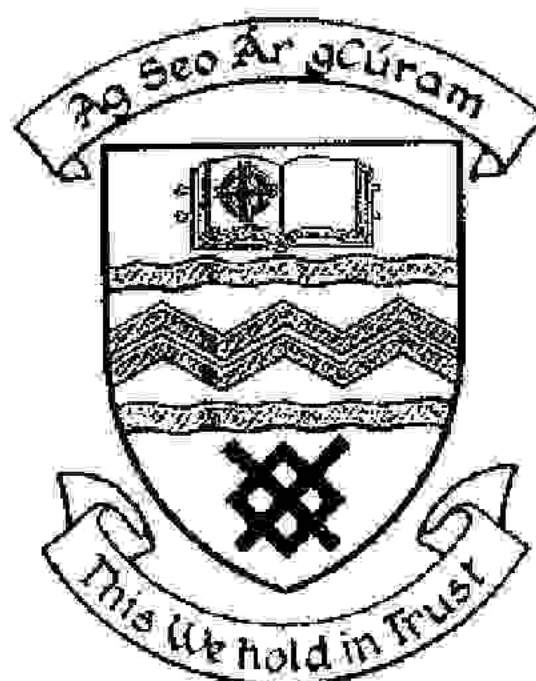


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0448	
1. Location	Cruagh, Rockbrook, Rathfarnham, Dublin 14.		
2. Development	Bungalow with septic tank and percolation area, vehicular access at		
3. Date of Application	12/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/09/2001 2.	1. 22/10/2001 2.
4. Submitted by	Name: D.J. Halpin Address: 15 Carriglea Drive, Firhouse,		
5. Applicant	Name: Anthony Brady Address: Cruagh, Rockbrook, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 3724  Date 18/12/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0304  Date 06/02/2002	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**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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D.J. Halpin  
15 Carriglea Drive,  
Firhouse,  
Dublin 24.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0304	Date of Final Grant 06/02/2002
Decision Order Number 3724	Date of Decision 18/12/2001
Register Reference S01A/0448	Date 22/10/01

**Applicant** Anthony Brady

**Development** Bungalow with septic tank and percolation area, vehicular access at

**Location** Cruagh, Rockbrook, Rathfarnham, Dublin 14.

**Floor Area** 189.20 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 10/09/2001 /22/10/2001

A Permission has been granted for the development described above,  
subject to the following (18) Conditions.

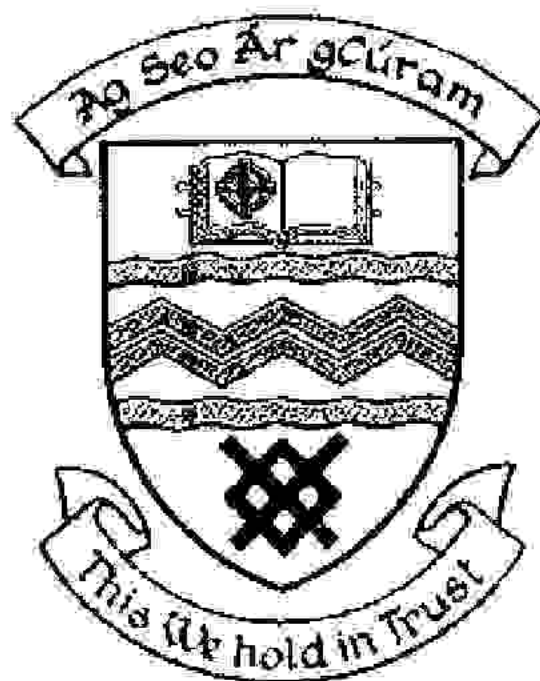
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S014/00001

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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 22/10/01 and Unsolicited Additional Information received on 23/08/01, 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 the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 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 The walls of the proposed dwelling shall be finished with a render, except where stone and granite quoins are proposed, and the roofing material shall consist of slate. The applicant is advised that reconstituted stone is not acceptable.  
REASON:  
In the interest of visual amenity.
- 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 96/0033.REASON:  
In the interests of public health.
- 6 Full details of the new watermain to serve the house shall be agreed in writing with the Water Services Area Engineer, Deansrath Depot (Phone: 457 0784) prior to the commencement of development. His requirements in relation to the location and size of the main together with locations of valves, hydrants and meters shall be strictly adhered to. This work



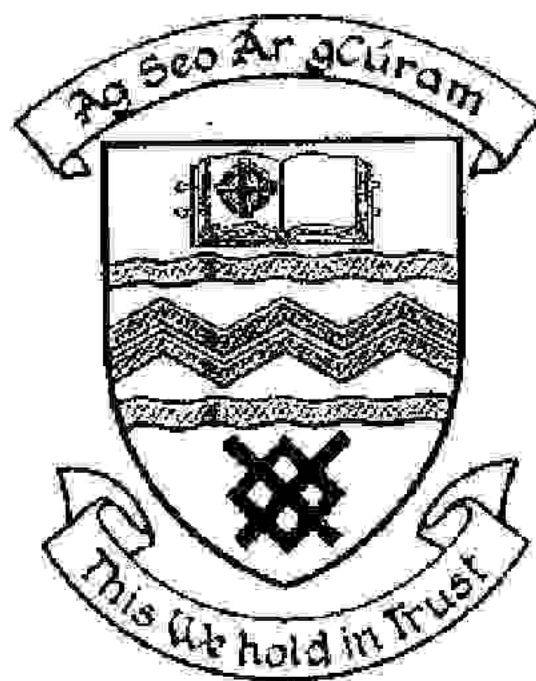
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S014/00000

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shall be carried out by the applicant at his own expense.

