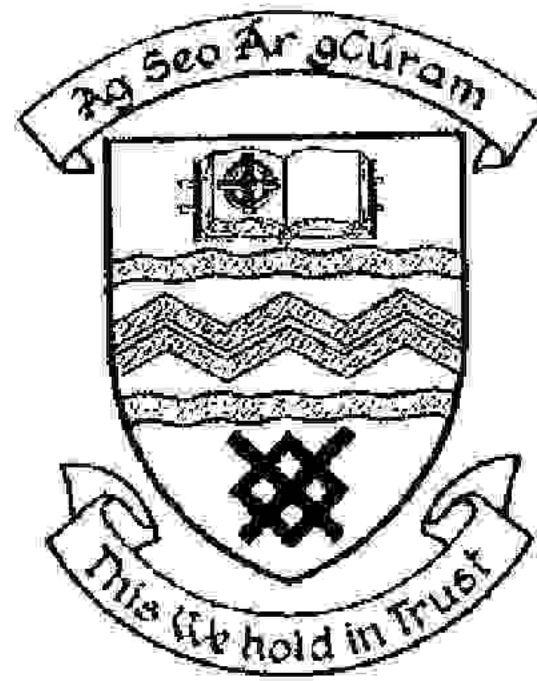


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0691	
1. Location	Hynestown, Newcastle, Co. Dublin.		
2. Development	Bungalow and septic tank with secondary effluent treatment system if required.		
3. Date of Application	15/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/12/2001 2.	1. 05/02/2002 2.
4. Submitted by	Name: Jeff Pamplin, Address: "The Beeches", Peamount Road,		
5. Applicant	Name: Jeff Pamplin, Address: "The Beeches", Peamount Road, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0683 Date 03/04/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1019 Date 16/05/2002	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Jeff Pamplin,
"The Beeches",
Peamount Road,
Newcastle,
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 1019	Date of Final Grant 16/05/2002
Decision Order Number 0683	Date of Decision 03/04/2002
Register Reference S01A/0691	Date 05/02/02

Applicant Jeff Pamplin,

Development Bungalow and septic tank with secondary effluent treatment system if required.

Location Hynestown, Newcastle, Co. Dublin.

Floor Area 101.44 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/12/2001 /05/02/2002

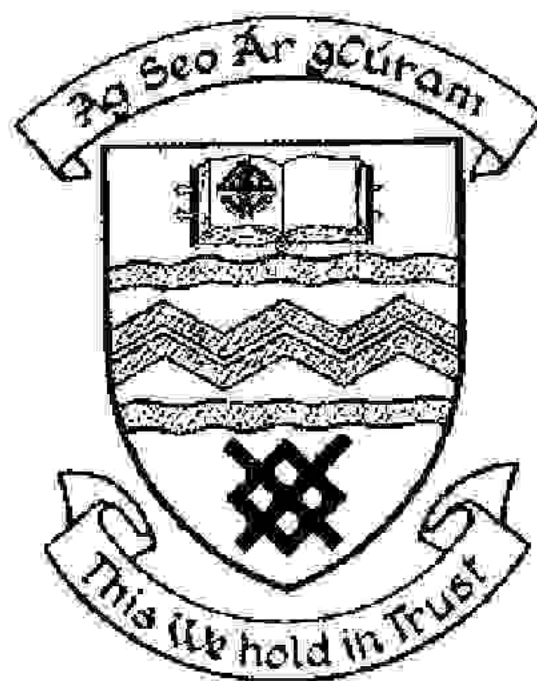
A Permission has been granted for the development described above,
subject to the following (12) Conditions.

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Conditions and Reasons

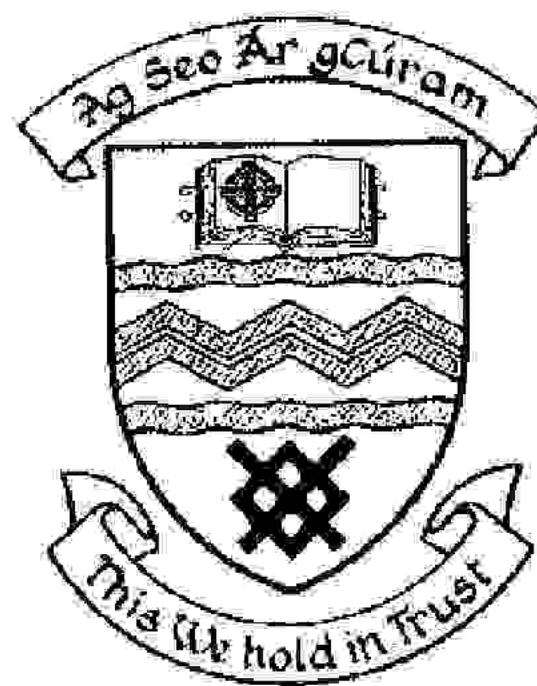
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 05/02/02, save as may be required by the other conditions attached hereto.
REASON:
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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 That the house, when completed, be first occupied by the applicant and/or members of his immediate family.
REASON:
In the interest of the proper planning and development of the area.
- 5 The existing boundary/ hedge shall be augmented with new planting if there are any breaks/ gaps in this boundary.
REASON:
In the interest of visual amenity.
- 6 The following requirements of the Roads Department are to be met in full:
 - a) The roadside ditch at the access point is to be piped with pipes of adequate size/ strength to the satisfaction of the Environmental Services Department.
 - b) No development of any form (including fences, wing walls/piers, planting) to be erected within the area required for visibility in both directions of access point.REASON:
In the interest of public safety.
- 7 The following requirements of the South Western Health Board's Environmental Health Officers Department is to be met in full:

