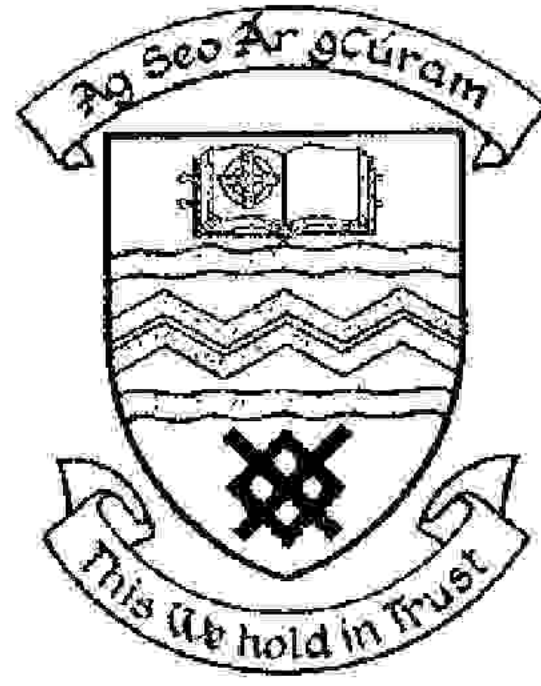


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0678	
1. Location	5 St. Annes Terrace, Rathcoole, Co. Dublin.		
2. Development	Two storey dwelling with all works to facilitate connection to existing sewerage system.		
3. Date of Application	09/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/12/2001 2.	1. 22/03/2002 2.
4. Submitted by	Name: CMG Associates Architects, Address: 1 Cathedral Close, Tullow Street,		
5. Applicant	Name: Anthony Stewart Address: 5 St. Annes Terrace, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1059  Date 20/05/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2410  Date 04/07/2002	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  
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CMG Associates Architects,  
1 Cathedral Close,  
Tullow Street,  
Carlow,  
Co. Carlow.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2410	Date of Final Grant 04/07/2002
Decision Order Number 1059	Date of Decision 20/05/2002
Register Reference S01A/0678	Date 22/03/02

Applicant Anthony Stewart

Development Two storey dwelling with all works to facilitate connection to existing sewerage system.

Location 5 St. Annes Terrace, Rathcoole, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 04/12/2001 /22/03/2002

A Permission has been granted for the development described above,  
subject to the following (17) Conditions.

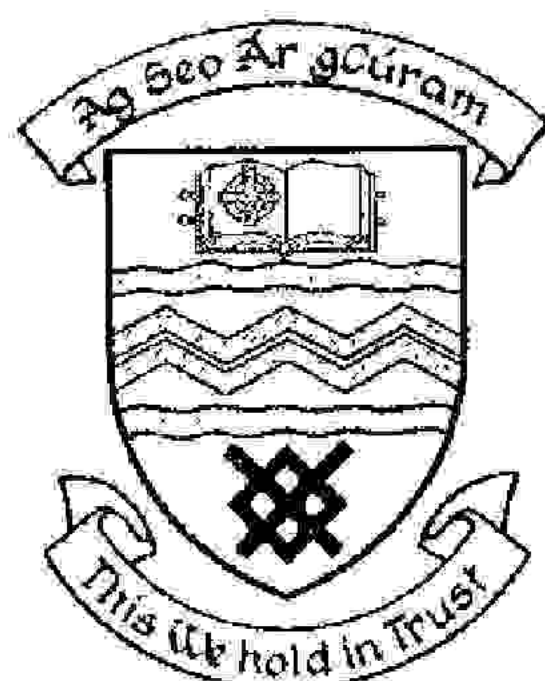


# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0678 CHAIRMAN CHONTAE ÁTHA CLIATH THEAS

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## Conditions and Reasons

- 1 The development be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information was received on 22/03/2002, save as may be required by other conditions attached hereto.

### REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 The applicant shall omit the window in the first floor side elevation. An additional velux rooflight may be located in the rear roofslope in order to provide additional light into the room.

### REASON:

To prevent overlooking of the adjoining property.

- 3 A satisfactory scheme of landscaping and boundary treatment, including the proposed programme for such works, shall be submitted for the written agreement of the Planning Authority before any development commences.

### REASON:

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

- 4 That all external finishes harmonise in colour and texture with the existing premises.

### REASON:

In the interest of visual amenity.

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

### REASON:

To prevent unauthorised development.

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

(i) The foul pumping system shall be designed and configured so that effluent remains in the system for a maximum of 3 hours to avoid the risk of septicity. A minimum of 24 hours overflow storage shall be provided in the event of pump failure. A non-return valve shall be installed at the beginning of the rising main. The installation, operation and maintenance of the system, up to the point of connection to the existing public sewer, shall remain the responsibility of the applicant. In this regard the applicant shall enter into a maintenance contract with the supplier of the pump system or similar.



