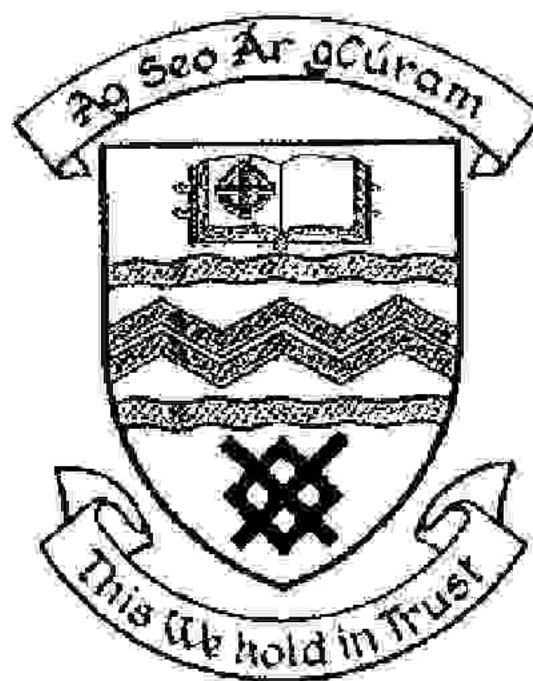


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0319
1. Location	Windmill Hill, Rathcoole, Co. Dublin.	
2. Development	Bungalow and sewage treatment plant.	
3. Date of Application	25/05/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 29/08/2001 2. 02/11/20
4. Submitted by	Name: Paul Dunne Address: c/o John Dunne Windmill Hill, Rathcoole,	
5. Applicant	Name: Paul Dunne Address: c/o John Dunne, Windmill Hill, Rathcoole, Co. Dublin.	
6. Decision	O.C.M. No. 3755 Date 19/12/2001	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 Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0319	
1. Location	Windmill Hill, Rathcoole, Co. Dublin.		
2. Development	Bungalow and sewage treatment plant.		
3. Date of Application	25/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2. 25/10/20	1. 29/08/2001 2. 02/11/20
4. Submitted by	Name: Paul Dunne Address: c/o John Dunne Windmill Hill, Rathcoole,		
5. Applicant	Name: Paul Dunne Address: c/o John Dunne, Windmill Hill, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 3755 Date 19/12/2001	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



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

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E-Mail: planning.dept@sdblincoco.ie

Website: www.sdec.ie

Paul Dunne
c/o John Dunne
Windmill Hill,
Rathcoole,
Co. Dublin.

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 3755	Date of Decision 19/12/2001
Register Reference S01A/0319	Date 02/11/01

Applicant Paul Dunne

Development Bungalow and sewage treatment plant.

Location Windmill Hill, Rathcoole, Co. Dublin.

Floor Area 128.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received

/29/08/2001

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

REG REF. S0147074 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

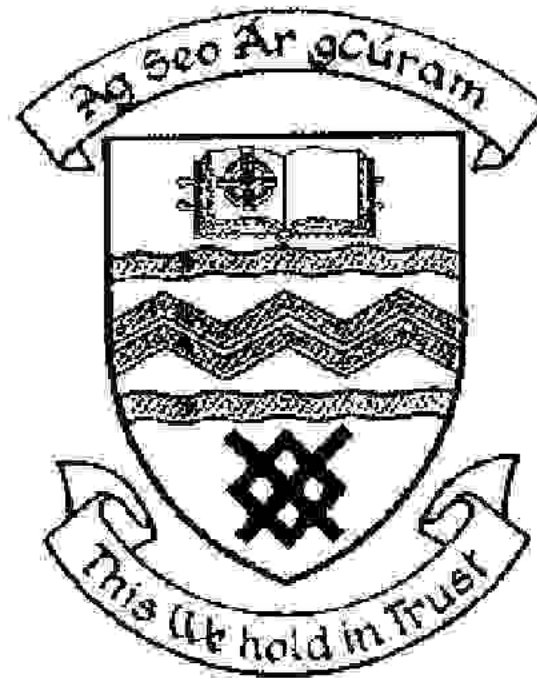
501870BMEU

Telephone: 01-414 9000
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REASON:

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S0147071 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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In the interest of rural amenity and to screen the proposed development within a reasonable period of time. Website: www.sdcc.ie

- 5 (i) The roof shall be finished with slate or black colour roof tiles.
(ii) The external wall finishes shall be of smooth plaster/render painted in a pale colour and no brick shall be used.

