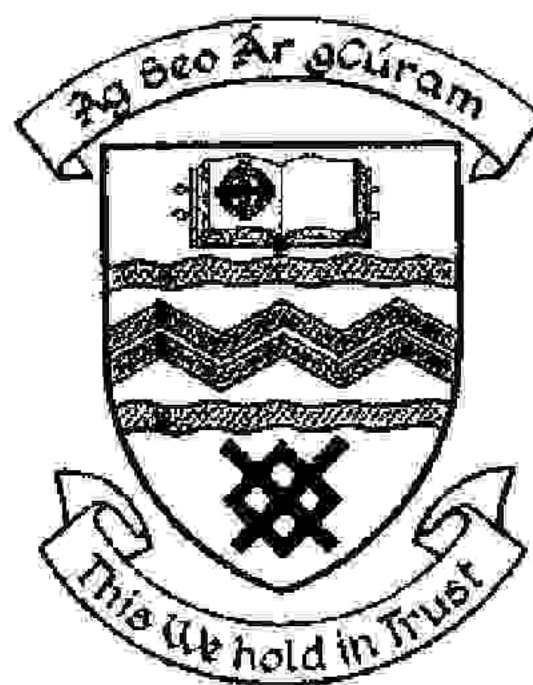


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0445	
1. Location	Tootenhill, Naas Road, Rathcoole, Co. Dublin.		
2. Development	Construct a single storey dwelling house with new mains connection.		
3. Date of Application	12/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: HMG Associates Architects Address: Unit 1, Cathedral Close,		
5. Applicant	Name: Mr Shay Collins Address: Tootenhill, Naas Road, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2877 Date 10/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3249 Date 25/10/2001	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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HMG Associates Architects
Unit 1,
Cathedral Close,
Tullow Street,
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 3249	Date of Final Grant 25/10/2001
Decision Order Number 2877	Date of Decision 10/09/2001
Register Reference S01A/0445	Date 12/07/01

Applicant Mr Shay Collins

Development Construct a single storey dwelling house with new mains connection.

Location Tootenhill, Naas Road, Rathcoole, Co. Dublin.

Floor Area 165.27 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (11) 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, 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

(i) No development shall commence until the County Manager of the Sanitary Authority has confirmed in writing that construction of the Saggart/Newcastle Rathcoole sewerage scheme is sufficiently advanced to enable foul sewage from the site to be channelled to the new sewerage system.

(ii) No connection shall be made to the existing Council foul sewer and the unit shall not be occupied until the County Manager of the Sanitary Authority has confirmed in writing that the implementation of the recommendations of the consultant's report into the foul sewer network in Rathcoole has been carried out. This work will enable foul sewage from the site to be adequately channelled into the new Saggart/Newcastle/Rathcoole sewerage scheme.

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

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

(v) 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.

(vi) Soakaways are to 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.

(vii) Soakaways are to be located at least 10m from the nearest road boundary and not within 3m of the

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REG. REF. SOLAR/04 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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- boundary of the adjoining site.
- (viii) Soakaways must be designed in accordance with the requirements of BRE Digest 365 Soakaway Design and certification to that effect is required. A report on the suitability of soil for soakage shall be submitted with the additional information.
 - (ix) Soakage areas shall meet the requirements of the Environmental Health Officer.
 - (x) The property shall have its own individual service connection to the 100mm public watermain on the Naas Road and 24 hour water storage facilities.
 - (xi) Service connections (water) over 90m in length shall be metered at the applicants expense.
 - (xii) 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 order to comply with the Sanitary Services Acts, 1878-1964.

- 4 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.

- 5 The requirements of the Roads Traffic Department shall be strictly adhered to. In this respect:
- (i) 2 no. off-street car parking spaces shall be provided on site.
 - (ii) Prior to the commencement of development the applicant shall submit a letter of consent, from the owner(s) of the relevant lands, permitting the applicant to access the application site through the existing road in the housing development on the adjoining lands.

