

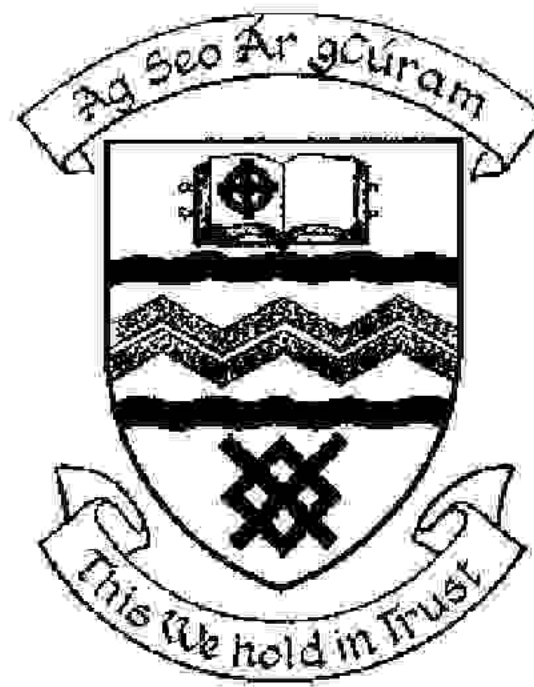
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0087	
1. Location	Kilteel Road, Tootenhill Td Rathcoole		
2. Development	Change of house type to bungalows on sites 41 and 42 in compliance with conditions of approved residential development		
3. Date of Application	16/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: F. 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. 0799 Date 12/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1095 Date 24/05/2001	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.	

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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
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 0799	Date of Decision 12/04/2001
Register Reference S01A/0087	Date: 16/02/01

Applicant Cavan Developments Ltd.,

Development Change of house type to bungalows on sites 41 and 42 in compliance with conditions of approved residential development

Location Killeel Road, Tootenhill Td 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.

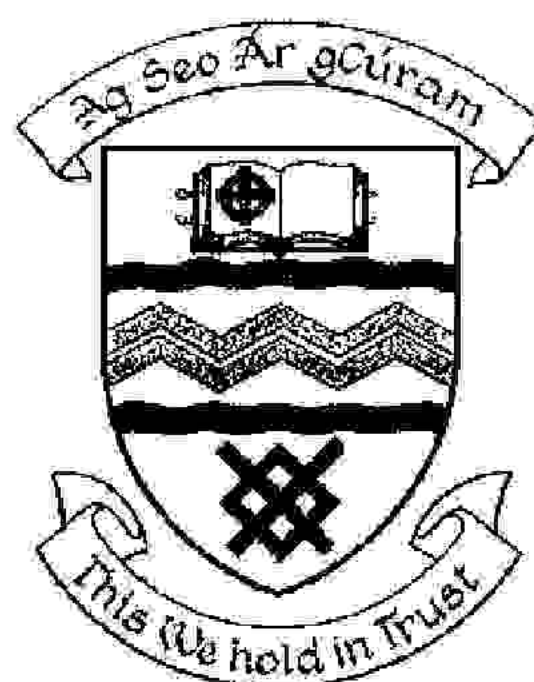
[Signature]
..... 12/04/01
for SENIOR ADMINISTRATIVE OFFICER

F. L. Bent (AP&Ds)
25 Grosvenor Court,
Templeogue,
Dublin 6W.

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REG REF. S01A/0087

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 alterations only:
- Change of house type on sites 41 and 42 in compliance with conditions of approved residential development. This permission does not cover house no. 43a as shown on site layout plan no. 388/5.

No other alterations are permitted on foot of this permission.

REASON:

In order to define the permission.

- 4 With respect to drainage arrangements and water supply, the developer shall ensure that the following criteria are satisfied:

(a) Foul Drainage:

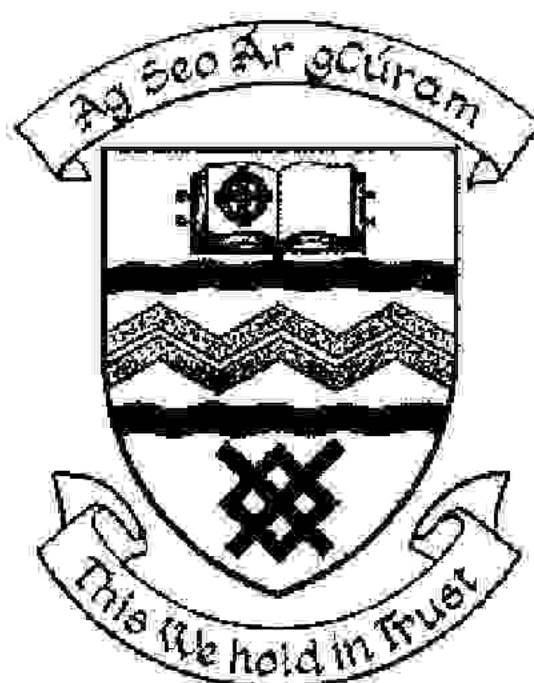
No development shall commence until the County Manager of the Sanitary Authority has confirmed in writing that construction of the Saggart/Newcastle/Rathcoole sewerage scheme has commenced. The scheme is to provide for the foul drainage of the Rathcoole area.

No connection shall be made to the existing Council foul sewer and no dwelling unit shall be occupied until the County Manager of the Sanitary Authority has confirmed in writing that the construction of the Saggart/Newcastle/ Rathcoole sewerage scheme

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REG. REF. S01A/0087

is sufficiently advanced to enable foul sewage from the site to be channelled to the new sewerage scheme.

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.

(b) Surface Water Drainage:

The surface water conditions of Planning Permission S99A/0779 shall be strictly adhered to particularly in relation to surface water attenuation, ie. 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 tank is to be fitted with a flow control valve to limit discharge to 61.47 l/s.