REASON:

In the interest of visual amenity.

- 6 The proposed dwelling when completed shall be first occupied for a period of at least one year as a place of permanent residence by the applicant and/or members of the applicants immediate family.

REASON:

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

- 7 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.

- 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 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.

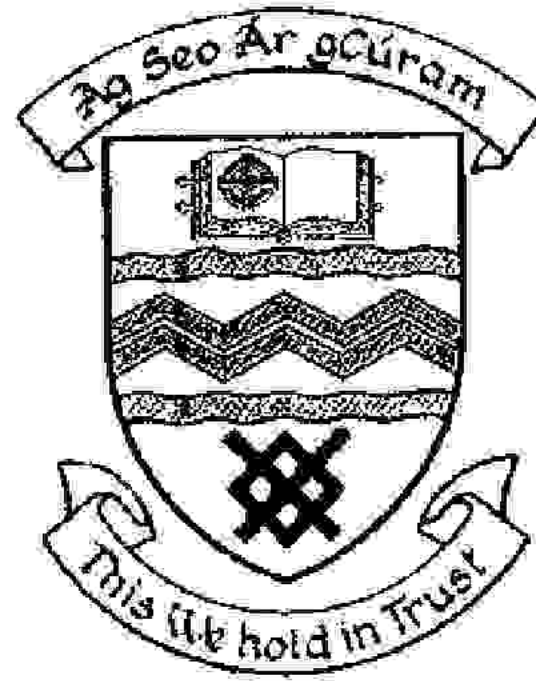
- 10 Prior to the commencement of development, the applicant shall ascertain and comply with the requirements of the Electricity Supply Board in relation to the setback of the proposed house from the overhead power lines.

REASON:

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

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S014/03/01 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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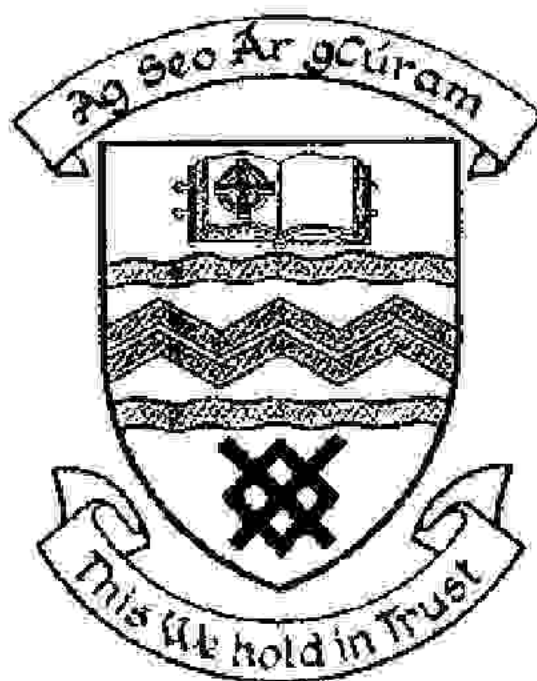
Website: www.sdcc.ie

- 11 The new driveway shall be constructed to the satisfaction of the Area Engineer, Roads Maintenance.
REASON:
In the interest of the proper planning and development of the area.
- 12 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.
- 13 In the event of a connection to the water supply, 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 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.
- 14 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.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S017/0009

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E-Mail: planning.dept@sdublincoco.ie
Website: www.succ.ie

- (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.

