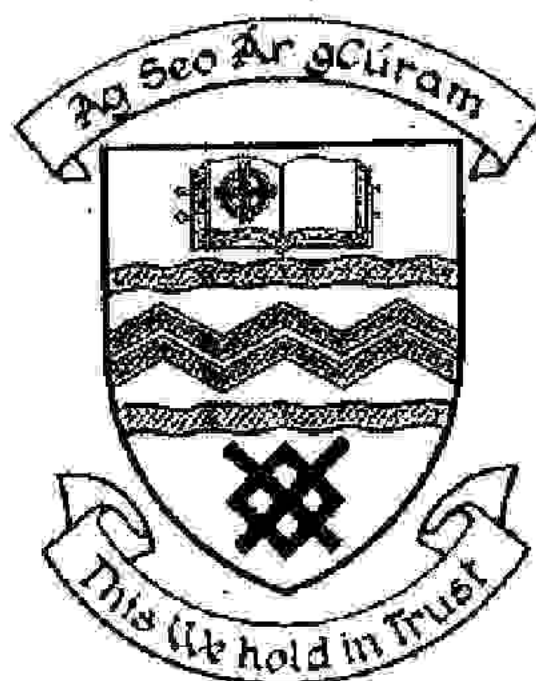


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0282	
1. Location	Redgap, Rathcoole, Co. Dublin		
2. Development	(a) Temporary retention of mobile home (b) bungalow and domestic garage (c) septic tank with effluent treatment system at		
3. Date of Application	10/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/07/2001 2.	1. 27/09/2001 2.
4. Submitted by	Name: C.P. Cawley Address: 9 Beech Road, Connell Dr,		
5. Applicant	Name: Donna & Mark Moonan Address: Redgap, Rathcoole, Co. Dublin		
6. Decision	O.C.M. No. 3459 Date 23/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0101 Date 14/01/2002	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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Tamhlacht, Baile Átha Cliath 24.

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C.P. Cawley
9 Beech Road,
Connell Dr,
Newbridge,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0101	Date of Final Grant 14/01/2002
Decision Order Number 3459	Date of Decision 23/11/2001
Register Reference S01A/0282	Date 27/09/01

Applicant Donna & Mark Moonan

Development (a) Temporary retention of mobile home (b) bungalow and domestic garage (c) septic tank with effluent treatment system at

Location Redgap, Rathcoole, Co. Dublin

Floor Area 232.27 Sq Metres

Time extension(s) up to and including 10/08/2001

Additional Information Requested/Received 19/07/2001 /27/09/2001

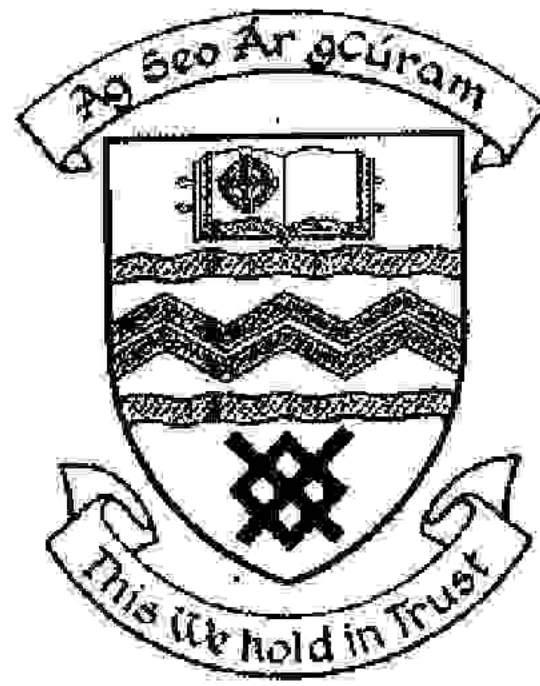
A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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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 and Additional Information received on the 27/09/2001, 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 The height of the apex of the roof shall be reduced by 1 metre.
REASON:
In the interest of visual amenity.
- 3 The house, when completed shall be first occupied by the applicants and/or members of their 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 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 Details of landscaping and boundary treatment shall be submitted to and approved by the Planning Authority prior to the commencement of development. This shall include proposals for the planting of native hedgerow species along the roadside boundary of the site and adequate screening of the proposed development from the adjoining properties to the rear (north-west) and side (east).
REASON:
In the interest of visual amenity.
- 6 Roofing materials shall consist of natural or asbestos slate, while walls shall be finished in white or pale coloured plaster or render.
REASON:
In the interest of visual amenity.
- 7 The following requirements of the Environmental Services Department shall be adhered to:
 - (i) Septic Tank/Effluent Treatment System and percolation/irrigation area shall be in accordance with S.R.6: 1991 and the requirements of the EPA's Wastewater Treatment Manual for Single Houses.

