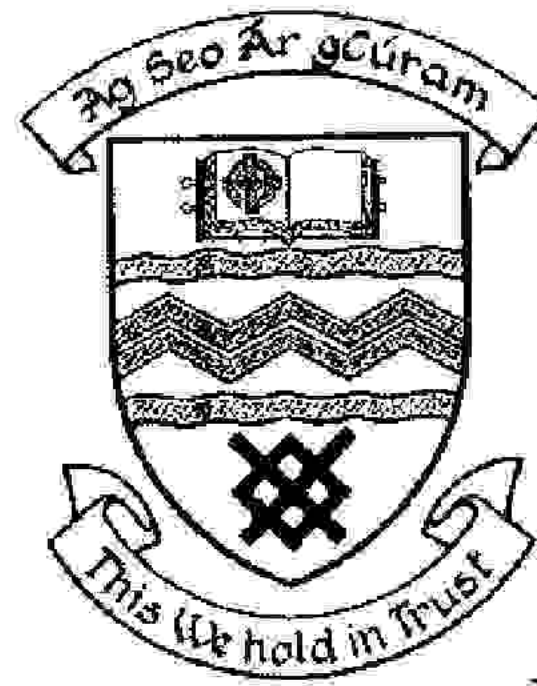


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0463	
1. Location	Site beside 'Alpine', Pine Forest, Rockbrook, Dublin 16.		
2. Development	Bungalow.		
3. Date of Application	17/07/01.	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/11/2001 2.	1. 10/12/2001 2.
4. Submitted by	Name: Martin Kelly Address: 'Alpine', Pine Forest,		
5. Applicant	Name: Martin Kelly Address: 'Alpine', Pine Forest, Rockbrook, Dublin 16.		
6. Decision	O.C.M. No. 0299 Date 07/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0477 Date 21/03/2002	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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Martin Kelly
'Alpine',
Pine Forest,
Rockbrook,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0477	Date of Final Grant 21/03/2002
Decision Order Number 0299	Date of Decision 07/02/2002
Register Reference S01A/0463	Date 10/12/01

Applicant Martin Kelly

Development Bungalow.

Location Site beside 'Alpine', Pine Forest, Rockbrook, Dublin 16.

Floor Area 118.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/11/2001 /10/12/2001

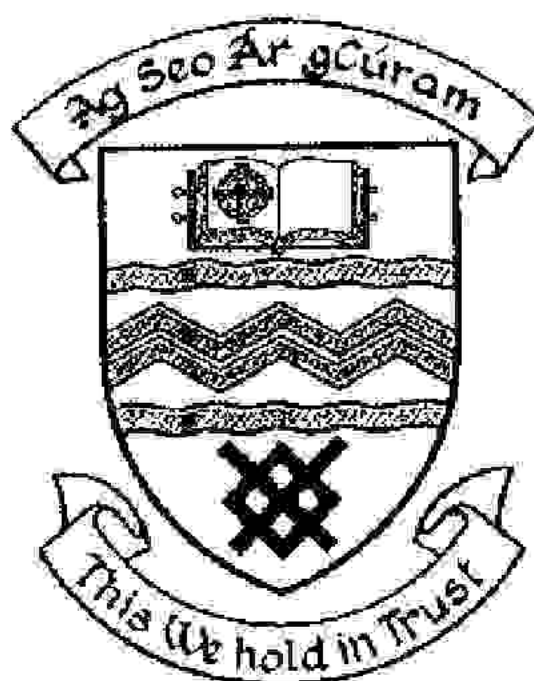
A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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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 10/12/01, 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 The applicant is advised that the vision splays shown on the drawing submitted as additional information are inadequate. Prior to the commencement of development, the applicant shall therefore consult with the Planning Department and the Roads Department regarding the provision of adequate splays, while retaining as many mature trees and as much hedgerow as possible. The applicant is advised to contact Jane O'Reilly of the Planning Department (Tel. 4149000 Ext. 2380) in this regard.
REASON:
In the interest of the proper planning and development of the area.
- 3 That the house, when completed, be first occupied by the applicant and/or members of his immediate family for a period of not less than one year.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 The applicant shall satisfy the following requirements of the Environmental Health Officer:
 - (i) The applicant shall enter into a maintenance contract with Puraflo for the lifetime of the system.
 - (ii) The treatment system shall be installed in accordance with the Irish Agreement Certificate 99/0033.
 REASON:
In the interests of public health.
- 6 All storm water shall be disposed of to soakpits or natural watercourses within the site and shall not discharge onto the public road.