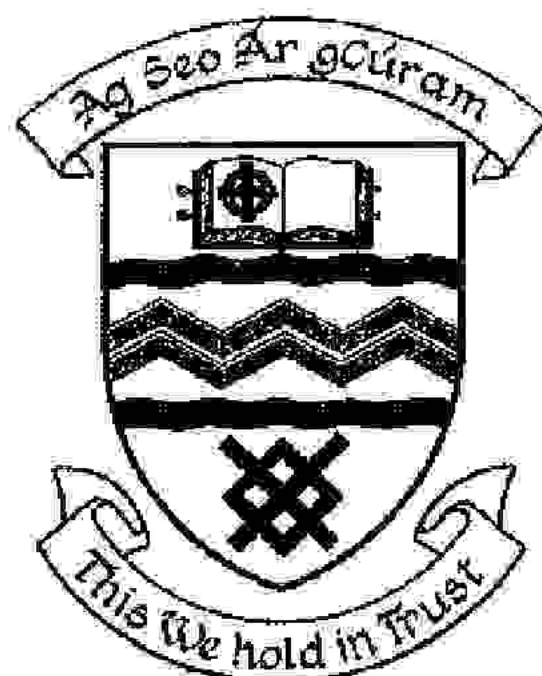

.....11/02/02
for SENIOR ADMINISTRATIVE OFFICER

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 3755	Date of Decision 19/12/2001
Register Reference S01A/0319	Date: 25/05/01

Applicant Paul Dunne

Development Bungalow and sewage treatment plant.

Location Windmill Hill, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /29/08/2001

Clarification of Additional Information Requested/Received 25/10/2001 / 02/11/2001

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

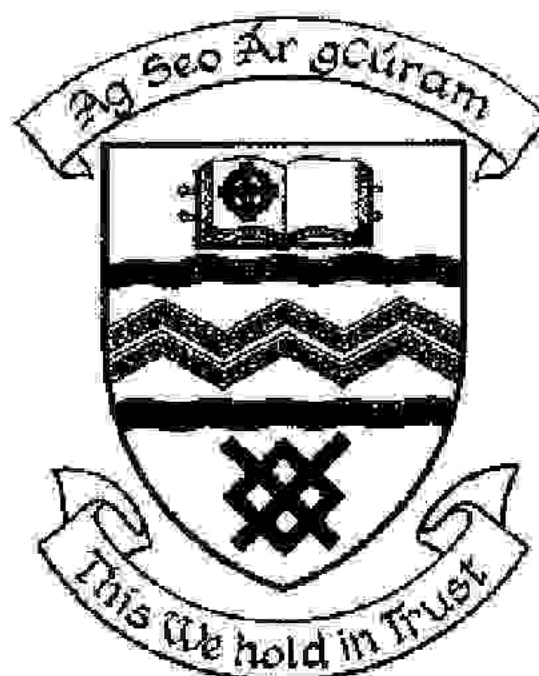

..... 20/12/01
for SENIOR ADMINISTRATIVE OFFICER

Paul Dunne
c/o John Dunne
Windmill Hill,
Rathcoole,
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0319