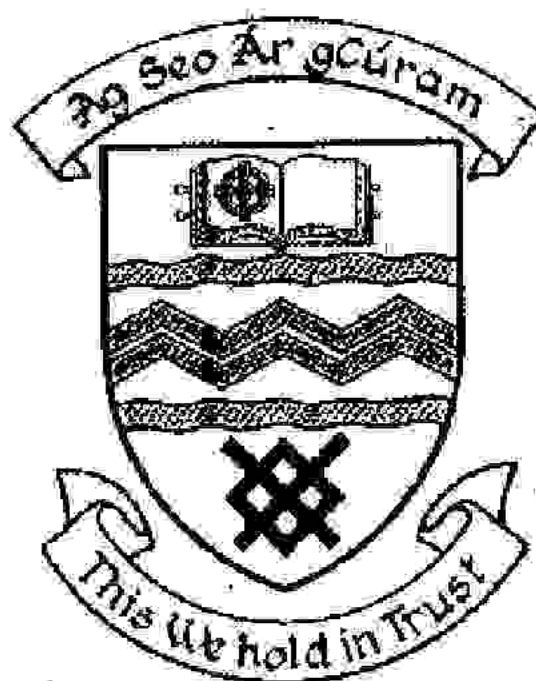
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REG. REF. S011701

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Certification of compliance by an Engineer to the
aforementioned standard must be submitted to South
Dublin County Council.

- (ii) Applicant shall ensure full and complete separation
of foul and surface water systems.
- (iii) All soakage areas shall be designed and constructed
in accordance with BRE digest 365, and certification
of compliance by Engineer to be submitted.
- (iv) Applicant shall ensure full and complete separation
of foul and surface water systems.

REASON:

In the interest of public health.

- 8 The applicant shall meet the following requirements of the
Environmental Health Officer:

- (i) The applicant shall install and maintain the
puraflo in accordance with the design and
instructions of the manufacturer.
- (ii) The applicant shall lay at least one hundred and
twenty linear meters of percolation pipework in the
irrigation system. This was recommended by the
manufacturer and overlooked by the submitting
Engineer. Should this pose any problem with
separation distances, the applicant should make use
of a raised percolation bed with good quality
imported topsoil and a geotextile layer to prevent
migration of this soil into lower levels.
- (iii) The applicant shall enter into a maintenance
contract with the manufacturer of the Puraflo System
or company approved by the manufacturer.
- (iv) The applicant shall maintain a supply of potable
water to the dwelling.

REASON:

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

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

REASON:

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

- 10 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.

