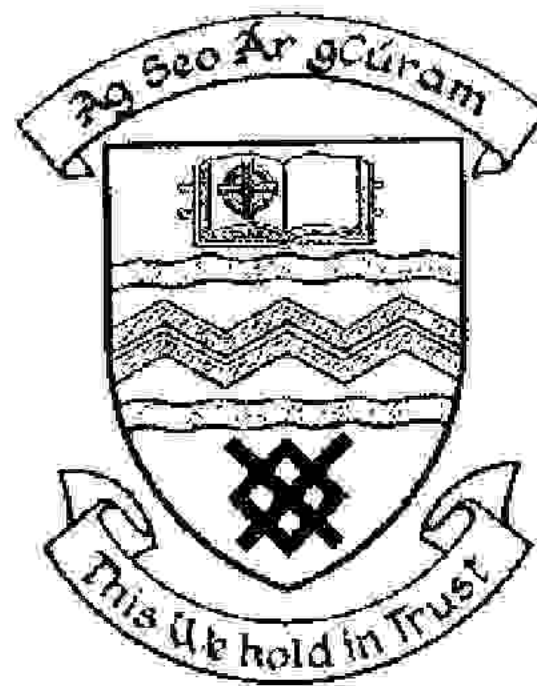


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0740	
1. Location	Arderrig, Lucan, Co. Dublin.		
2. Development	Construction of a single storey house, new entrance and biocycle treatment plant.		
3. Date of Application	07/11/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/12/2001 2. 30/04/20	1. 08/03/2002 2. 09/05/20
4. Submitted by	Name: Paddy & Joan Casey, Address: Arderrig, Lucan,		
5. Applicant	Name: Paddy & Joan Casey, Address: Arderrig, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2412 Date 04/07/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2762 Date 14/08/2002	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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Paddy & Joan Casey,
Arderrig,
Lucan,
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 2762	Date of Final Grant 14/08/2002
Decision Order Number 2412	Date of Decision 04/07/2002
Register Reference S01A/0740	Date 09/05/02

Applicant Paddy & Joan Casey,

Development Construction of a single storey house, new entrance and
biocycle treatment plant.

Location Arderrig, Lucan, Co. Dublin.

Floor Area 163.80 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/12/2001 /08/03/2002

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

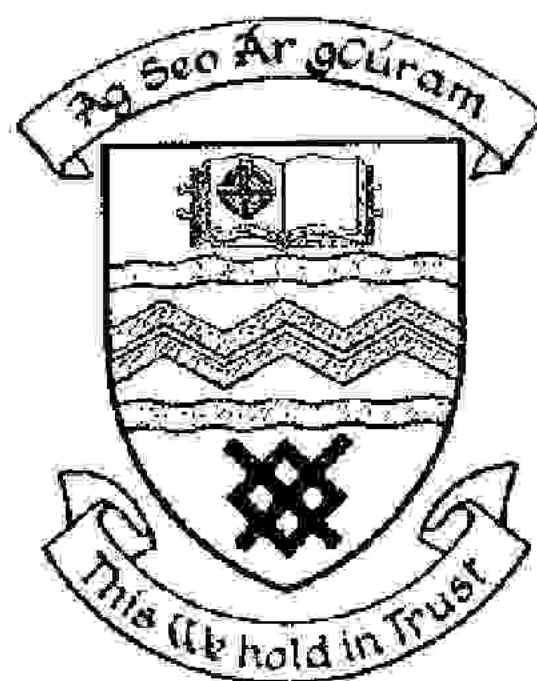
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REG REF. S012/05740

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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 was received on 08/03/2002 and clarification of additional information received on 09/05/2002, 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 entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.
REASON:
To prevent unauthorised development.
- 4 That the house, when completed, be first occupied by the applicant and/or members of his immediate family for a minimum of one year.
REASON:
In the interest of the proper planning and development of the area.
- 5 The following requirements of the Environmental Services Department of South Dublin County Council shall be met in full:
 - a) Applicant to ensure full and complete separation of foul and surface water systems.
 - b) Any soakage areas to be designed and constructed in accordance with BRE digest 365, and certification of compliance by an Engineer to be submitted to the Planning Authority. Soakage areas to meet the requirements of the Environmental Health Officer.
 - c) The property shall have its own individual service connection to the public watermain and 24hour storage.
 - d) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

