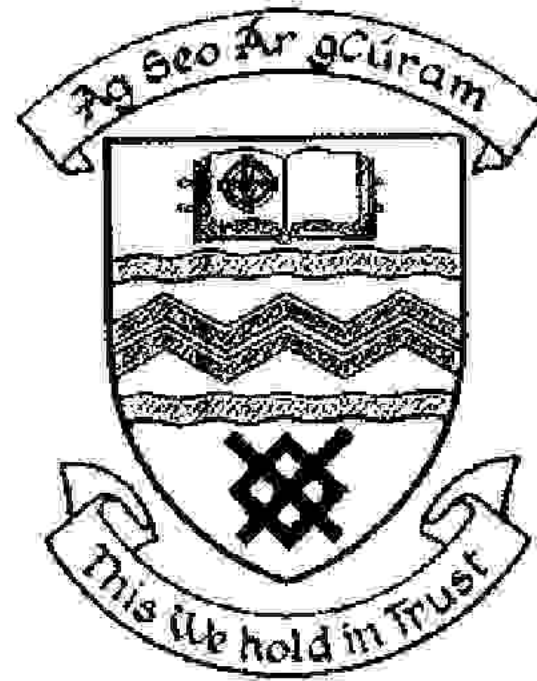


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0217	
1. Location	rear of 4 St. Anne's Terrace, Rathcoole, Co. Dublin		
2. Development	Single storey house with attic storage space at rear of existing dwelling.		
3. Date of Application	17/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/06/2001 2.	1. 10/09/2001 2.
4. Submitted by	Name: Jenny O'Brien Address: 4 St. Anne's Terrace, Rathcoole, Co. Dublin.		
5. Applicant	Name: Jenny O'Brien, Address: 4 St. Anne's Terrace, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 3339 Date 08/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0047 Date 10/01/2002	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.	

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Jenny O'Brien
4 St. Anne's Terrace,
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 0047	Date of Final Grant 10/01/2002
Decision Order Number 3339	Date of Decision 08/11/2001
Register Reference S01A/0217	Date 10/09/01

Applicant Jenny O'Brien,

Development Single storey house with attic storage space at rear of existing dwelling.

Location rear of 4 St. Anne's Terrace, Rathcoole, Co. Dublin

Floor Area 151.06 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/06/2001 /10/09/2001

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

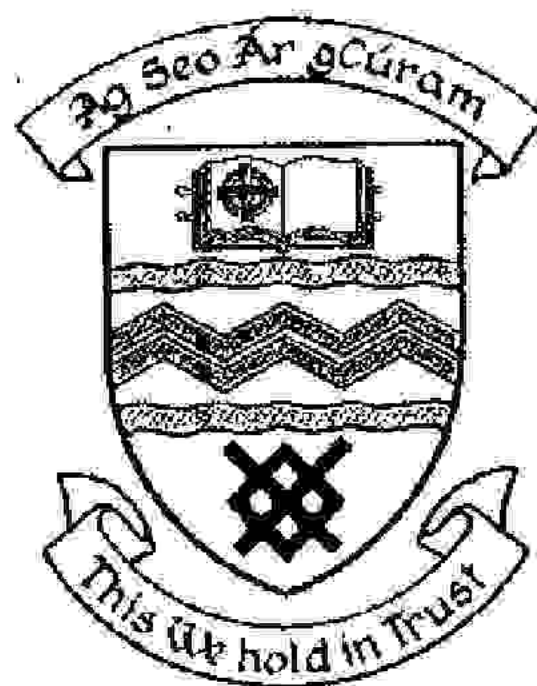
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REG REF. S01A/01/1

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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 10/09/01, save as may be required by 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 unit dwelling
REASON:
To prevent unauthorised development
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
Reason:
In order to comply with the Sanitary Services Acts, 1878-1964
- 5 The applicant is advised that this development is premature pending the following:
 - Completion of the Saggart-Rathcoole-Newcastle Drainage Scheme (estimated completion date: Spring 2002).
 - The implementation of the recommendations of the consultant's report into the existing foul sewer network in Rathcoole.