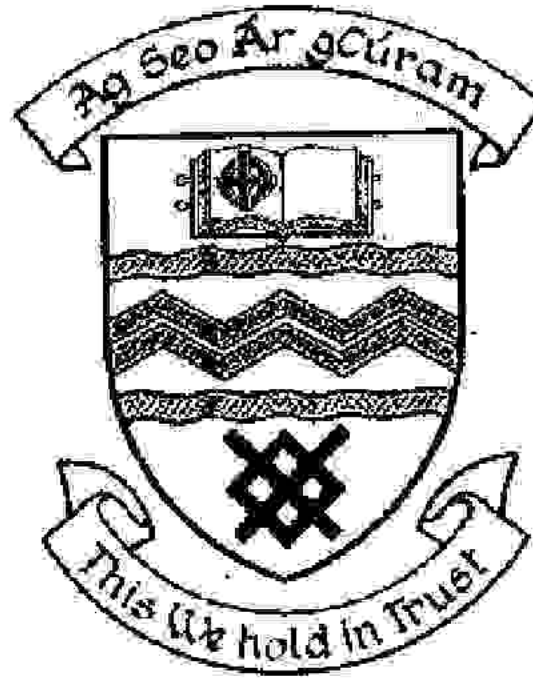
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REG REF. S0114/09

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- 11 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.
- 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. S01A/0987

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- (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.

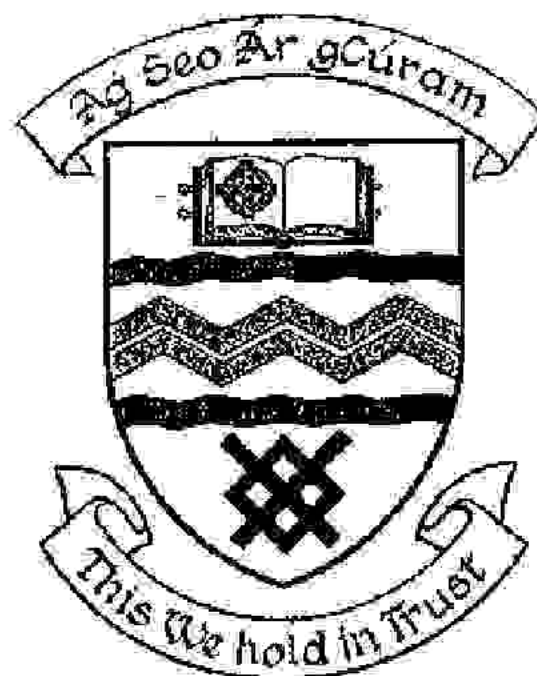
Ais
.....14/01/02
for SENIOR ADMINISTRATIVE OFFICER

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 3459	Date of Decision 23/11/2001
Register Reference S01A/0282	Date: 10/05/01

Applicant Donna & Mark Moonan

Development (a) Temporary retention of mobile home (b) bungalow and domestic garage (c) septic tank with effluent treatment system at

Location Redgap, Rathcoole, Co. Dublin

Floor Area Sq Metres


Time extension(s) up to and including 10/08/2001

Additional Information Requested/Received 19/07/2001 /27/09/2001

Clarification of Additional Information Requested/Received /

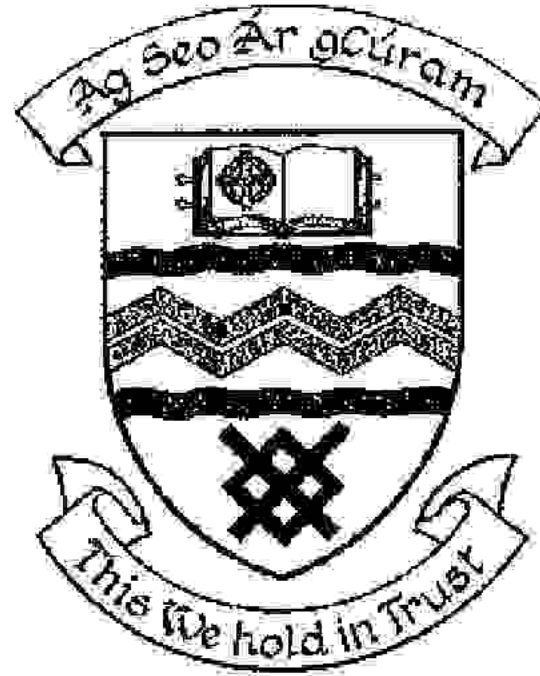
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

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

 23/11/01
for SENIOR ADMINISTRATIVE OFFICER

C.P. Cawley
9 Beech Road,
Connell Dr,
Newbridge,
Co. Kildare.