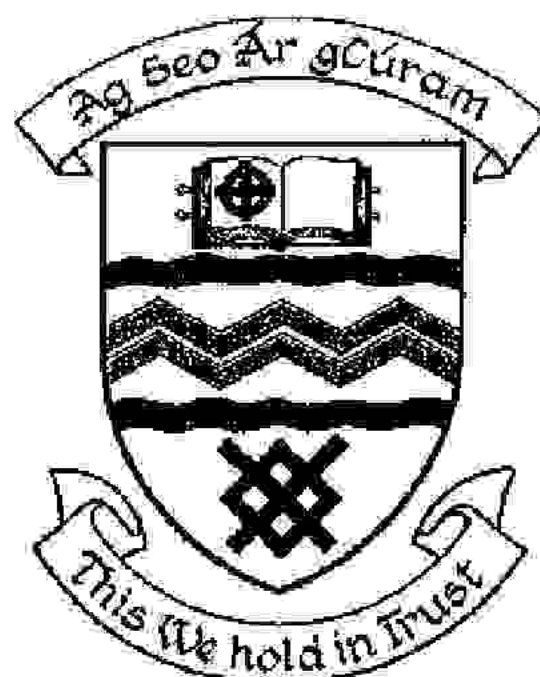
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received on the 29/08/2001 and Clarification of Additional Information received on the 02/11/2001, 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 The requirements of the Environmental Health Officer shall be strictly adhered to. In that respect:
 - (i) A potable water supply shall be provided and maintained by the applicant.
 - (ii) The applicant shall install and maintain the Bio-cycle Treatment Plant in accordance with the design and instructions of the manufacturer.
 - (iii) A raised bed percolation area (as indicated on the site plans) shall be installed and a geo-textile layer shall be used to prevent imported topsoil migrating to lower soil layers.
 - (iv) The applicant shall enter into a maintenance contract with the manufacturer or with a company approved by the manufacturer.REASON:
In the interest of public health.
- 4
 - (i) Vision splays of 90 metres from a 3 metre setback shall be provided at the site entrance. The existing roadside hedge/ditch shall be removed only to a sufficient extent to provide these vision splays. The new boundary shall be setback along the line of the vision splays.
 - (ii) The site boundaries and the set back roadside boundary shall be planted with a continuous line of

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REG. REF. S01A/0319

traditional Irish rural hedgerow species
interspersed with broad-leaved deciduous trees.
This planting shall be carried out and completed
within the first planting season following first
occupation of the dwelling.

REASON:

In the interest of rural amenity and to screen the proposed
development within a reasonable period of time.

- 5 (i) The roof shall be finished with slate or black
colour roof tiles.
(ii) The external wall finishes shall be of smooth
plaster/render painted in a pale colour and no brick
shall be used.

REASON:

In the interest of visual amenity.

- 6 The proposed dwelling when completed shall be first occupied
for a period of at least one year as a place of permanent
residence by the applicant and/or members of the applicants
immediate family.

REASON:

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

- 7 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.

- 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.

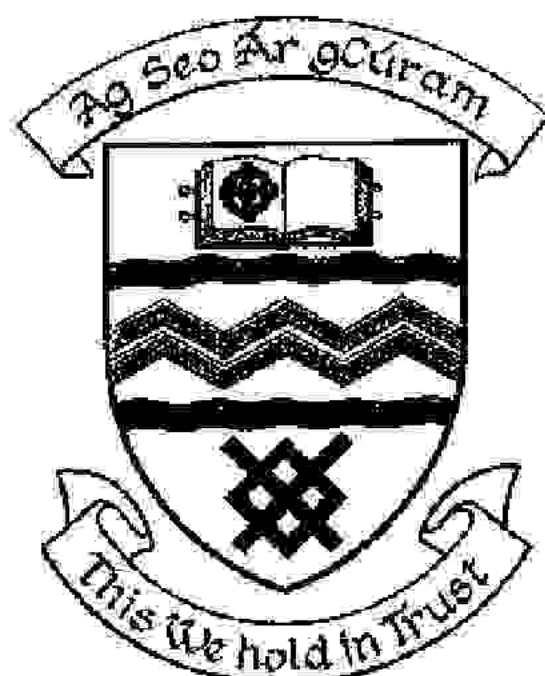
- 9 That an acceptable house name be submitted to and approved
by the County Council before any constructional work takes
place on the proposed house.

REASON:

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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REG REF. S01A/0319

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

- 10 Prior to the commencement of development, the applicant shall ascertain and comply with the requirements of the Electricity Supply Board in relation to the setback of the proposed house from the overhead power lines.

REASON:

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

- 11 The new driveway shall be constructed to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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

- 12 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.