Notwithstanding these facts the following are the requirements of the Environmental Services Dept:

- The house shall not be occupied 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.
- No connection shall be made to the existing Council foul sewer and no rooms shall 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

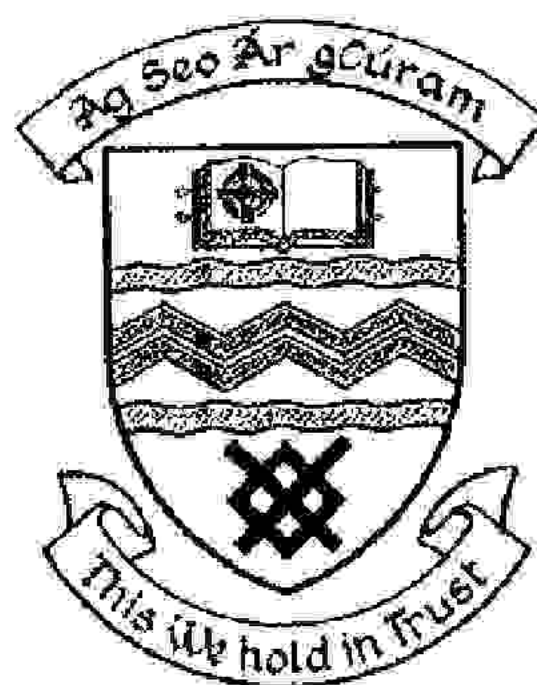
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REG. REF. S01A/03

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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.

- The foul pumping system shall be designed and configured so that effluent remains in the system for a maximum of 3 hours to avoid the risk of septicity. A minimum of 24 hours overflow storage shall be provided in the event of pump failure. A non-return valve shall be installed at the beginning of the rising main. The installation, operation and maintenance of the system, up to the point of connection to the existing public sewer, shall remain the responsibility of the applicant. In this regard the applicant shall enter into a maintenance contract with the supplier of the pump system or similar.
- No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- Applicant shall ensure full and complete separation of foul and surface water systems.
- 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.
- Soakaways shall 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.
- Soakaways shall be located at least 10m from the nearest road boundary and not within 3m of the boundary of the adjoining site.
- Soakaways shall be designed in accordance with the requirements of BRE Digest 365 Soakaway Design and certification to that effect is required. Report on suitability of soil for soakage shall be submitted.
- Soakage area shall meet the requirements of Environmental Health Officer.
- The house shall have its own individual service connection to the public watermain and 24hour storage.
- 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 the interest of the public health.

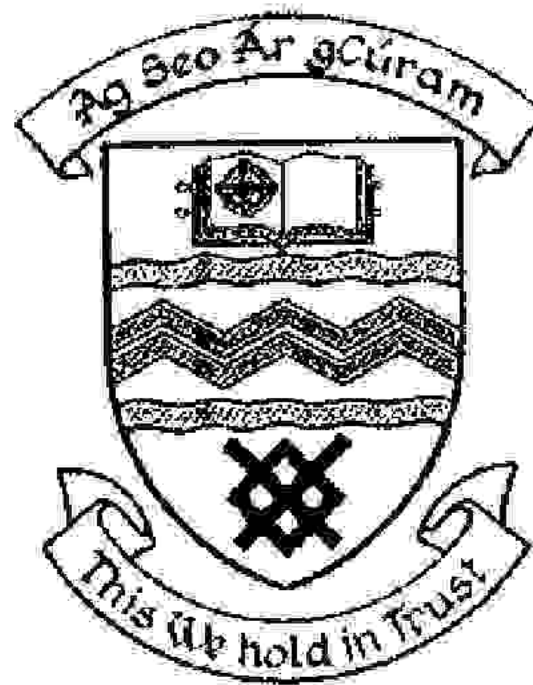
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REG REF. S018701

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- 6 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
- 7 Prior to the commencement of development the applicant shall submit to and agree with the Parks Department of South Dublin County Council a detailed Landscape Plan
REASON:
In the interests of proper planning and development of the area.
- 8 That an acceptable house numbering proposal be submitted to and approved by the County Council before any constructional work takes place on the proposed house.
REASON:
In the interests of proper planning and development of the area.
- 9 That the roof material be slate or asbestos slate.
REASON:
To protect the amenity of the site.
- 10 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) be 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.
- 11 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