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- a) The effluent treatment system must adhere to the requirements as set out in both the site assessment/suitability report and the septic tank percolation report. Particular attention must be paid to the points listed under recommendations in the septic tank percolation report.
- b) It must also comply with the guidelines as set out in the Biodisc manufacturers guide.
- c) 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 measures necessary to prevent dust nuisances.
- d) No heavy construction equipment/ machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8.00 on weekdays and 9.00 on Saturdays nor after 18.00 on weekdays and 13.00 on Saturday and on any time Sunday, Bank or Public Holidays.
- e) Smoke, grit, ash, dust, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity that may cause nuisances to persons in the neighbourhood.

REASON:

In the interest of public health and according to the environmental regulations.

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 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:

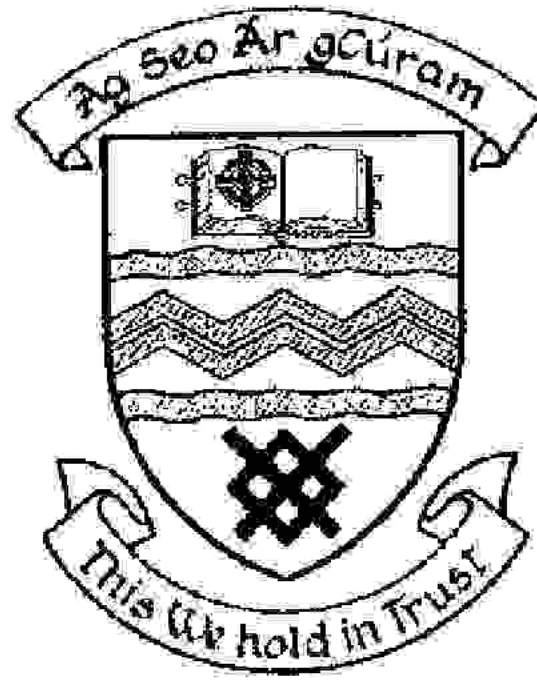
To protect the amenities of the area.

- 10 That 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:

SOUTH DUBLIN COUNTY COUNCIL

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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 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 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.
- (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.

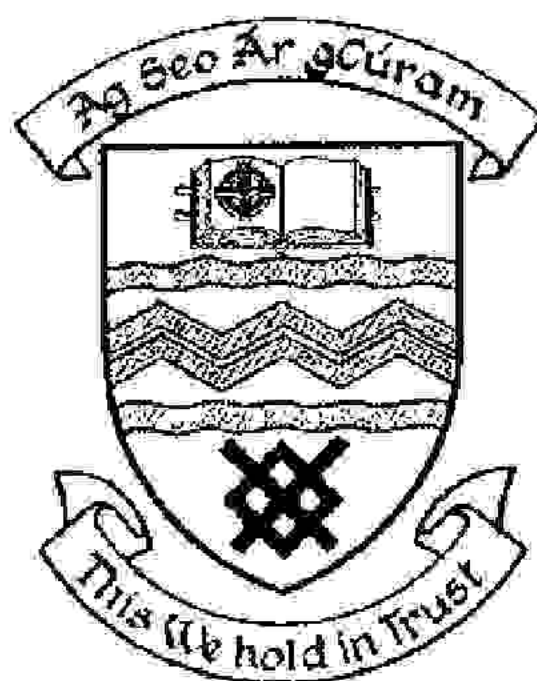
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REG. REF. S01A

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

7

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

Decision Order Number 3624	Date of Decision 11/12/2001
Register Reference S01A/0691	Date: 15/10/01

Applicant Jeff Pamplin,
Development Bungalow and septic tank with secondary effluent treatment system if required.

Location Hynestown, Newcastle, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/10/01 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 site is located in the Rural Amenity and Agricultural Zone where the objective is to protect and improve rural amenity and to provide for the development of agriculture.

Within such areas dwellings will only be permitted on suitable sites where:

- . Applicants can establish a genuine need to reside in proximity to their employment (such employment being related to the rural community) or
- . Applicants have close family ties with the rural community.

Please provide substantial evidence of how you comply with either category.

- 2 Please provide a letter from the Department of Defence confirming that they have no objection to the proposal.

Jeff Pamplin,
"The Beeches",
Peamount Road,
Newcastle,
Co. Dublin.

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REG REF. S01A/0691

3 Please confirm that the Environmental Health Officer of
South Dublin County Council has no objection to the
proposal.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

12/12/01