- 13 In the event of a connection to the water supply, 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 public water supply in the area of the proposed development and which will facilitate the development.

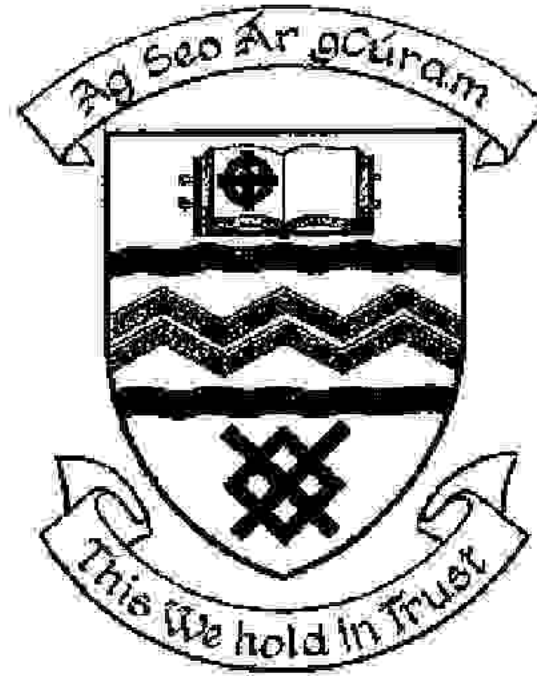
REASON:

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.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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REG. REF. S01A/0319

- 14 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.

C

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 3237	Date of Decision 25/10/2001
Register Reference S01A/0319	Date 25/05/01

Applicant Paul Dunne
App. Type Permission
Development Bungalow and sewage treatment plant.

Location Windmill Hill, Rathcoole, Co. Dublin.

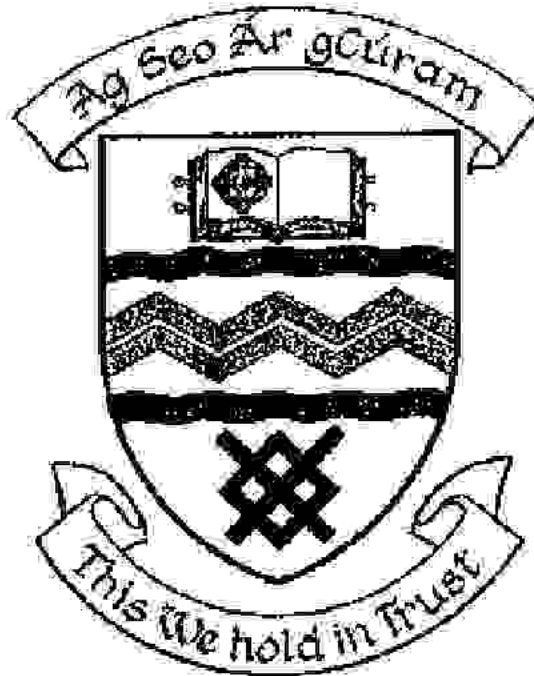
Dear Sir / Madam,

With reference to your planning application, additional information received on 29/08/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is requested to submit a revised Block Plan to show vision splays of 3m x 90m in both directions of access with dashed lines to indicate road edge. The 3 metre setback point is measured 3 metres from the road edge. The 90 metre point is measured from the centre of the roadway to the access point. It should be noted that the '90 metre sight line' as submitted on the block plan only scales 45 metres.
- 2 The applicant was requested to submit revised drawings to the Planning Authority clearly indicating a new line of hedging planted behind the revised vision splays. Although the drawings show this new line of planting, the information is considered unacceptable as the type and species of

Paul Dunne
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Windmill Hill,
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REG REF. S01A/0319

planting proposed is not in keeping with this rural area. The applicant is requested to submit a revised scheme to the Planning Authority showing native and indigenous hedgerow species along this boundary.