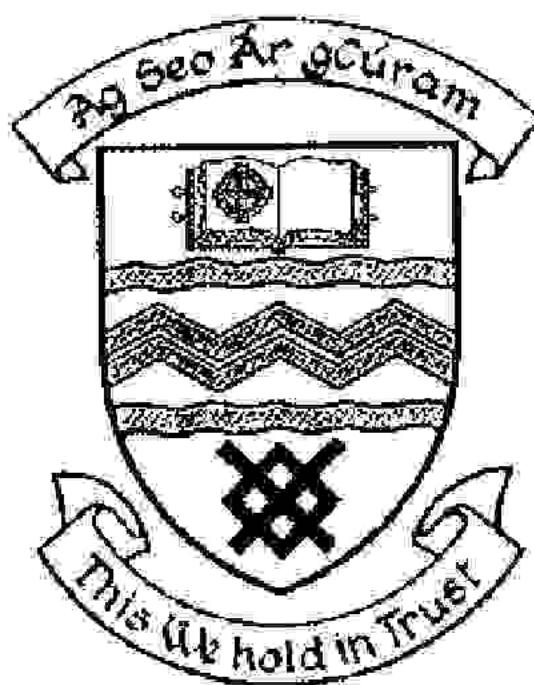
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REG. REF. S01A/0463

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REASON:

In the interest of public safety.

- 7 The gradient of access shall not exceed 2.5% over the last 5 metres of approach to the public road.

REASON:

In the interest of public safety.

- 8 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.

- 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 an acceptable house name 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.

- 11 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority prior to the commencement of development. In particular, should any trees or hedgerows require to be removed to accommodate vision splays, a scheme of replacement planting of native species shall be proposed.

REASON:

In the interest of amenity.

- 12 The applicant shall satisfy the following requirements of the Environmental Services Department:

- (i) The Septic Tank / Effluent Treatment System and percolation/irrigation area are to 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 / Effluent Treatment System and

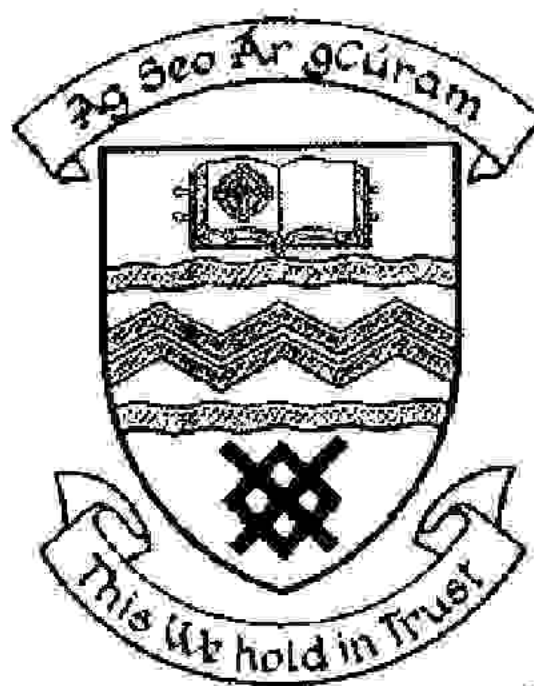
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- percolation/irrigation area shall meet the requirements of the Environmental Health Officer.
- (iii) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (iv) The property shall have its own individual service connection to the public watermain and 24 hour storage.
 - (v) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

In the interest of public health.

- 13 Roofing materials shall consist of slate or dark coloured roof tiles. Exterior wall finish shall consist of natural stone and/or render painted in a light colour. The applicant is advised that reconstituted stone is not acceptable.

REASON:

In the interest of visual amenity.

- 14 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.

- 15 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.