REASON:

In the interest of public health.

- 7 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 EPA'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 percolation/irrigation area are to 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 surface water run-off from the proposed house shall drain to soakage areas designed and constructed in accordance with BRE digest 365, with certification of compliance by Engineer to be submitted.
  - (v) The soakage areas shall meet the requirements of the Environmental Health Officer.
  - (vi) The property shall have its own individual service connection to the public watermain and 24hour storage.
  - (vi) Service connections over 90m in length shall be metered at the applicant's expense.
  - (vii) 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 and safety.

- 8 All storm water shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.

REASON:

In the interest of public safety.

- 9 The gradient of access shall not exceed 2.5% over the last 6 metres of approach to the public road.

REASON:

In the interest of public safety.

- 10 The row of mature trees along the roadside boundary shall be retained and the proposed entrance shall be built in stone.

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. SOLA/COME

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Details of the proposed front boundary treatment and entrance, to include plans and elevations, shall be agreed in writing by the Planning Authority prior to commencement of development.

REASON:

In the interest of visual amenity.

- 11 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.

- 12 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.

- 13 That an acceptable house name or number 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.

- 14 Adequate vision splays shall be provided in both directions of access point, details of which shall be agreed in writing with the Roads Department, prior to the commencement of development.

REASON:

In the interest of safety.

- 15 That a financial contribution in the sum of £375 (Three Hundred and Seventy Five Pounds) EUR 476 (Four Hundred and Seventy Six 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 reasonable that the developer should contribute towards the cost of providing the services.



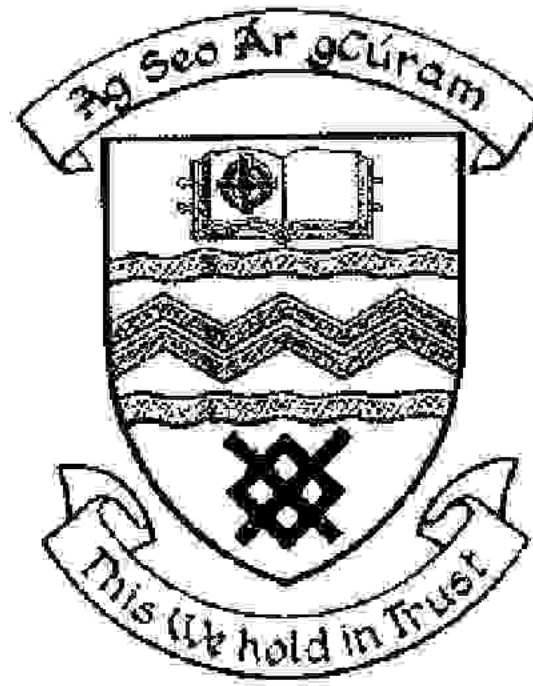
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/C0001

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- 16 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (Three Hundred and Seventy Five Pounds) EUR 476 (Four Hundred and Seventy Six Euros) 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.

- 17 That a financial contribution in the sum of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) 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.

- 18 That a financial contribution in the sum of £675 (Six Hundred and Seventy Five Pounds) 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.

- (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.

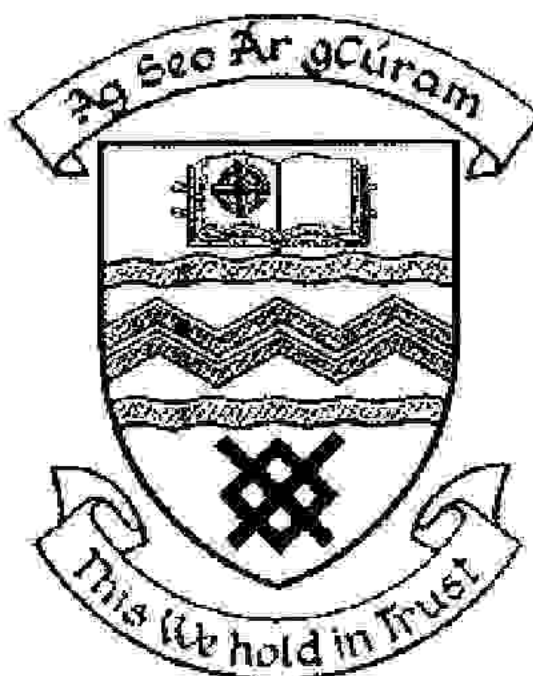
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0008

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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.

