

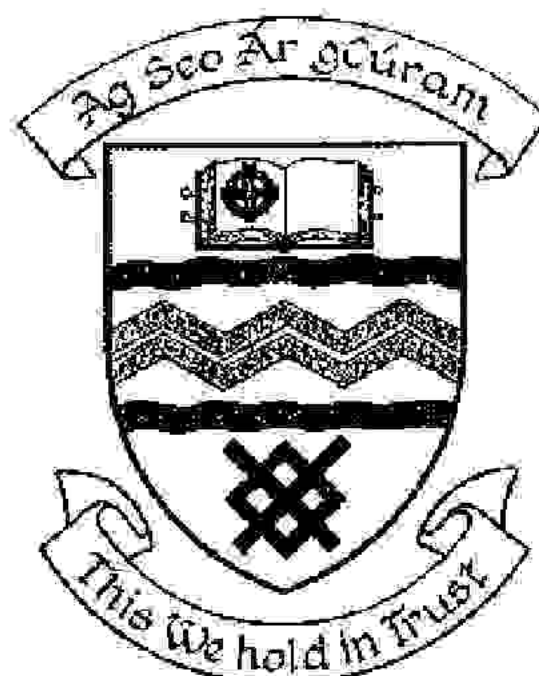
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0032	
1. Location	Ballynakelly, Newcastle, Co. Dublin.		
2. Development	2 storey farmhouse, single storey recreation room, dormer changing room, machinery shed and farm store, double garage and farm office and storage at first floor level, detached agricultural buildings consisting of straw and feed storey, straw-bedded cattle shed, silage pit, uncovered slurry tank and dung-stead, septic tank and percolation area, landscaping temporary relocated access and with permanent access onto proposed new Newcastle Southern by-pass at		
3. Date of Application	23/01/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/03/2001 2.	1. 29/03/2001 2.
4. Submitted by	Name: J & K Janssens Address: Stramore, Newcastle,		
5. Applicant	Name: J & K Janssens Address: Stramore, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 2004 Date 24/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2327 Date 05/07/2001	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

M

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 2004	Date of Decision 24/05/2001
Register Reference S01A/0032	Date: 23/01/01

Applicant J & K Janssens

Development 2 storey farmhouse, single storey recreation room, dormer changing room, machinery shed and farm store, double garage and farm office and storage at first floor level, detached agricultural buildings consisting of straw and feed storey, straw-bedded cattle shed, silage pit, uncovered slurry tank and dung-stead, septic tank and percolation area, landscaping temporary relocated access and with permanent access onto proposed new Newcastle Southern by-pass at

Location Ballynakelly, Newcastle, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/03/2001 /29/03/2001

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

..... 25/05/01
for SENIOR ADMINISTRATIVE OFFICER

J & K Janssens
Stramore,
Newcastle,
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 lodged on the 29/03/2001, 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 proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That the long-term access to the distributor road, when constructed, shall be agreed with the County Council.
REASON:
In the interests of traffic safety.
- 5 That the proposed landscaping and boundary treatments shall be completed by the end of the first planting season following construction of the dwelling.
REASON:
In the interests of amenity of the area.
- 6 That the dwelling first be occupied by the applicant or a member of his immediate family.
REASON:
In the interests of the proper planning and development of the area.
- 7 The development shall be so constructed and operated that there will be no emission of malodours, fumes, dust or other deleterious materials, no noise vibration generated on the

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REG. REF. S01A/0032

site such as would give reasonable cause for annoyance to any person in any residence or public place in the vicinity.

REASON:

In the interests of amenity, public health and to avoid pollution.

- 8 The provision of a septic tank drainage system shall be in accordance with the standards set out in the document entitled SR6 1991 "Septic Tank Systems recommendation for Domestic Effluent Treatment and disposal from a single dwelling/house".

REASON:

In the interests of amenity, public health and to avoid pollution.