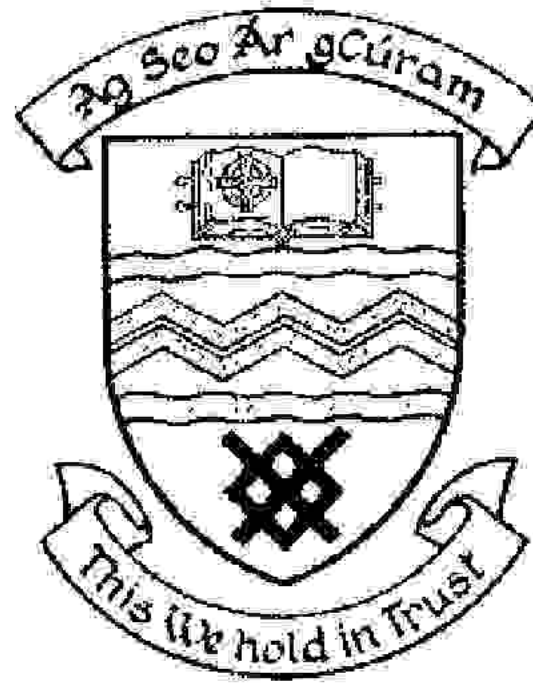
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0608

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(ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

(iii) The applicant shall ensure full and complete separation of foul and surface water systems.

(iv) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space.

Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

(v) Soakaways shall be located at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.

(vi) Soakaways shall be located at least 10m from the nearest road boundary and not within 3m of the boundary of the adjoining site.

(vii) Soakaways shall be designed in accordance with the requirements of BRE Digest 365 Soakaway Design and certification to that effect is required. A report on suitability of soil for soakage shall also be submitted.

(viii) The soakaway area shall meet the requirements of the Environmental Health Officer.

(ix) The house shall have its own individual service connection to the public watermain and 24 hour storage.

(x) 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 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.

- 8 That an acceptable house number/name be submitted to the Council for approval prior to the commencement of development.

## REASON:

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

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

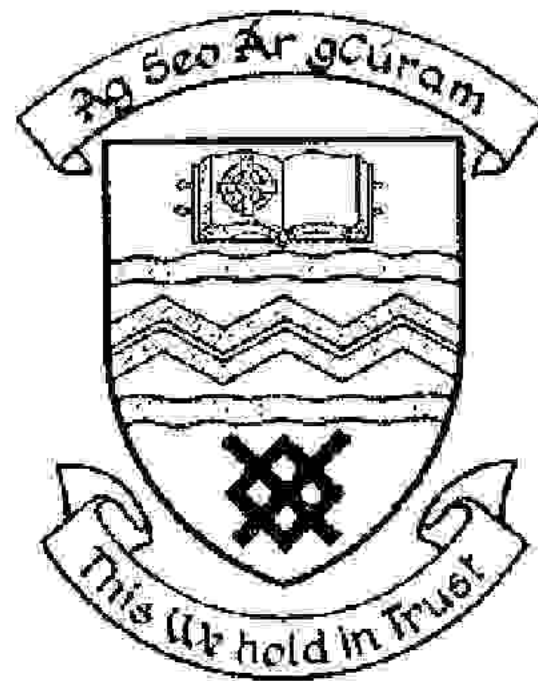


# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S0147/06978 ~~NON~~HAIRLE CHONTAE ÁTHA CLIATH THEAS

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## REASON:

In the interest of amenity.

- 10 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 Hours on weekdays and 9.00 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.

## REASON:

In the interest of residential amenity.

- 11 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two 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 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.

- 13 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

## REASON:

It is considered reasonable that the developer should

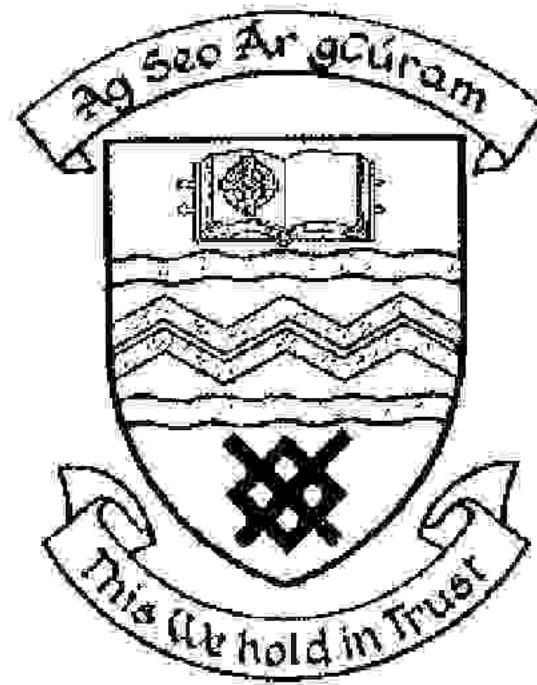


# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S014/0078 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 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.