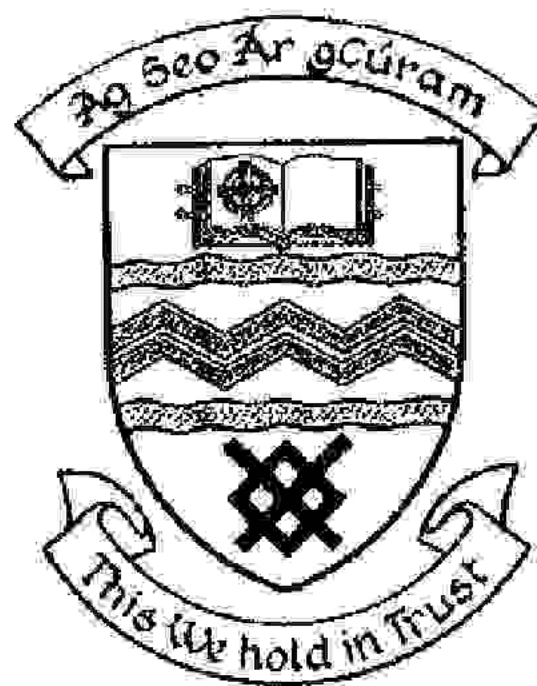
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REG. REF. S01A/07/11

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improvement works and traffic management schemes
facilitating the proposed development.

- 12 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 13 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.

- 14 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 Tay Lane Pumping Station and Rathcoole Foul Sewerage Network 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.

- 15 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:

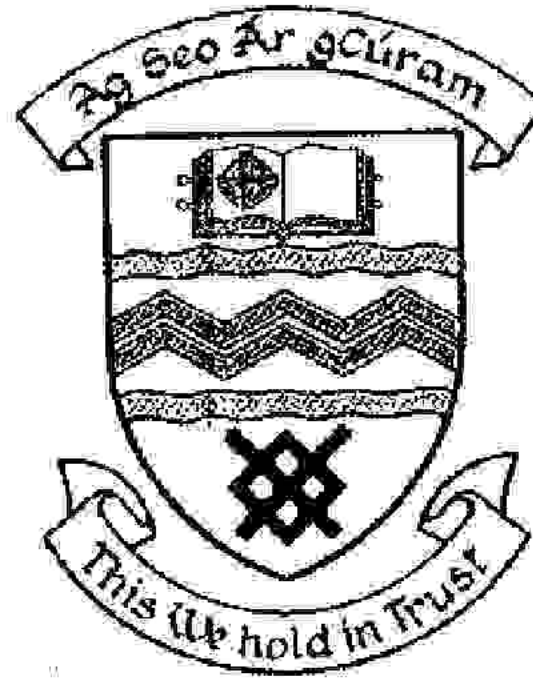
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The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (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.

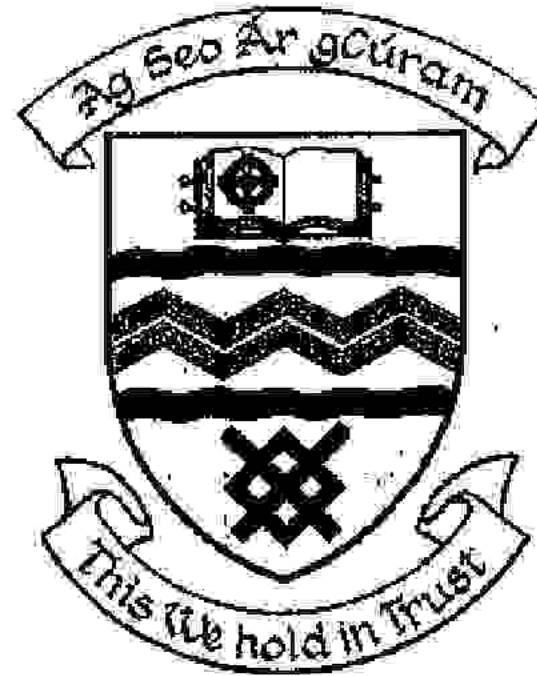
.....10/01/02
for SENIOR ADMINISTRATIVE OFFICER

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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 3339	Date of Decision 08/11/2001
Register Reference S01A/0217	Date: 17/04/01

Applicant Jenny O'Brien,
Development Single storey house with attic storage space at rear of
existing dwelling.
Location rear of 4 St. Anne's Terrace, Rathcoole, Co. Dublin
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 14/06/2001 /10/09/2001
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 (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 08/11/01
for SENIOR ADMINISTRATIVE OFFICER

Jenny O'Brien
4 St. Anne's Terrace,
Rathcoole,
Co. Dublin.