- 9 All effluent storage facilities shall be adequately sized, properly constructed and leak proof.

REASON:

In the interests of amenity, public health and to avoid pollution.

- 10 Dungsteeds, manure pits and silage stores and bases shall have collection channels to convey all effluent generated to suitable storage facilities. The silage storage area shall be finished with an impermeable floor surface and be adequately bunded on three sides.

REASON:

In the interests of amenity, public health and to avoid pollution.

- 11 Water tightness of all slurry and soil water tanks shall be ensured to protect nearby water sources i.e. ponds.

REASON:

In the interests of amenity, public health and to avoid pollution.

- 12 Spreading of soiled water slurry and straw bedding shall be in accordance with the "Code of Good Agricultural practice to protect waters from pollution by nitrates.

REASON:

In the interests of amenity, public health and to avoid pollution.

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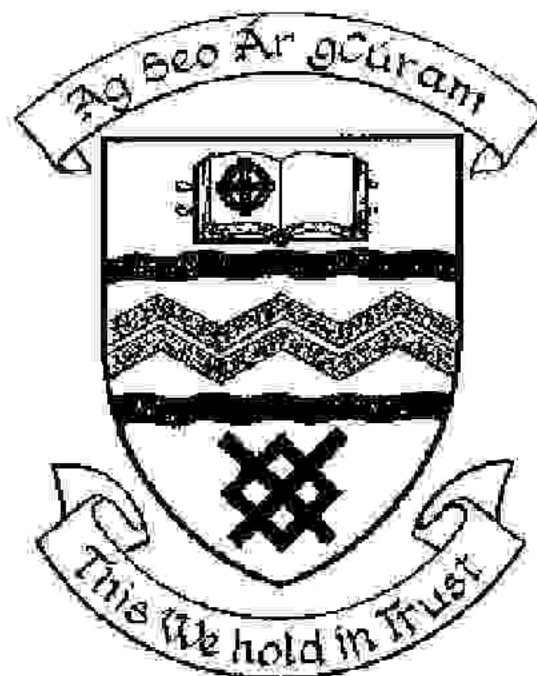
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- 13 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) be paid by the proposer to South Dublin County Council towards the cost of provision of 'Public Water Supply' 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.
- 14 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.
- 15 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.
- 16 That a financial contribution in the sum of £2,100 (two thousand and 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;

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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.

- 17 In the event of a connection to the public foul sewer. A financial contribution in the sum of £326 (three hundred and twenty six pounds) EUR 414 (four hundred and fourteen euros) be paid by the proposer to South Dublin County Council towards the cost of Saggart/Rathcoole Newcastle Drainage Scheme which will facilitate 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.

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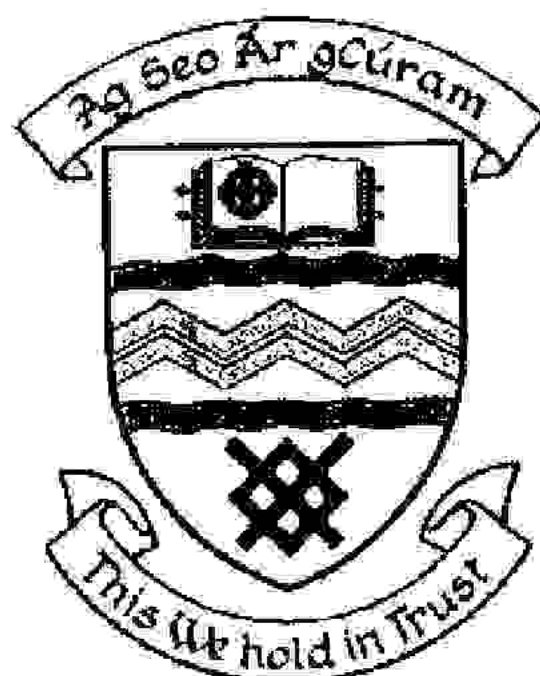
14.