- 15 That a financial contribution in the sum of EUR 414 (four hundred and fourteen euro) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate 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 developer should contribute towards the cost of the works.

- 16 That a financial contribution in the sum of EUR 190 (one hundred and ninety euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate 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 developer should contribute towards the cost of the works.

- 17 That a financial contribution in the sum of EUR 819 (eight hundred and nineteen euro) be paid by the proposer to South Dublin County Council towards the Saggart / Rathcoole / Newcastle Drainage study and improvement works 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

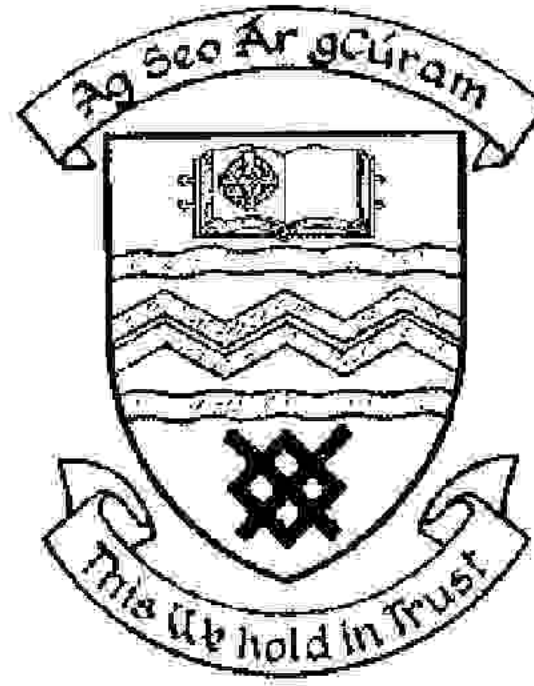


SOUTH DUBLIN COUNTY COUNCIL

REG REF. S016/0078 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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.

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



C

**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 3562	Date of Decision 04/12/2001
Register Reference S01A/0678	Date: 09/10/01

Applicant                      Anthony Stewart  
Development                  Two storey dwelling with all works to facilitate connection  
to existing sewerage system.

Location                      5 St. Annes Terrace, Rathcoole, Co. Dublin.

App. Type                      Permission

Dear Sir/Madam,

With reference to your planning application, received on 09/10/01 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 applicant shall note that the proposal does not provide for any car parking for the existing dwelling. The applicant and site owners are therefore requested to address how the Roads Department's requirement for two off street spaces per house is to be satisfied. In this regard, it should be noted that the area of the site (ie the area outlined in red) excludes the existing dwelling. Any possible proposal to provide additional car parking spaces to the rear of the existing dwelling should be subject to revised public notification (site and press notices) and revised application form and drawings.
- 2      The applicant is requested to submit a detailed survey of all site boundaries, and indicate any proposals to supplement existing boundaries in order to improve their screening. Ideally, any proposals regarding the boundaries should be agreed with relevant neighbours.

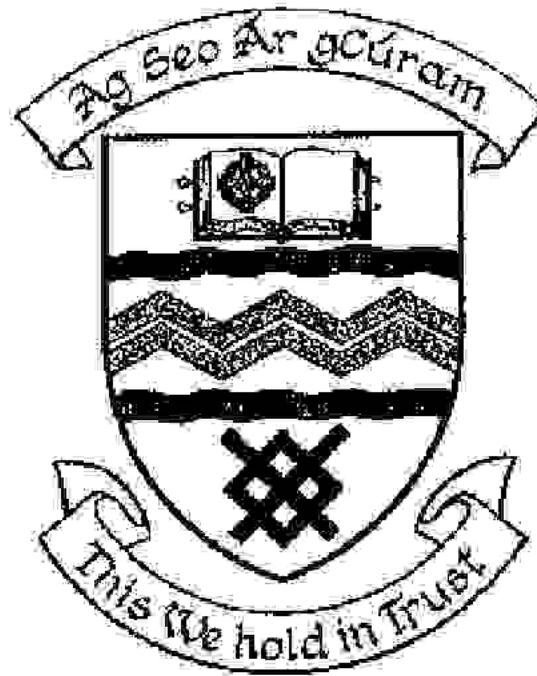
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**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S01A/0678

- 3 The applicant is requested to address the relationship of the proposal with that permitted under S01A/0217 at the adjoining site, no. 4 St Annes's Terrace. In a revised site plan, the applicant shall include the permitted dwelling. In addition, a contextual elevation is requested (front and rear) to include the approved and proposed dwellings.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

05/12/01