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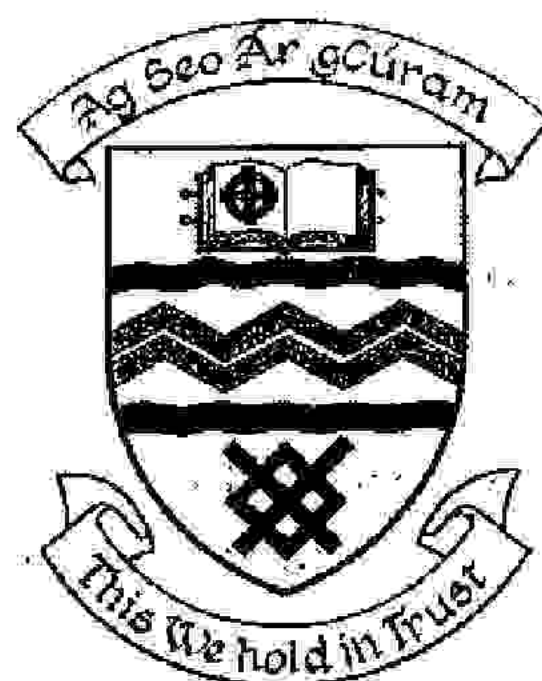
Conditions and Reasons

- 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 10/09/01, save as may be required by 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 unit dwelling
REASON:
To prevent unauthorised development
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
Reason:
In order to comply with the Sanitary Services Acts, 1878-1964
- 5 The applicant is advised that this development is premature pending the following:
 - Completion of the Saggart-Rathcoole-Newcastle Drainage Scheme (estimated completion date: Spring 2002).
 - The implementation of the recommendations of the consultant's report into the existing foul sewer network in Rathcoole.

Notwithstanding these facts the following are the requirements of the Environmental Services Dept:

- The house shall not be occupied until the County Manager of the Sanitary Authority has confirmed in writing that construction of the Saggart/Newcastle/Rathcoole sewerage scheme is sufficiently advanced

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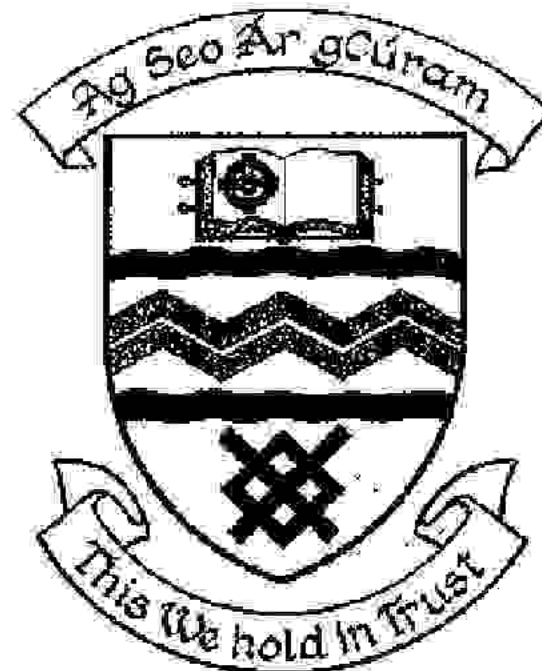
REG. REF. S01A/0217

- to enable foul sewage from the site to be channelled to the new sewerage system.
- No connection shall be made to the existing Council foul sewer and no rooms shall 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.
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certification to that effect is required. Report on suitability of soil for soakage shall be submitted.

- Soakage area shall meet the requirements of Environmental Health Officer.
- The house shall have its own individual service connection to the public watermain and 24hour storage.
- 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 the interest of the public health.

- 6 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

- 7 Prior to the commencement of development the applicant shall submit to and agree with the Parks Department of South Dublin County Council a detailed Landscape Plan

REASON:

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REASON:

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

- 9 That the roof material be slate or asbestos slate.

REASON:

To protect the amenity of the site.

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

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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.

- 11 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.

- 12 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

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REASON:

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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.