Registrar

Date

Receipt No.

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J & K Janssens
Stramore,
Newcastle,
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 2327	Date of Final Grant 05/07/2001
Decision Order Number 2004	Date of Decision 24/05/2001
Register Reference S01A/0032	Date 29/03/01

Applicant J & K Janssens

Development 2 storey farmhouse, single storey recreation room, dormer changing room, machinery shed and farm store, double garage and farm office and storage at first floor level, detached agricultural buildings consisting of straw and feed storey, straw-bedded cattle shed, silage pit, uncovered slurry tank and dung-stead, septic tank and percolation area, landscaping temporary relocated access and with permanent access onto proposed new Newcastle Southern by-pass at

Location Ballynakelly, Newcastle, Co. Dublin.

Floor Area 1250.00 Sq Metres

Time extension(s) up to and including

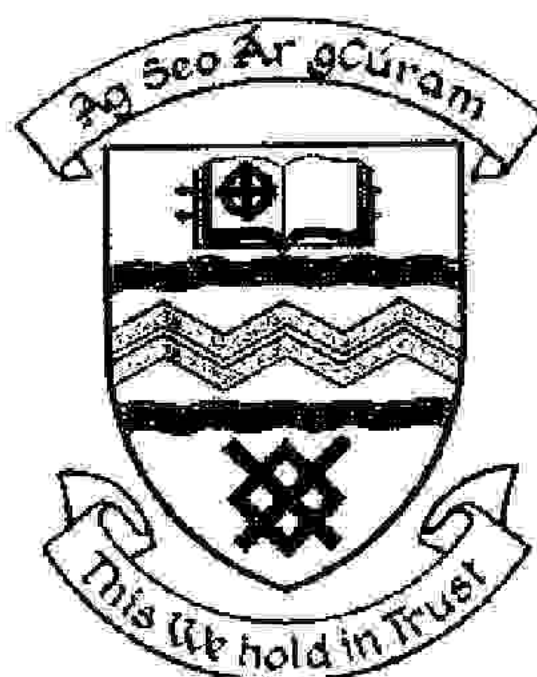
Additional Information Requested/Received 21/03/2001 /29/03/2001

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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 To prevent unauthorised development.
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 REASON:
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
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 In the interests of traffic safety.
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 REASON:
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- 7 The development shall be so constructed and operated that there will be no emission of malodours, fumes, dust or other deleterious materials, no noise vibration generated on the site such as would give reasonable cause for annoyance to any person in any residence or public place in the vicinity.
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REASON:

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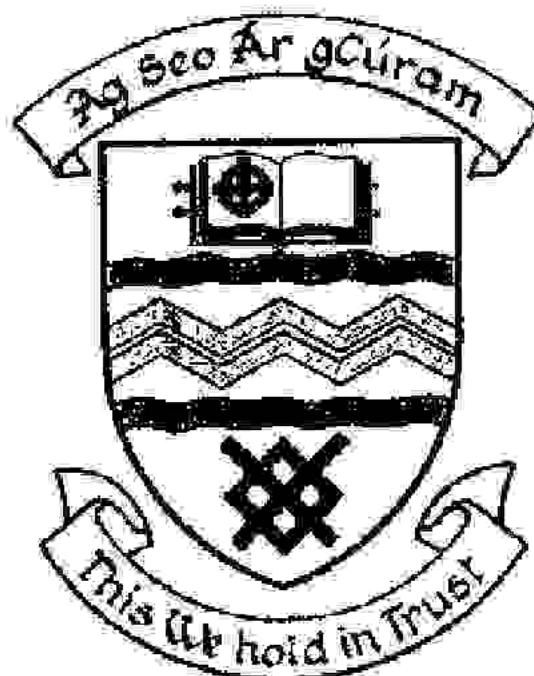
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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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.

J. Lavery06/07/01
for SENIOR ADMINISTRATIVE OFFICER