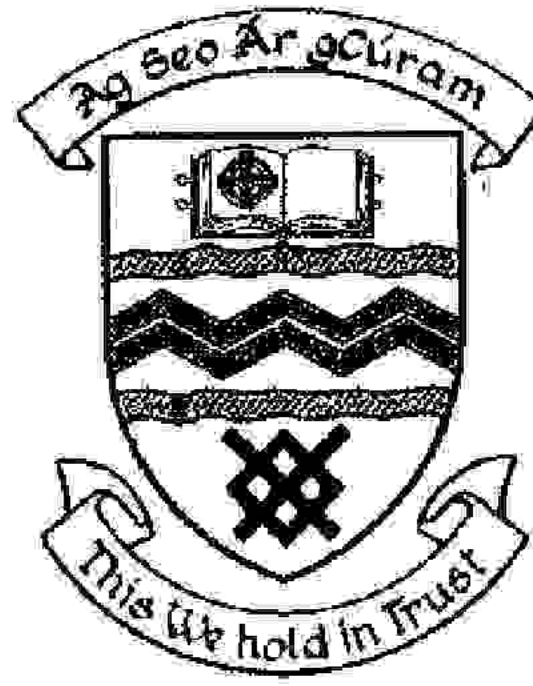


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0328	
1. Location	Kilteel Road, Tootenhill Rd, Rathcoole.		
2. Development	Change of house type to 3 bed semi-detached houses and reduction of 4 units on Sites 21-26 and 159-164 inc.		
3. Date of Application	28/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: R L Bent (AP & DS) Address: 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Cavan Developments Ltd Address: The Pastures, Newtown Hartwell, Kill, Co. Kildare.		
6. Decision	O.C.M. No. 2525 Date 26/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2841 Date 06/09/2001	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230
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PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01 414 9230
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R L Bent (AP & DS)
25 Grosvenor Court,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2841	Date of Final Grant 06/09/2001
Decision Order Number 2525	Date of Decision 26/07/2001
Register Reference S01A/0328	Date 28/05/01

Applicant Cavan Developments Ltd

Development Change of house type to 3 bed semi-detached houses and reduction of 4 units on Sites 21-26 and 159-164 inc.

Location Kilteel Road, Tootenhill Rd, Rathcoole.

Floor Area 1200.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

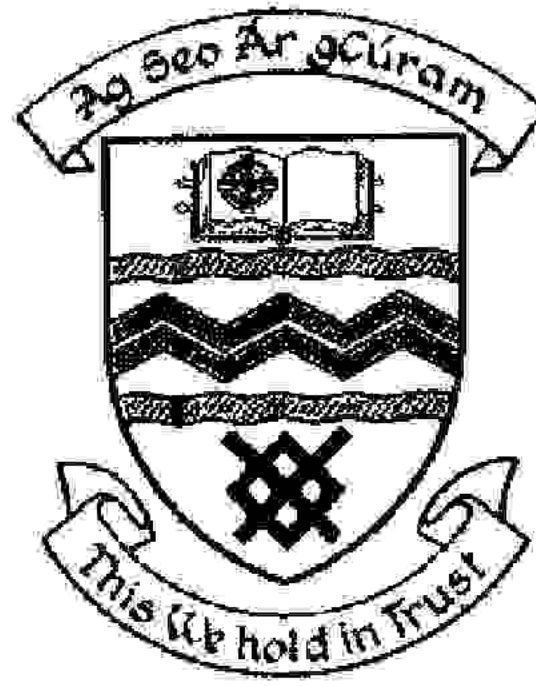
A Permission has been granted for the development described above,
subject to the following (6) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0779 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Conditions and Reasons