REASON:

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

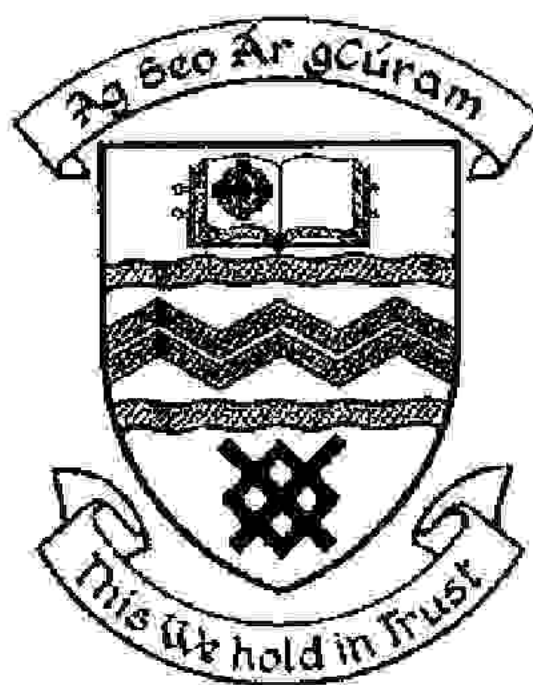
- 6 That details of landscaping and boundary treatment be submitted to and agreed by the Planning Authority and work thereon completed prior to occupation of the dwelling.

REASON:

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

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- 7 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) 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.

- 8 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.

- 9 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.

- 10 That a financial contribution in the sum of £326 (Three Hundred and Twenty Six Pounds) EUR 414 (Four Hundred and Fourteen Euros) 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

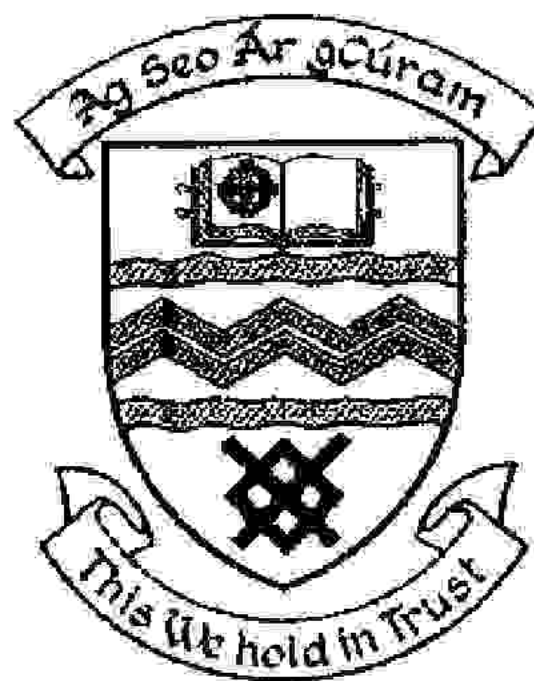
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reasonable that the developer should contribute towards the cost of the works.


- 11 That a financial contribution in the sum of £272 (Two Hundred and Seventy Two Pounds) EUR 345 (Three Hundred and Forty Five Euros) paid by the proposer to South Dublin County Council towards the cost of the upgrading of Tay Lane Pumping Station and Rathcoole Foul Sewerage Network 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.
- (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.