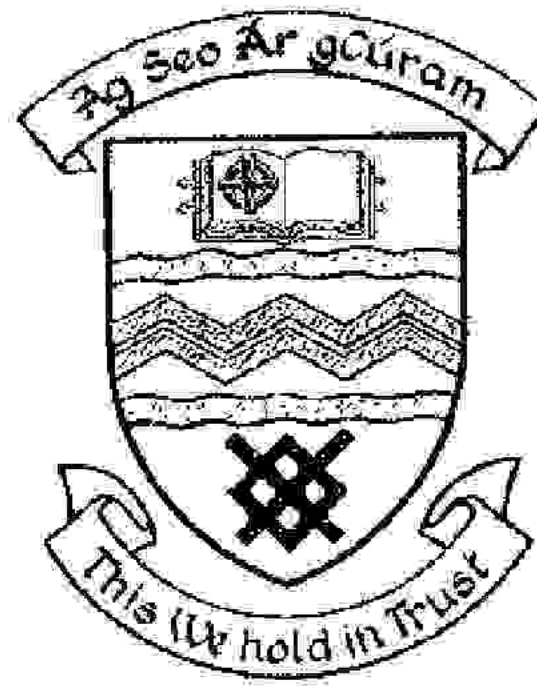
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Reason:

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

- 6 The following requirements of the Environmental Health Officer shall be met in full:

- a) The Wastewater Treatment System shall be located as per the site layout plan and installed in accordance with the Irish Agrément Certificate 99/0060 and also The Environmental Protection Agency's 'Wastewater Treatment Manual on Treatment Systems for Single Houses'.
- b) The effluent from the puraflo unit shall be directed to a raised bed percolation area by importing soil onto the site or moving top soil from another area of the existing site. A geotextile lining shall be used to prevent the imported soil migrating into the soil layers below.
- c) The applicant shall enter into a maintenance contract with Puraflo for the lifetime of the system.

Reason:

In the interest of public health and in the interest of the proper planning and development of the area.

- 7 The following requirements of the Roads Department of South Dublin County Council shall be met in full:

- a) Vision splays of 3m X 90m in both directions of the access point (the 3m point is measured from the bitumen macadam edge of the roadway). This will mean the relocation of the access point not greater than 8m from the south boundary.
- b) Piping of the roadside ditch at the entrance to be with pipes of adequate size/ strength and to the satisfaction of the Area Engineer, Road Maintenance.

Reason:

In the interest of road safety and the proper planning and development of the area.

- 8 The applicant shall make the following alterations to the design of the house as set out in the South Dublin County Development Plan (1998):

- a) Windows in the front elevation of the house shall have a vertical emphasis.
- b) The front porch shall be enclosed with no-isolated props.
- c) The garage should either be a detached structure or set

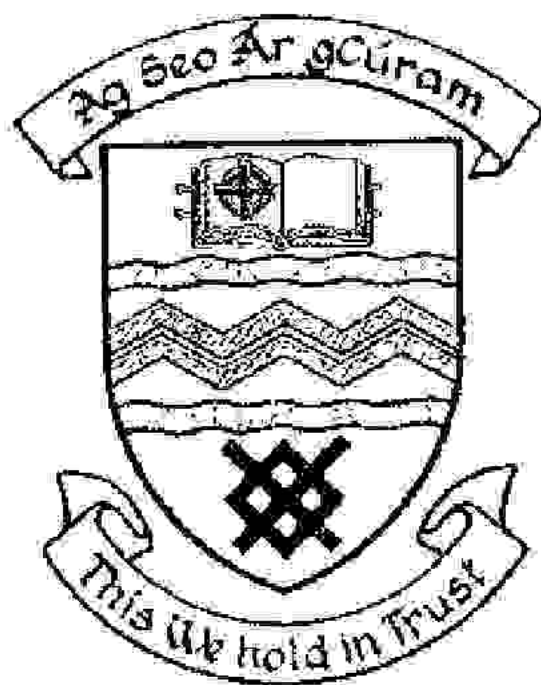
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back from the house to give the impression of a separate structure.

Reason:

In the interest of the proper planning and development of the area.

- 9 Other than at the point of access, all existing boundary hedgerows should be retained and augmented where necessary and all proposed hedgerows should consist of native, deciduous trees and hedgerow material native to the area. 'Evergreen' species shall not be used in boundary line planting.

Reason:

In the interest of amenity and the proper planning and development 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 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.

- 12 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.