- 3 The applicant was requested to submit revised drawings to the Planning Authority showing how he intends to decrease the prominence of this proposed structure on the landscape. It was noted that this could be achieved by lowering the level of the proposed dwelling into the site and/or submitting a detailed Landscape Plan screening the proposed works from the road and surrounding area. The Landscape Plan submitted is considered unacceptable as it contains insufficient detail. In addition, the type of planting proposed is not in keeping with native species in this rural area. The applicant is requested to submit a revised scheme to the Planning Authority clearly detailing the location and type of planting proposed. Dense, screen planting should be proposed comprising of native, indigenous species.
- 4 The applicant is requested to submit revised drawings clearly indicating the western site boundary.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

25/10/01

	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/0319	
1. Location	Windmill Hill, Rathcoole, Co. Dublin.		
2. Development	Bungalow and sewage treatment plant.		
3. Date of Application	25/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul Dunne Address: c/o John Dunne Windmill Hill, Rathcoole,		
5. Applicant	Name: Paul Dunne Address: c/o John Dunne, Windmill Hill, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2466 Date 23/07/2001	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.	

M.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 2466	Date of Decision 23/07/2001
Register Reference S01A/0319	Date: 25/05/01

Applicant Paul Dunne
Development Bungalow and sewage treatment plant.
Location Windmill Hill, Rathcoole, Co. Dublin.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 25/05/01 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:

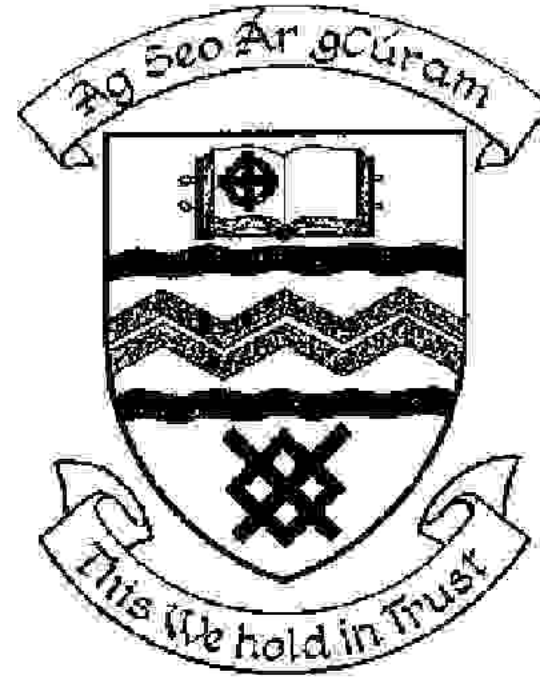
- 1 The applicant is requested to submit revised drawings to the Planning Authority, clearly showing relocation of the access point to provide vision splays of 3m x 90m in both directions of the access point. The revised vision splays should be clearly illustrated with the gradient of the access not exceeding 2.5% over the last 6 metres of approach to the public road. The 3 metre setback should be measured from the metal edge of the road (tarmacadam).
- 2 The applicant is requested to submit revised drawings to the Planning Authority clearly indicating a new line of hedging planted behind the revised vision splays.
- 3 It is considered that the applicant has not addressed issue No.1 in the previous application relating to this site (Reg.Ref.S00A/0918), namely the prominence of the proposed structure on this elevated site. The applicant is requested to submit revised drawings showing how the applicant proposes to decrease the prominence of this proposed

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c/o John Dunne
Windmill Hill,
Rathcoole,
Co. Dublin.

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REG REF. S01A/0319

structure on the landscape. This could be achieved by lowering the level of the proposed dwelling into the site and/or by submitting a detailed landscape plan screening the proposed works from the road and surrounding area.

- 4 The applicant is requested to submit revised plans indicating on the Block Plan the western site boundary.
- 5 The applicant is requested to submit amended plans indicating a slate or asbestos slate roof and the external walls plastered or rendered in white or a pale colour.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

23/07/01