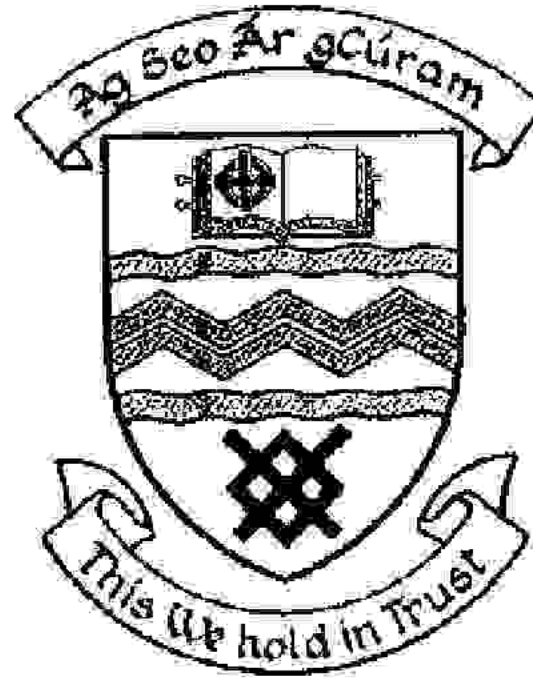


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0561	
1. Location	15A Ballynakelly Cottages, Newcastle, Co. Dublin.		
2. Development	Dormer bungalow at site.		
3. Date of Application	27/08/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/10/2001 2.	1. 21/11/2001 2.
4. Submitted by	Name: Colm McLoughlin, Architect Address: Unit 3 Main Street, Newcastle,		
5. Applicant	Name: Pat Fitzgerald Address: 15A Ballynakelly Cottages, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0085 Date 11/01/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0447 Date 25/02/2002	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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Colm McLoughlin, Architect
Unit 3 Main Street,
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 0447	Date of Final Grant 25/02/2002
Decision Order Number 0085	Date of Decision 11/01/2002
Register Reference S01A/0561	Date 21/11/01

Applicant Pat Fitzgerald

Development Dormer bungalow at site.

Location 15A Ballynakelly Cottages, Newcastle, Co. Dublin.

Floor Area 115.41 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 24/10/2001 /21/11/2001

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

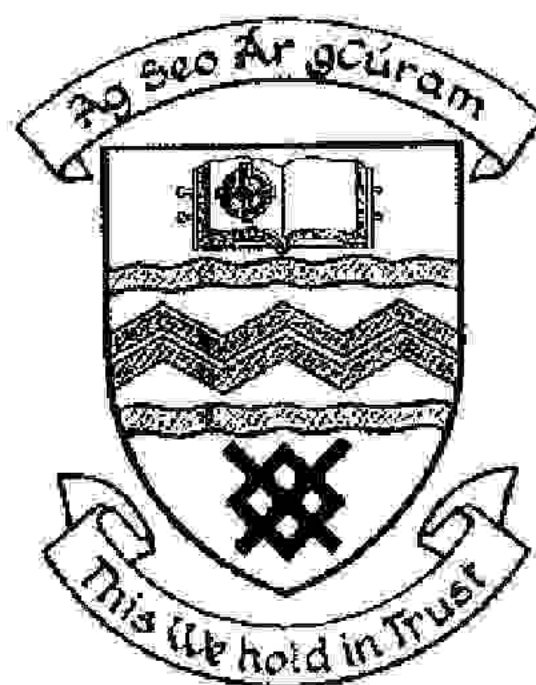
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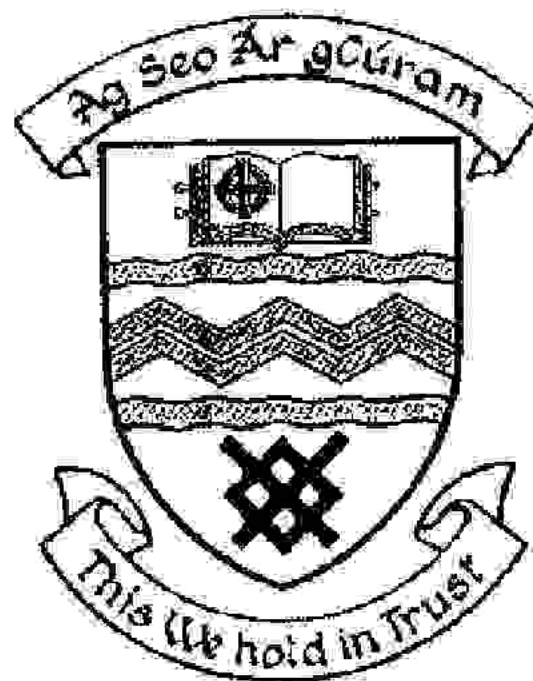
Conditions and Reasons

- 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 10/10/01 and 21/11/01, 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 The footpath and kerb to be dished and the new driveway constructed to the satisfaction of the County Council.
REASON:
In the interest of the proper planning and development of the area.
- 4 The house shall not be occupied until the completion of the Saggart-Rathcoole-Newcastle drainage scheme, and at such time shall be connected to said scheme.
REASON:
In the interest of the proper planning and development of the area.
- 5 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 In relation to drainage details, the applicant shall fully satisfy the requirements of the Environmental Services Department. This shall involve the following:
 - (a) The applicant shall ensure full and complete separation of the foul and surface water systems.
 - (b) 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.
 - (c) In relation to surface water drainage, all soakage areas to be designed and constructed in accordance

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with BRE Digest 365. Certification of compliance to
be submitted before occupation of the house.