 26/10/01
For SENIOR ADMINISTRATIVE OFFICER

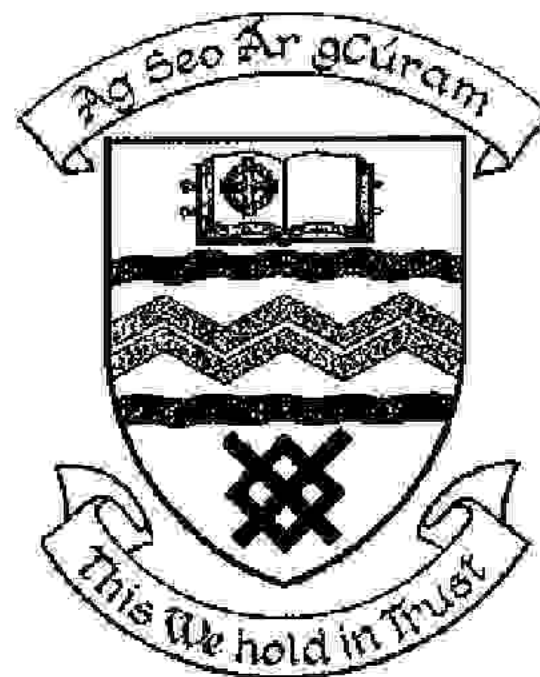
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0445	
1. Location	Tootenhill, Naas Road, Rathcoole, Co. Dublin.		
2. Development	Construct a single storey dwelling house with new mains connection.		
3. Date of Application	12/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: HMG Associates Architects Address: Unit 1, Cathedral Close,		
5. Applicant	Name: Mr Shay Collins Address: Tootenhill, Naas Road, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2877 Date 10/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar	Date	Receipt No.	

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 2877	Date of Decision 10/09/2001
Register Reference S01A/0445	Date: 12/07/01

Applicant Mr Shay Collins

Development Construct a single storey dwelling house with new mains connection.

Location Tootenhill, Naas Road, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

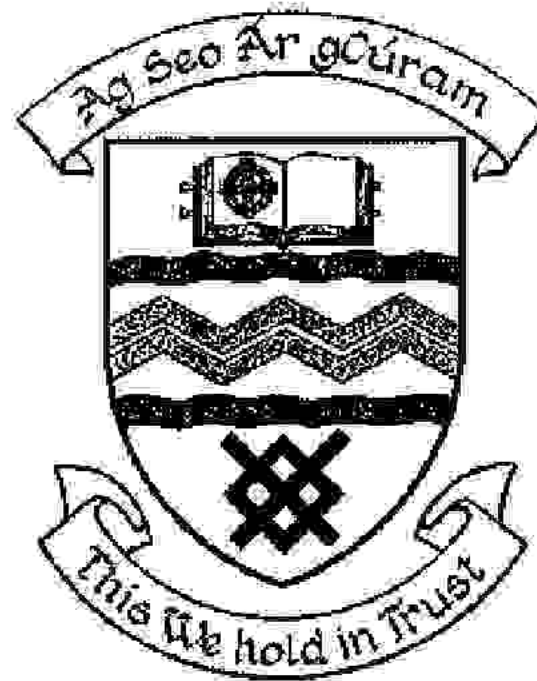
..... M7 10/09/01
for SENIOR ADMINISTRATIVE OFFICER

HMG Associates Architects
Unit 1,
Cathedral Close,
Tullow Street,
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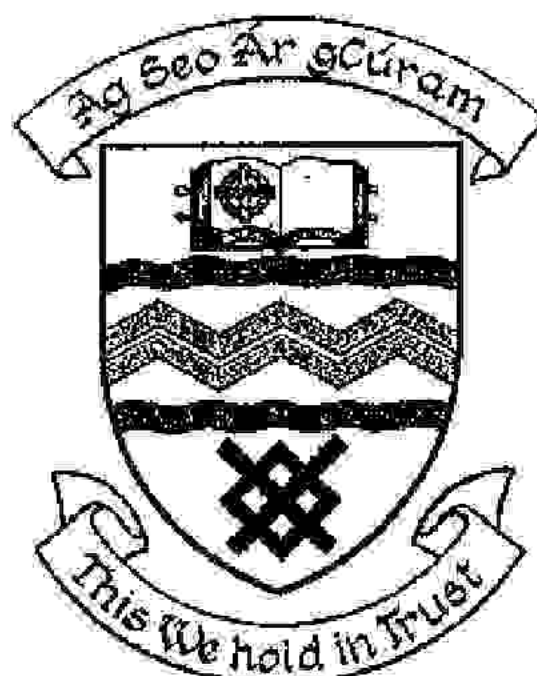
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 - (i) No development shall commence until the County Manager of the Sanitary Authority has confirmed in writing that construction of the Saggart/Newcastle Rathcoole sewerage scheme is sufficiently advanced to enable foul sewage from the site to be channelled to the new sewerage system.
 - (ii) No connection shall be made to the existing Council foul sewer and the unit shall not be occupied until the County Manager of the Sanitary Authority has confirmed in writing that the implementation of the recommendations of the consultant's report into the foul sewer network in Rathcoole has been carried out. This work will enable foul sewage from the site to be adequately channelled into the new Saggart/Newcastle/Rathcoole sewerage scheme.
 - (iii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (iv) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (v) 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