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REG REF. S01A/0282

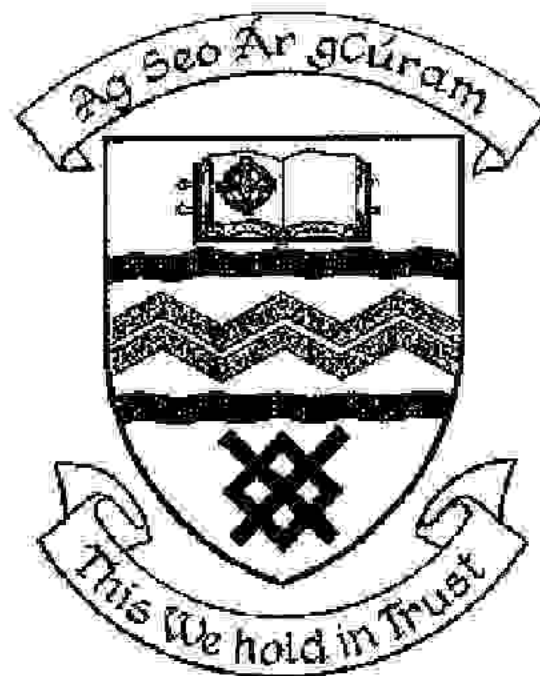
Conditions and Reasons

- 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 27/09/2001, 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 The height of the apex of the roof shall be reduced by 1 metre.
REASON:
In the interest of visual amenity.
- 3 The house, when completed shall be first occupied by the applicants and/or members of their 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 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 Details of landscaping and boundary treatment shall be submitted to and approved by the Planning Authority prior to the commencement of development. This shall include proposals for the planting of native hedgerow species along the roadside boundary of the site and adequate screening of the proposed development from the adjoining properties to the rear (north-west) and side (east).
REASON:
In the interest of visual amenity.
- 6 Roofing materials shall consist of natural or asbestos slate, while walls shall be finished in white or pale coloured plaster or render.
REASON:
In the interest of visual amenity.

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7 The following requirements of the Environmental Services Department shall be adhered to:

- (i) Septic Tank/Effluent Treatment System and percolation/irrigation area shall 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) Applicant shall ensure full and complete separation of foul and surface water systems.
- (iii) All soakage areas shall be designed and constructed in accordance with BRE digest 365, and certification of compliance by Engineer to be submitted.
- (iv) Applicant shall ensure full and complete separation of foul and surface water systems.

REASON:

In the interest of public health.

8 The applicant shall meet the following requirements of the Environmental Health Officer:

- (i) The applicant shall install and maintain the puraflo in accordance with the design and instructions of the manufacturer.
- (ii) The applicant shall lay at least one hundred and twenty linear meters of percolation pipework in the irrigation system. This was recommended by the manufacturer and overlooked by the submitting Engineer. Should this pose any problem with separation distances, the applicant should make use of a raised percolation bed with good quality imported topsoil and a geotextile layer to prevent migration of this soil into lower levels.
- (iii) The applicant shall enter into a maintenance contract with the manufacturer of the Puraflo System or company approved by the manufacturer.
- (iv) The applicant shall maintain a supply of potable water to the dwelling.