- 13 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

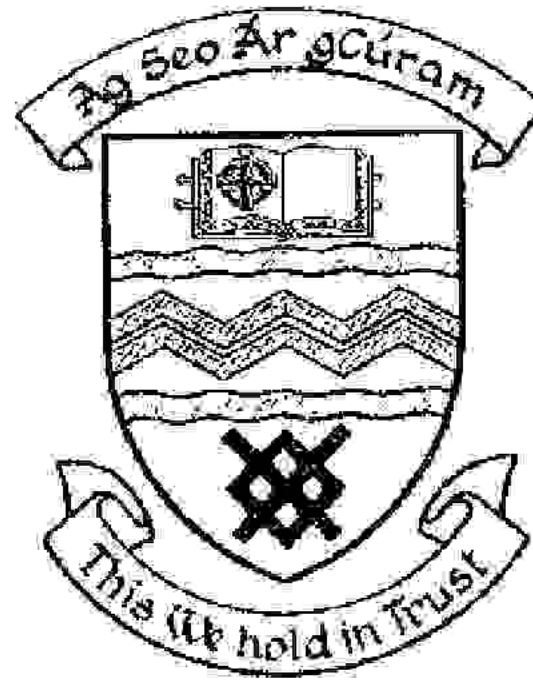
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and which will facilitate the development.

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.

- 14 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.

- 15 That a financial contribution in the sum of EUR 508 (five hundred and eight euro) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/ Palmerstown Water Supply Improvement Scheme which serves 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 development 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.

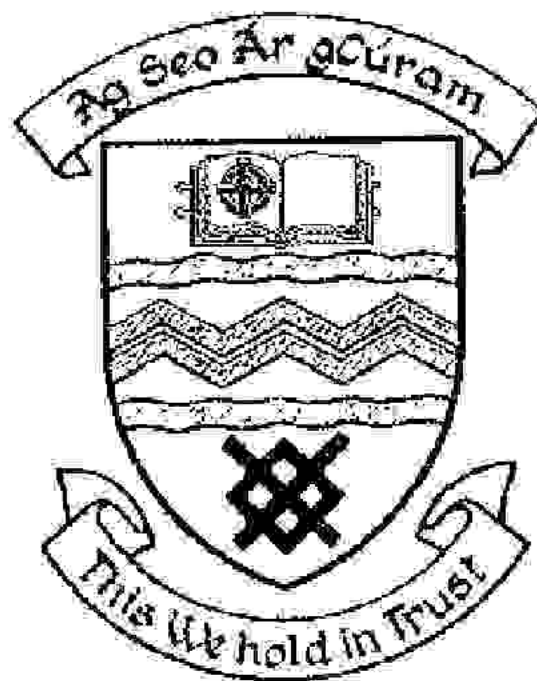
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Signed on behalf of South Dublin County Council.

..... 15/08/02
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2412	Date of Decision 04/07/2002
Register Reference S01A/0740	Date: 07/11/01

Applicant Paddy & Joan Casey,

Development Construction of a single storey house, new entrance and
biocycle treatment plant.

Location Arderrig, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/12/2001 /08/03/2002

Clarification of Additional Information Requested/Received 30/04/2002 / 09/05/
2002

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 (~~4~~ 15 ⁰⁵) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

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

Paddy & Joan Casey,
Arderrig,
Lucan,
Co. Dublin.

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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 was received on 08/03/2002 and clarification of additional information received on 09/05/2002, 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 entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.
REASON:
To prevent unauthorised development.
- 4 That the house, when completed, be first occupied by the applicant and/or members of his immediate family for a minimum of one year.
REASON:
In the interest of the proper planning and development of the area.
- 5 The following requirements of the Environmental Services Department of South Dublin County Council shall be met in full:
 - a) Applicant to ensure full and complete separation of foul and surface water systems.
 - b) Any soakage areas to be designed and constructed in accordance with BRE digest 365, and certification of compliance by an Engineer to be submitted to the Planning Authority. Soakage areas to meet the requirements of the Environmental Health Officer.

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- c) The property shall have its own individual service connection to the public watermain and 24hour storage.
- d) 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.

- 6 The following requirements of the Environmental Health Officer shall be met in full:

- a) The Wastewater Treatment System shall be located as per the site layout plan and installed in accordance with the Irish Agrément Certificate 99/0060 and also The Environmental Protection Agency's 'Wastewater Treatment Manual on Treatment Systems for Single Houses'.
- b) The effluent from the puraflo unit shall be directed to a raised bed percolation area by importing soil onto the site or moving top soil from another area of the existing site. A geotextile lining shall be used to prevent the imported soil migrating into the soil layers below.
- c) The applicant shall enter into a maintenance contract with Puraflo for the lifetime of the system.

Reason:

In the interest of public health and in the interest of the proper planning and development of the area.

