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| | 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/0362 | |
| 1. Location | Old Court Road, Tallaght, Dublin 24. | | |
| 2. Development | Bungalow with boiler room and cloakroom annex and garage as permanent residence accessed off the existing farm road and to connect to an existing and approved septic tank (Reg. Ref. S00A/0326). | | |
| 3. Date of Application | 15/06/01 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: T. McGlynn, Address: c/o 4 Killakee Drive, Greenpark, Walkinstown, | | |
| 5. Applicant | Name: T. McGlynn, Address: c/o 4 Killakee Drive, Greenpark, Walkinstown, Dublin 12. | | |
| 6. Decision | O.C.M. No. 2637 Date 13/08/2001 | 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

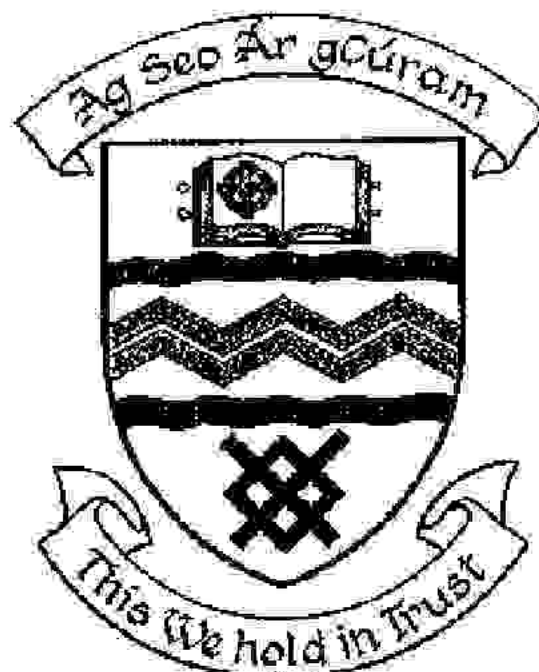
Receipt No.

V

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamlacht,
Baile Átha Cliath 24.

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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 0272 | Date of Decision 05/02/2002 |
| Register Reference S01A/0362 | Date: 15/06/01 |

Applicant T. McGlynn,

Development Bungalow with boiler room and cloakroom annex and garage as permanent residence accessed off the existing farm road and to connect to an existing and approved septic tank (Reg. Ref. S00A/0326).

Location Old Court Road, Tallaght, Dublin 24.

Floor Area Sq Metres


Time extension(s) up to and including

Additional Information Requested/Received /07/12/2001

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

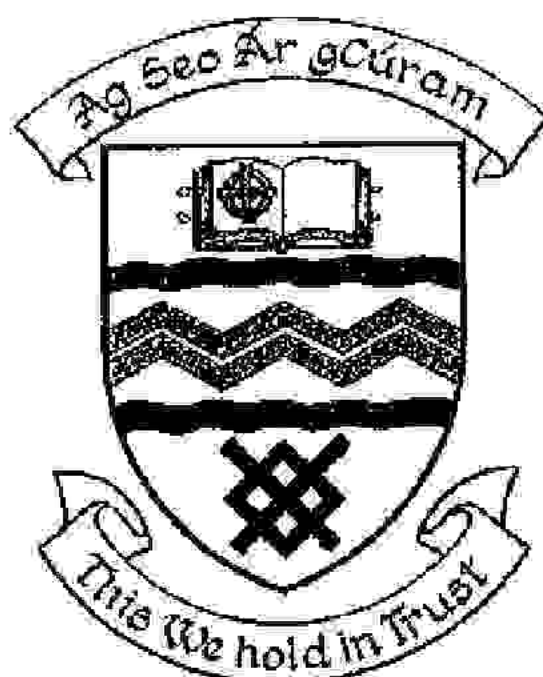
 05/02/02
for SENIOR ADMINISTRATIVE OFFICER

T. McGlynn,
c/o 4 Killakee Drive,
Greenpark,
Walkinstown,
Dublin 12.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0362

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 07/12/01, 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 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.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 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 99/0060.REASON:
In the interests of public health.
- 5 Prior to the commencement of development, the hedgerow shall be removed and the bank lowered to not greater than 0.9m in height on the right hand side of entrance (when exiting). A timber post fence and replacement hedgerow shall be erected along the line required to provide adequate vision on right hand side of entrance. No development of any form (including posts, piers, wing walls, fencing, planting etc.) shall be within area required to provide visibility in both

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REG. REF. S01A/0362

directions of access point.