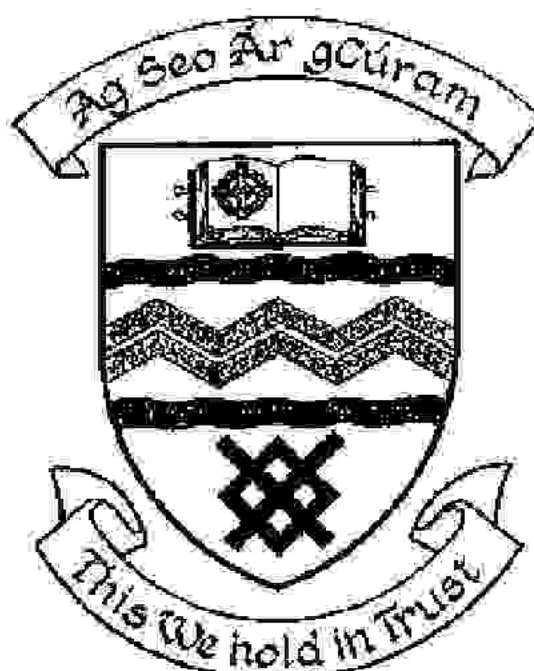
REASON:

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

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REG REF. S01A/0282

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

REASON:

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

- 10 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.

- 11 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.

- 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.

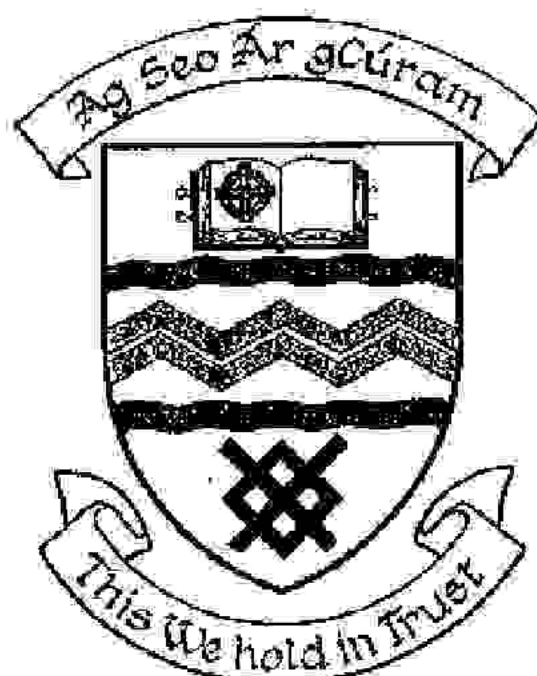
REASON:

The provision of such service in the area by the Council

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REG. REF. S01A/0282

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.

M.

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

Decision Order Number 2444	Date of Decision 19/07/2001
Register Reference S01A/0282	Date: 10/05/01

Applicant Donna & Mark Moonan
Development (a) Temporary retention of mobile home (b) bungalow and domestic garage (c) septic tank with effluent treatment system at

Location Redgap, Rathcoole, Co. Dublin

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 10/05/01 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:

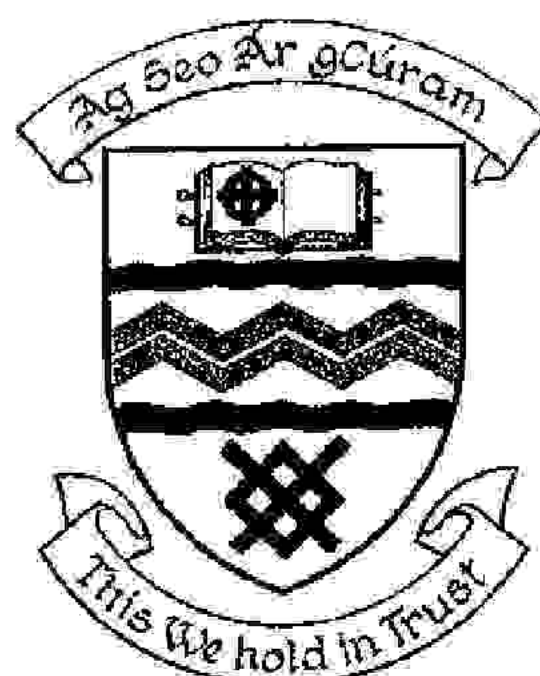
- 1 The applicants are requested to submit plans indicating the location of Donna Moonan's parents house and any land owned by her parents in the locality. The applicants are requested to state how long Donna Moonan's parents have lived in the house and the area generally.
- 2 The Roads Department states:
"There were previous applications on the site (S00A/0423, S99A/0687) which were refused. The site plan is similar to the previous application (S00A/0423) with no access point shown for the mobile home.
The site plan shows 'line of existing boundary removed' and setback 'to allow clear vision lines in either directions'.
It does not show vision splays of 3m x 90m (as per Road standards).
Roads recommend refusal as
1. The Redgap area is saturated with one-off houses on a