REASON:

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

- 7 That all watermain tappings, branch connections, swabbing
and chlorination be carried out by the County Council's,
Environmental Services Department and that the cost thereof
be paid to South Dublin County Council before any
development commences.

REASON:

To comply with public health requirements and to ensure
adequate standards of workmanship. As the provision of
these services by the County Council will facilitate the
proposed development it is considered reasonable that the
Council should recoup the cost.

- 8 The proposed house shall have its own individual service
connection to the public watermain and individual 24 hour
storage.

REASON:

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

- 9 That an acceptable house number scheme be submitted to and
approved by the County Council before any constructional
work takes place on the proposed house.

REASON:

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

- 10 The existing mobile home on the site is to be removed upon
occupation of the dwelling.

REASON:

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

- 11 That a financial contribution in the sum of €952 (nine
hundred and fifty two euros) 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:

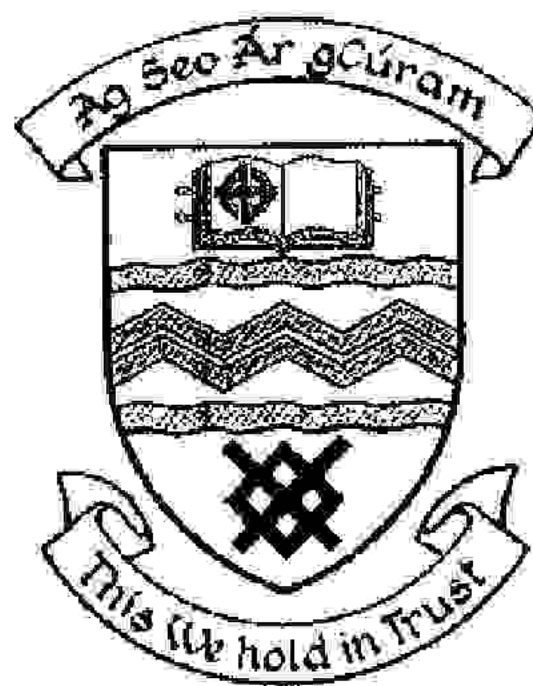
The provision of such services in the area by the Council
will facilitate the proposed development. It is considered

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REG REF. S011201 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 857 (eight hundred and fifty seven euros) 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.

- 14 That a financial contribution in the sum of EUR 414 (four hundred and fourteen euros) 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.

- (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.

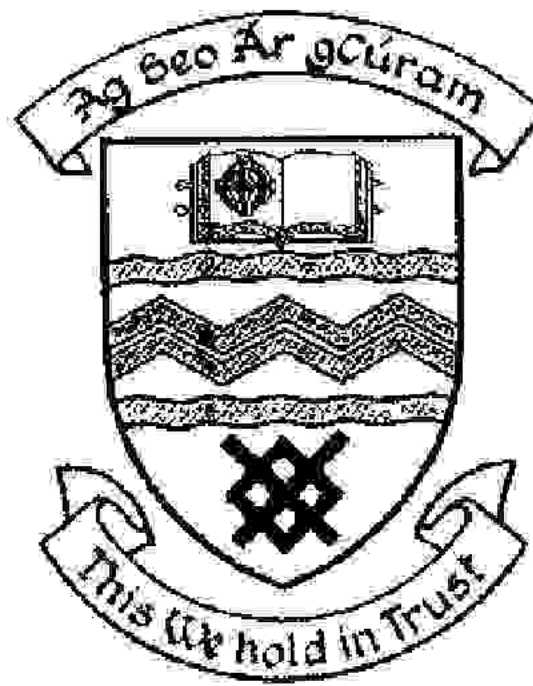
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REG. REF. S016/0061

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- (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.

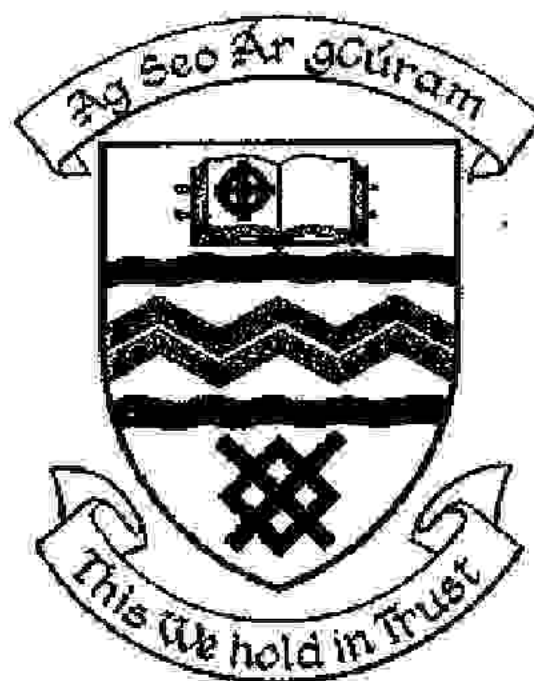

.....25/02/02
for SENIOR ADMINISTRATIVE OFFICER

C

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

Decision Order Number 0085	Date of Decision 11/01/2002
Register Reference S01A/0561	Date: 27/08/01

Applicant Pat Fitzgerald

Development Dormer bungalow at site.

Location 15A Ballynakelly Cottages, Newcastle, Co. Dublin.

Floor Area Sq Metres


Time extension(s) up to and including

Additional Information Requested/Received 24/10/2001 /21/11/2001

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 Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.


..... 16/01/02
for SENIOR ADMINISTRATIVE OFFICER

Colm McLoughlin, Architect
Unit 3 Main Street,
Newcastle,
Co. Dublin.

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