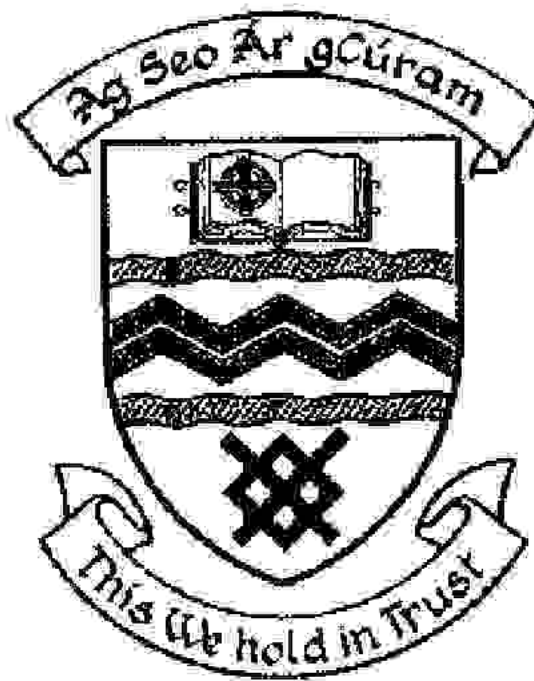
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The proposed development shall comply with all relevant conditions of Reg.Ref. S99A/0779 save as may be amended by conditions attached here under.
Reason:
In order to clarify the permission.
- 3 This permission is for the following alteration only:
-Change of house type on sites 21 to 26 inclusive and sites 159 to 164 inclusive on the submitted plans. No other alterations are permitted on foot of this permission.
Reason:
In order to define the permission.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
(i) No building works shall commence until the construction of the Saggart/Newcastle/Rathcoole sewerage scheme is sufficiently advanced to enable foul sewage from the site too be channelled to the new sewerage system.
(ii) No connection shall be made to the existing council foul sewer and no dwelling unit shall be occupied until the implementation of the recommendations of the consultant's report into the foul sewer network in Rathcoole.
(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) 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.
(v) The conditions relating to surface water drainage in Planning Permission S99A/0779 shall apply, particularly in relation to surface water attenuation.i.e Surface water discharge from the site shall not exceed a peak flow of 61.47 l/s and shall be attenuated by an on-line attenuation tank of volume 768m3 to be sited underground with 1.0 metre of top-soil cover over the same. The outlet of the storage

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REG. REF. S01A/0311 CONHAIRLE CHONTAE ÁTHA CLIATH THEAS

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tank is to be fitted with a flow control valve to limit discharge to 61.47 l/s.

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

(vii) Each house shall have its own individual services connection to the public watermain and 24hour storage.

(viii) The connection to and tapping of public watermain 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.

- 5 (i) Two no.car parking spaces shall be provided within the curtilage of each dwelling.
(ii) The footpath and kerb shall be dished and the new revised driveway/entrance constructed to the satisfaction of the Area Engineer, Roads Maintenance.

Reason:

In the interest of traffic safety.

- 6 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No. 27, 28, 29, 30, 31, 32 and 33 of Register Reference S99A/0779 be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the 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 Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

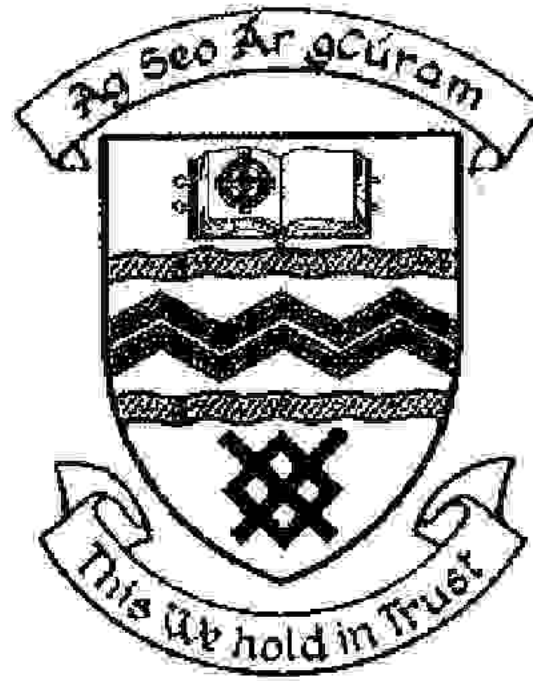
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0308