C.P. Cawley
9 Beech Road,
Connell Dr,
Newbridge,
Co. Kildare.

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REG REF. S01A/0282

substandard rural road network which has no footpaths,
public lighting, drainage and has poor horizontal/vertical
alignment."

The applicants are requested to submit plans and details of
any proposal they may have to meet these points, including
indicating what is to happen to the existing mobile home
access. The applicants are advised to discuss the matter
beforehand with the Roads Department.

- 3 The applicants are requested to submit revised plans of the
proposed house showing:
- (i) the roof to be of slate or asbestos slate
 - (ii) the external walls to be plastered or rendered in white
or a pale colour.
 - (iii) the chimney capping to be thicker

This is to achieve a design more in keeping with the
Guidelines on the Siting and Design of Rural Dwellings
contained in the South Dublin County Development Plan 1998.

- 4 The applicants are advised that the Environmental Health
Officer has stated inter alia:
- "The applicants must lay at least one hundred and twenty
linear metres of percolation pipework in the irrigation
system. Should this pose any problem with separation
distances the applicants should make use of a raised
percolation bed with good quality imported topsoil and a
geotextile layer to prevent migration of this soil into
lower levels."

The applicants are requested to investigate this, clarify
what is intended and submit any further plans and details as
are necessary.

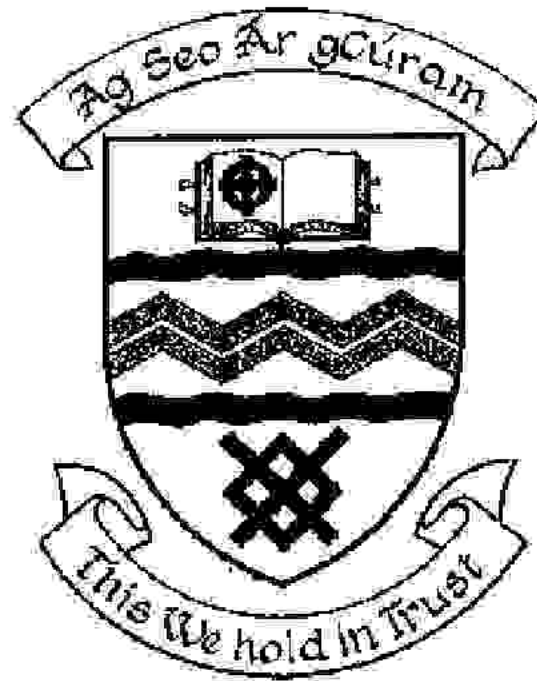
- 5 The applicants are requested to provide details of the
design of the mobile home, the siting of the existing access
and information as to how long the mobile home is required
for and what is intended to happen to the mobile home when
no longer required.

- 6 The applicants are requested to clarify the discrepancy in
the plans whereby two windows are shown in the north east
elevational view whereas the floor plan only shows one
window in the north east wall. The number and correct

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positioning of these windows should be defined. The Planning Authority is of the opinion that windows in the north east elevation should preferably be obscure glazed.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

19/07/01