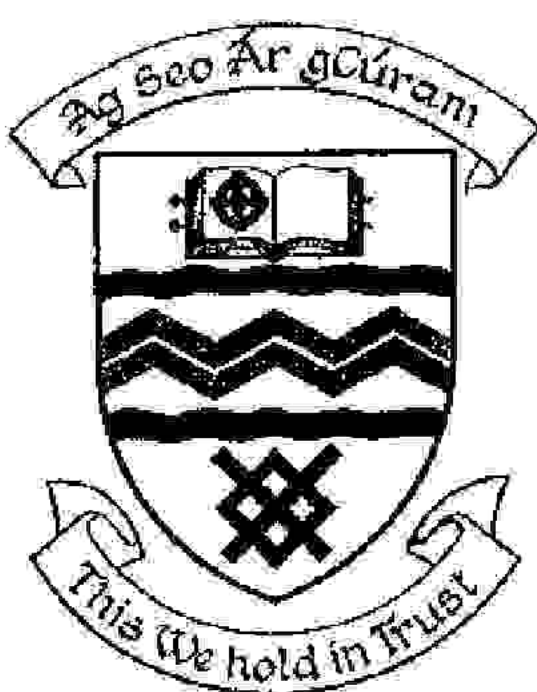
- 7 The following requirements of the Roads Department of South Dublin County Council shall be met in full:

- a) Vision splays of 3m X 90m in both directions of the access point (the 3m point is measured from the bitumen macadam edge of the roadway). This will mean the relocation of the access point not greater than 8m from the south boundary.
- b) Piping of the roadside ditch at the entrance to be with pipes of adequate size/ strength and to the satisfaction of the Area Engineer, Road Maintenance.

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Reason:

In the interest of road safety and the proper planning and development of the area.

- 8 The applicant shall make the following alterations to the design of the house as set out in the South Dublin County Development Plan (1998):

- a) Windows in the front elevation of the house shall have a vertical emphasis.
- b) The front porch shall be enclosed with no isolated props.
- c) The garage should either be a detached structure or set back from the house to give the impression of a separate structure.

Reason:

In the interest of the proper planning and development of the area.

- 9 Other than at the point of access, all existing boundary hedgerows should be retained and augmented where necessary and all proposed hedgerows should consist of native, deciduous trees and hedgerow material native to the area. 'Evergreen' species shall not be used in boundary line planting.

Reason:

In the interest of amenity and the proper planning and development 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 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.

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- 12 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.

- 13 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.

- 14 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.

- 15 That a financial contribution in the sum of EUR 508 (five hundred and eight euro) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the

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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 development should contribute towards the cost of the works.

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

Decision Order Number 3733	Date of Decision 18/12/2001
Register Reference S01A/0740	Date: 07/11/01

Applicant Paddy & Joan Casey,
Development Construction of a single storey house, new entrance and
biocycle treatment plant.

Location Arderrig, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 07/11/01 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:

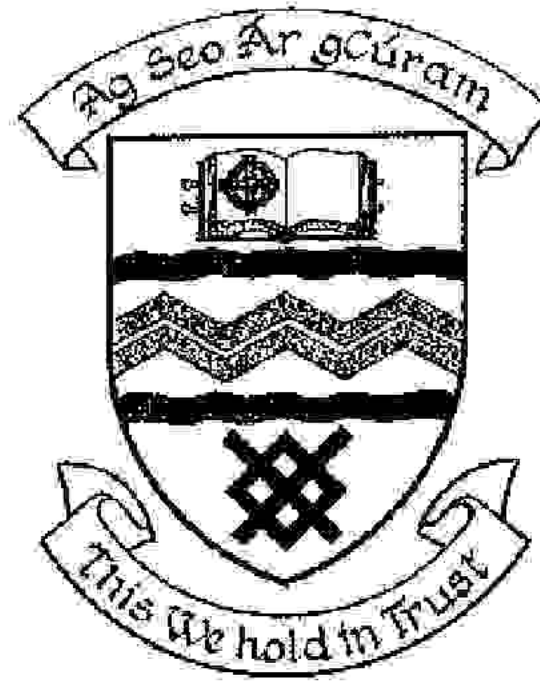
- 1 Please give brief details as to the condition of the existing house that you live in and the extent of renovations required. Please state what you intend to do with this house if you are granted permission for the new dwelling.
- 2 Please give full details as to which of the houses on the road are owned/resided in by immediate members of your family. The site of the new house shall be clearly marked out in red on a plan which also indicates the homes of other family members.
- 3 Please give full details as to when the houses were built and also give any planning history relating to these houses.
- 4 Please give details of the total landholding and also give details as to who farms the land.

Paddy & Joan Casey,
Arderrig,
Lucan,
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL
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- 5 Please state if you are willing to enter into a section 38 agreement (of the Local Government, Planning and Development Act 1963) whereby the remainder of your landholding in this area be sterilised to prevent any more development except for the subject development.
- 6 Please consult with the Environmental Health Officer as to the most suitable method of effluent treatment and submit relevant details to the Planning Authority.
- 7 Please consider a self contained extension to one of the existing daughters or sons dwelling rather than a new dwelling on the proposed site. If so, a new application would be required.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

19/12/01