*[Signature]*  
.....08/02/02  
for SENIOR ADMINISTRATIVE OFFICER

	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/0448	
1. Location	Cruagh, Rockbrook, Rathfarnham, Dublin 14.		
2. Development	Bungalow with septic tank and percolation area.		
3. Date of Application	12/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/09/2001 2.	1. 2.
4. Submitted by	Name: D.J. Halpin Address: 15 Carriglea Drive, Firhouse,		
5. Applicant	Name: Anthony Brady Address: Cruagh, Rockbrook, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2878 Date 10/09/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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.	

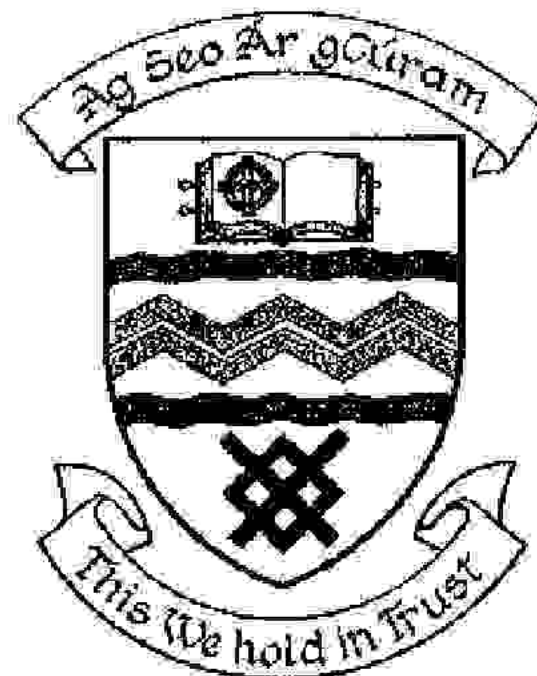


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**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2878	Date of Decision 10/09/2001
Register Reference S01A/0448	Date: 12/07/01

Applicant                    Anthony Brady  
Development                Bungalow with septic tank and percolation area.  
  
Location                    Cruagh, Rockbrook, Rathfarnham, Dublin 14.  
  
App. Type                    Permission

Dear Sir/Madam,

With reference to your planning application, received on 12/07/01 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:

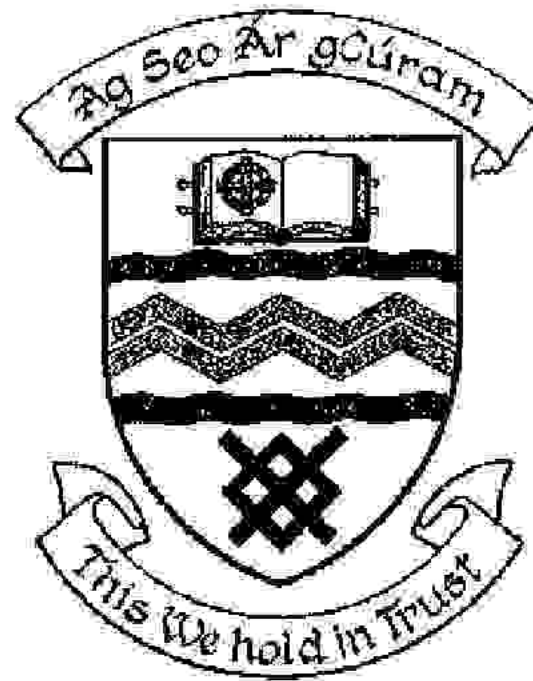
- 1     The applicant is proposing to locate the bungalow on a slope. The applicant is requested to submit drawings and details indicating the relationship between the proposed bungalow and the slope, clearly showing how the dwelling would appear from the roadside looking towards the dwelling. Details of proposed excavations and cutting into the slope are to be included.
- 2     The applicant proposed to connect the bungalow to the public water supply. Records indicate that the nearest public watermain is some distance from the site. The applicant is requested to clarify by means of a layout plan how it is proposed to provide a water supply to the proposed bungalow.
- 3     The applicant is requested to submit a revised site plan, clearly indicating adequate vision splays in both directions in accordance with the requirements of the Council's Roads Department at the site entrance from the access road. The applicant shall also submit details of the proposed

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REG REF. S01A/0448

- treatment of the entrance, i.e. proposed materials to be used and style of wall/fence/ditch etc. The applicant is advised that natural materials, such as stone and wood, are preferable. Drawings should be submitted for any new structures proposed.
- 4 The applicant is requested to state the proposed colour of the brick corners for the front extension. The applicant is advised that granite quoins would be preferable in this instance and that red brick is considered unacceptable.
  - 5 The applicant shall submit a detailed landscape plan for the proposed development, indicating proposed boundary treatments, slope treatment, planting scheme and details relating to treatment of the entrance.
  - 6 A discrepancy is noted between the site notice and the public newspaper notice. The applicant is requested to address this matter, and submit revised public notices clearly stating what form of foul sewage treatment is proposed. Both notices should read the same. Both notices should refer to the percolation area.
  - 7 The applicant is requested to submit plans indicating the position of the septic tank/effluent treatment systems and percolation area.

Signed on behalf of South Dublin County Council

.....*MT*.....  
for Senior Administrative Officer

10/09/01