REASON:

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

- 6 Prior to the commencement of development, details of landscaping and boundary treatment shall be submitted to and approved by the Planning Authority. In particular, replacement planting shall be carried out along the front boundary, consisting of native hedgerow species.

REASON:

In the interest of amenity.

- 7 The applicant shall satisfy the following requirements of the Environmental Services Department.

- (i) The Septic Tank / Effluent Treatment System and percolation/irrigation area shall 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, percolation/irrigation area and spakage areas shall meet the requirements of the Environmental Health Officer.
- (iii) The applicant shall ensure full and complete separation of foul and surface water systems.

REASON:

In the interest of public health.

- 8 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:

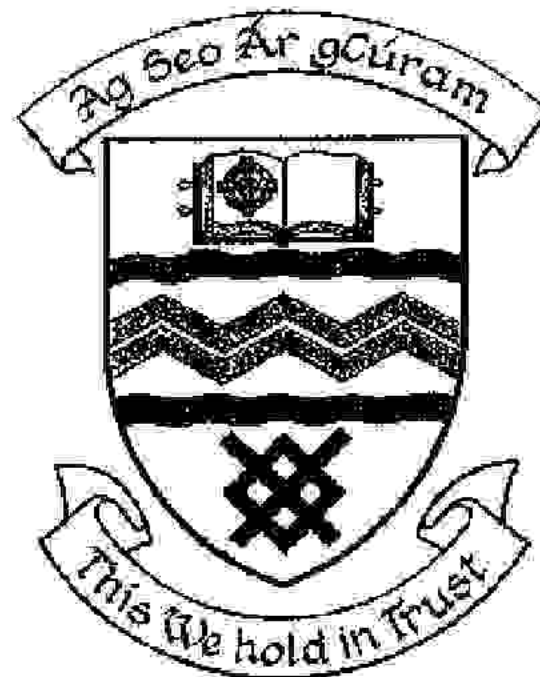
To protect the amenities of the area.

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

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REASON:

In the interest of amenity.

- 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 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.

- 12 In the event of a connection to the water supply, 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 public water supply 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.

- 13 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:

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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.

C.

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

| | |
|------------------------------|-----------------------------|
| Decision Order Number 2637 | Date of Decision 13/08/2001 |
| Register Reference S01A/0362 | Date: 15/06/01 |

Applicant T. McGlynn,
Development Bungalow with boiler room and cloakroom annex and garage as permanent residence accessed off the existing farm road and to connect to an existing and approved septic tank (Reg. Ref. S00A/0326).

Location Old Court Road, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/06/01 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:

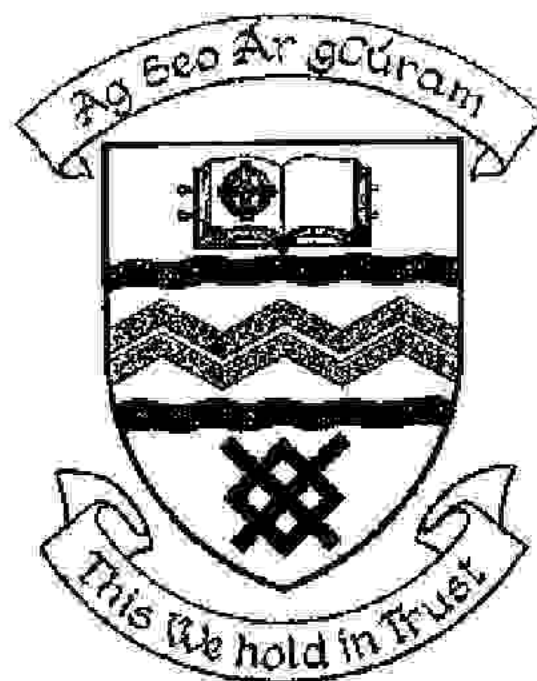
- 1 The Roads Department indicate that the visibility splay on the left hand side of the junction (when exiting) of Old Court Lane and Old Court Road is substandard, and as such poses a traffic hazard. The applicant is requested to liaise with the Roads Department in this regard and submit a revised plan for the junction which would provide the adequate vision splays.
- 2 The applicant has set out his involvement with agriculture in the area. However, in order to support this and to satisfy Policy RH1 of the 1998 South Dublin County Development Plan, the applicant is requested to submit documentary evidence of his connection with agriculture in the area (eg. Herd number, agricultural receipts, etc).