- 16 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

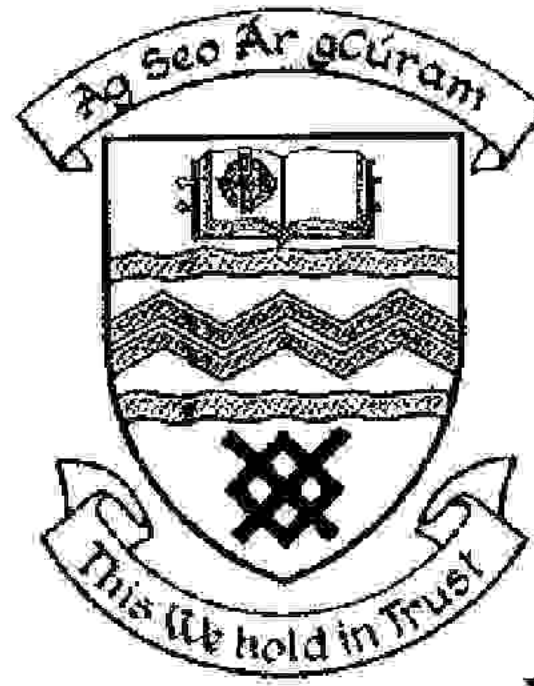
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REG. REF. S01A/0441

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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.

- 17 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.

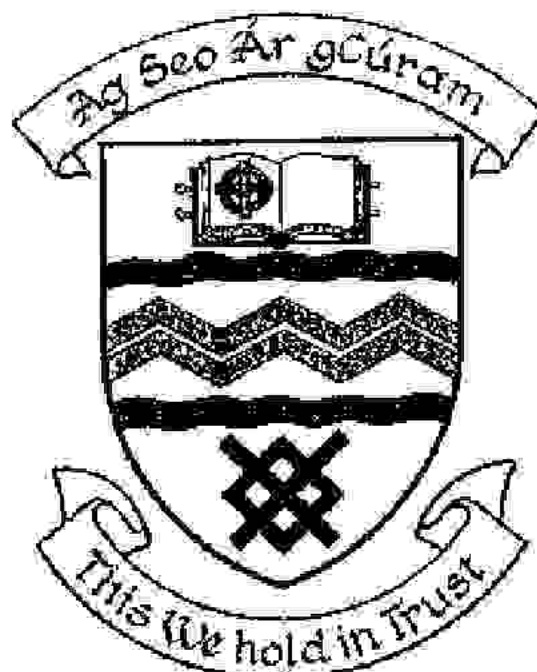
Signed on behalf of South Dublin County Council.

.....22/03/02
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 3393	Date of Decision 15/11/2001
Register Reference S01A/0463	Date: 17/07/01

Applicant Martin Kelly
Development Bungalow.

Location Site beside 'Alpine', Pine Forest, Rockbrook, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/07/01 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 advised that within areas designated with Zoning Objective B ("to protect and improve rural amenity and to provide for the development of agriculture") dwellings will only be permitted on suitable sites where, (i) applicants can establish a genuine need to reside in proximity to their employment; (such employment being related to the rural community), or (ii) applicants have close family ties with the rural community".

The applicant has stated that his livelihood depends on the training and breeding of equestrian horses. In this regard the applicant is requested to submit documentary evidence in support of this, i.e. in support of point (i) above, including details of any other employment. Alternatively, the applicant may submit documentary evidence showing close family ties with the rural community, i.e. in support of point (ii) above.

Martin Kelly
'Alpine',
Pine Forest,
Rockbrook,
Dublin 16.

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- 2 The applicant is advised that the Roads Department have expressed concerns relating to the vision splay on the right hand side when exiting the site. The applicant is therefore requested to submit a revised proposal for the entrance to the site, achieving an adequate vision splay when exiting the site while also retaining the mature trees and hedging along the road frontage. Revised drawings should also indicate that the gradient of the access will not exceed 2.5% over the last 6 metres of approach to the public road.
- 3 The drawings submitted with the application state that the proposed bungalow is to be finished with a "Yellow Rubble Granite" facing. The applicant is requested to submit a sample of the proposed material to be used, or alternatively a catalogue/brochure photograph.

Note: The applicant may contact Ms. Jane O'Reilly, Assistant Planner (Ph. No. 4149000, ext. 2380) in relation to any of the issues raised above.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

15/11/01