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- in C20 concrete 150mm thick.
- (vi) Soakaways are to 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.
 - (vii) Soakaways are to be located at least 10m from the nearest road boundary and not within 3m of the boundary of the adjoining site.
 - (viii) Soakaways must be designed in accordance with the requirements of BRE Digest 365 Soakaway Design and certification to that effect is required. A report on the suitability of soil for soakage shall be submitted with the additional information.
 - (ix) Soakage areas shall meet the requirements of the Environmental Health Officer.
 - (x) The property shall have its own individual service connection to the 100mm public watermain on the Naas Road and 24 hour water storage facilities.
 - (xi) Service connections (water) over 90m in length shall be metered at the applicants expense.
 - (xii) 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 order to comply with the Sanitary Services Acts, 1878-1964.

- 4 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.

- 5 The requirements of the Roads Traffic Department shall be strictly adhered to. In this respect:
- (i) 2 no. off-street car parking spaces shall be provided on site.
 - (ii) Prior to the commencement of development the applicant shall submit a letter of consent, from the owner(s) of the relevant lands, permitting the applicant to access the application site through the existing road in the housing development on the

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adjoining lands.

REASON:

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

- 6 That details of landscaping and boundary treatment be submitted to and agreed by the Planning Authority and work thereon completed prior to occupation of the dwelling.

REASON:

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

- 7 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) 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.

- 8 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:

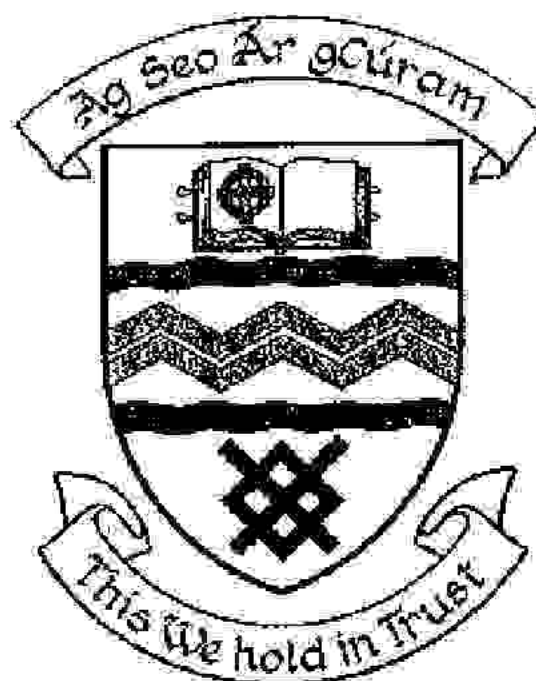
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 9 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

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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.

- 10 That a financial contribution in the sum of £326 (Three Hundred and Twenty Six Pounds) EUR 414 (Four Hundred and Fourteen Euros) 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.

- 11 That a financial contribution in the sum of £272 (Two Hundred and Seventy Two Pounds) EUR 345 (Three Hundred and Forty Five Euros) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Tay Lane Pumping Station and Rathcoole Foul Sewerage Network 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.