T. McGlynn,
c/o 4 Killakee Drive,
Greenpark,
Wlakinstown,
Dublin 12.

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Signed on behalf of South Dublin County Council

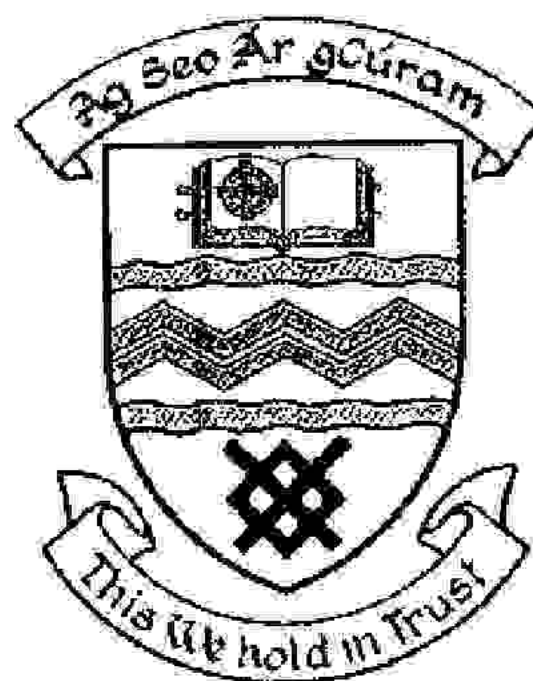

.....
for Senior Administrative Officer

13/08/01

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T. McGlynn,
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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 0272 | Date of Decision 05/02/2002 |
| Register Reference S01A/0362 | Date 07/12/01 |

Applicant T. McGlynn,

Development Bungalow with boiler room and cloakroom annex and garage as permanent residence accessed off the existing farm road and to connect to an existing and approved septic tank (Reg. Ref. S00A/0326).

Location Old Court Road, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /07/12/2001

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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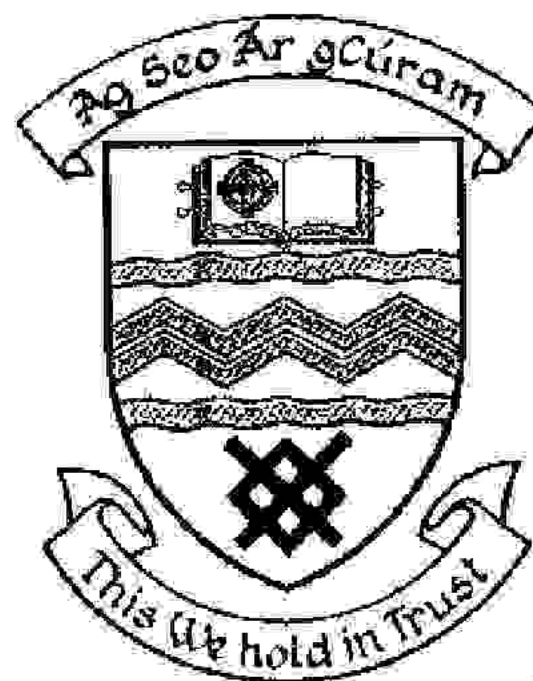
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Conditions and Reasons

- 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 07/12/01, 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 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.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 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 99/0060.REASON:
In the interests of public health.
- 5 Prior to the commencement of development, the hedgerow shall be removed and the bank lowered to not greater than 0.9m in height on the right hand side of entrance (when exiting). A timber post fence and replacement hedgerow shall be erected along the line required to provide adequate vision on right hand side of entrance. No development of any form (including posts, piers, wing walls, fencing, planting etc.) shall be within area required to provide visibility in both directions of access point.
REASON:
In the interests of traffic safety and the proper planning and development of the area.
- 6 Prior to the commencement of development, details of landscaping and boundary treatment shall be submitted to and