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.

(c) Water Supply

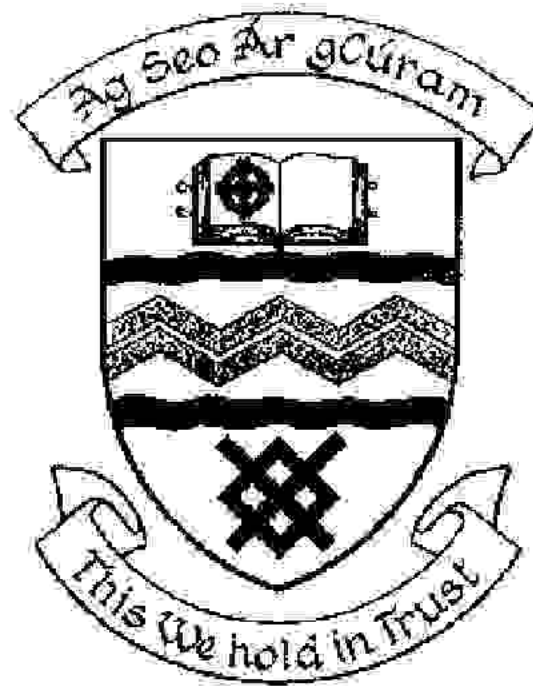
The applicant shall connect to the existing 100mm diameter watermain to the south of the site and to connect to the existing 100mm diameter watermain to the north of the site (on the Naas road) in order to form a link between both supplies.

The watermain to be laid within the site shall be 150mm diameter. Full details of the watermain layout shall be submitted to and agreed with the Area Engineer at Deansrath Depot.

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All spurs shall be looped back on themselves or where there is another main within reasonable distance they should be connected there.

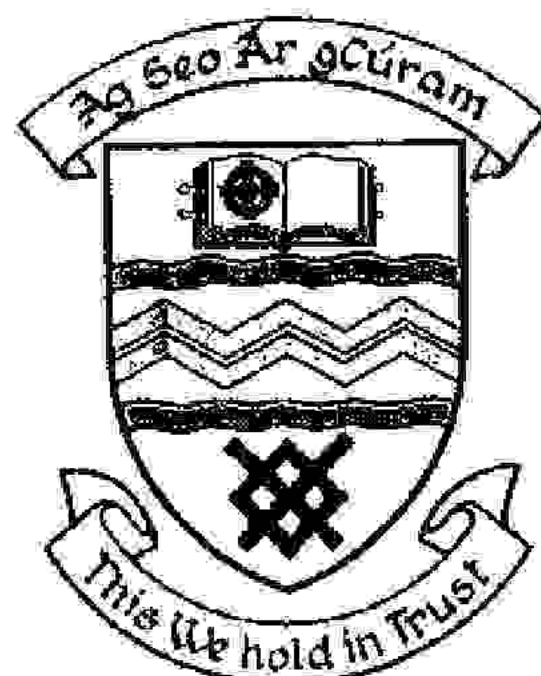
- 5 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No. 27,28,29,30,31,32,33 of Register Reference S99A/0779 be strictly adhered to in respect of this development.

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.

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F. L. Bent (AP&Ds)
25 Grosvenor Court,
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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 1095	Date of Final Grant 24/05/2001
Decision Order Number 0799	Date of Decision 12/04/2001
Register Reference S01A/0087	Date 16/02/01

Applicant Cavan Developments Ltd.,

Development Change of house type to bungalows on sites 41 and 42 in compliance with conditions of approved residential development

Location Killeel Road, Tootenhill Td Rathcoole

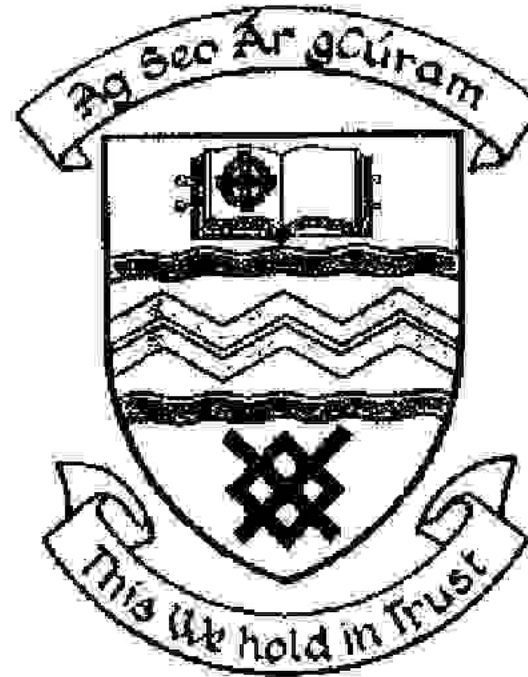
Floor Area 0.00 Sq Metres

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.

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Conditions and Reasons

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. No connection shall be made to the existing Council foul sewer and no dwelling unit shall be occupied until the County Manager of the Sanitary Authority has confirmed in writing that the 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 scheme.

. 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

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space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

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- . The surface water conditions of Planning Permission S99A/0779 shall be strictly adhered to particularly in relation to surface water attenuation, ie. 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 tank is to be fitted with a flow control valve to limit discharge to 61.47 l/s.
- . 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.
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- . The applicant shall connect to the existing 100mm diameter watermain to the south of the site and to connect to the existing 100mm diameter watermain to the north of the site (on the Naas road) in order to form a link between both supplies.
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- . All spurs shall be looped back on themselves or where there is another main within reasonable distance they should be connected there.

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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.

Signed on behalf of South Dublin County Council.

24/05/01
for SENIOR ADMINISTRATIVE OFFICER