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Signed on behalf of South Dublin County Council,


.....06/09/01
for SENIOR ADMINISTRATIVE OFFICER

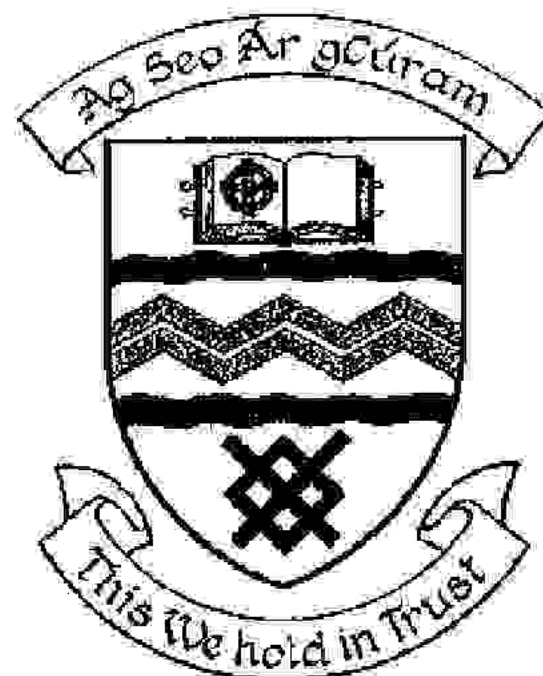
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0328	
1. Location	Kilteel Road, Tootenhill Rd, Rathcoole.		
2. Development	Change of house type to 3 bed semi-detached houses and reduction of 4 units on Sites 21-26 and 159-164 inc.		
3. Date of Application	28/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: R L Bent (AP & DS) Address: 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Cavan Developments Ltd Address: The Pastures, Newtown Hartwell, Kill, Co. Kildare.		
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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 2525	Date of Decision 26/07/2001
Register Reference S01A/0328	Date: 28/05/01

Applicant Cavan Developments Ltd

Development Change of house type to 3 bed semi-detached houses and reduction of 4 units on Sites 21-26 and 159-164 inc.

Location Killeel Road, Tootenhill Rd, Rathcoole.

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

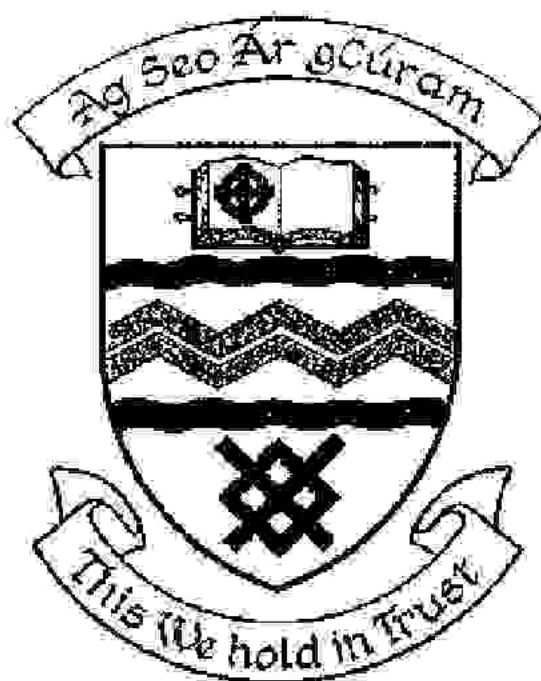
.....M7..... 26/07/01
for SENIOR ADMINISTRATIVE OFFICER

R L Bent (AP & DS)
25 Grosvenor Court,
Templeogue,
Dublin 6W.

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REG REF. S01A/0328

Conditions and Reasons

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REG. REF. S01A/0328

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