SOUTH DUBLIN COUNTY COUNCIL

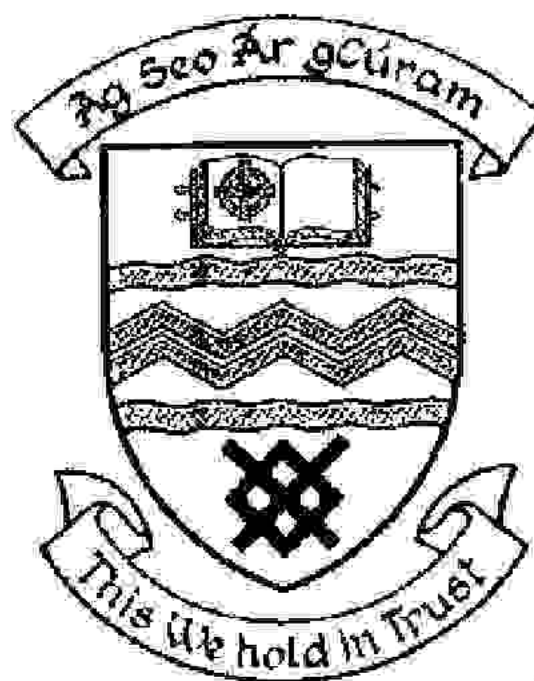
REG. REF. S01A/0767

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approved by the Planning Authority. In particular, replacement planting shall be carried out along the front boundary, consisting of native hedgerow species.

REASON:

In the interest of amenity.

- 7 The applicant shall satisfy the following requirements of the Environmental Services Department.

- (i) The Septic Tank / Effluent Treatment System and percolation/irrigation area shall 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, percolation/irrigation area and soakage areas shall meet the requirements of the Environmental Health Officer.
- (iii) The applicant shall ensure full and complete separation of foul and surface water systems.

REASON:

In the interest of public health.

- 8 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.

- 9 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.

- 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.

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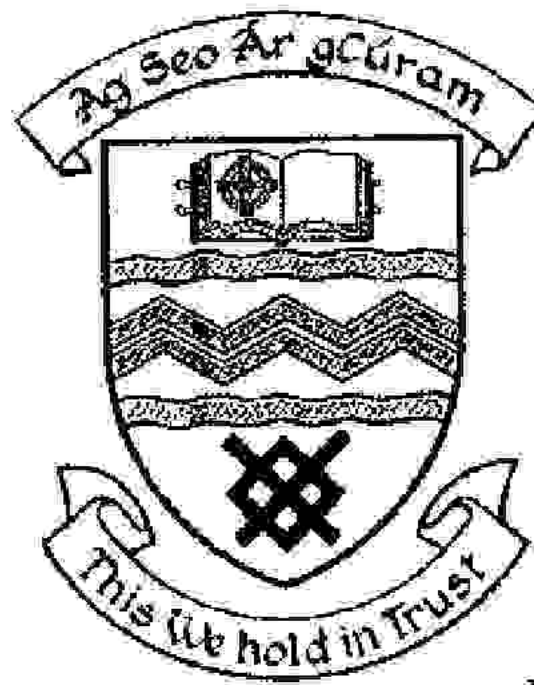
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REG REF. SOLA/0164

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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.

- 12 In the event of a connection to the water supply, 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 public water supply 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.

- 13 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.

- (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

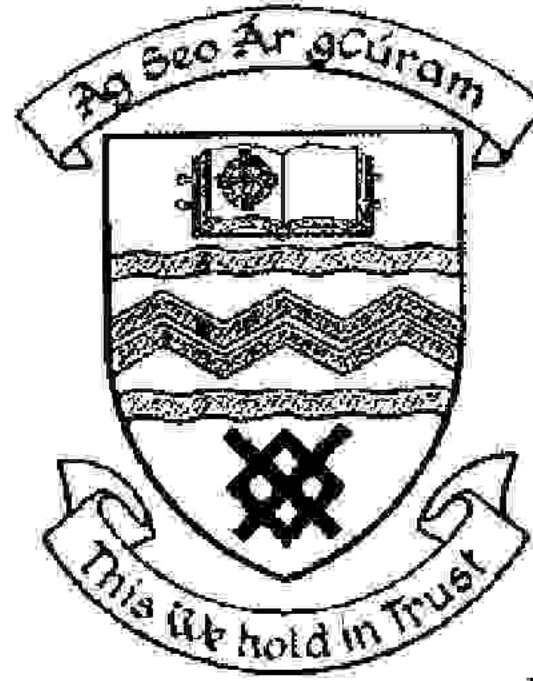
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REG. REF. S01470850

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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]
.....22/03/02
for SENIOR ADMINISTRATIVE OFFICER