

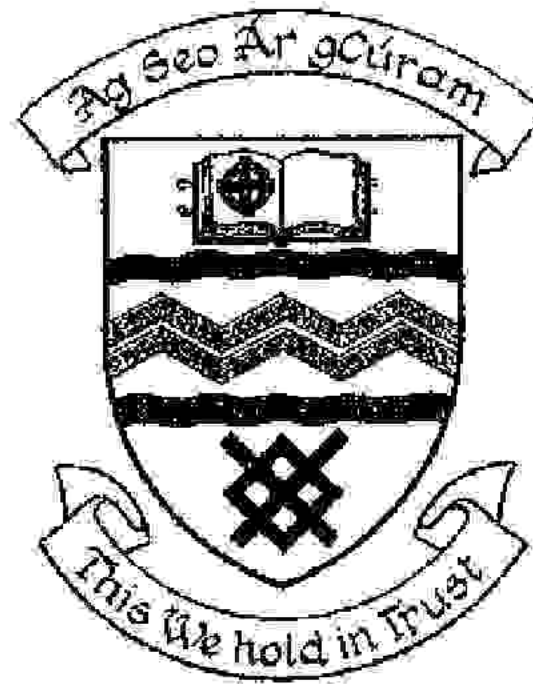
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0880	
1. Location	16 Ballynakelly, Newcastle, Co. Dublin.		
2. Development	Single storey dwelling house with Bio-cycle Drain System.		
3. Date of Application	20/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Verona Lenihan, Address: 16 Ballynakelly, Newcastle,		
5. Applicant	Name: Ms. Verona Lenihan, Address: 16 Ballynakelly, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0826  Date 19/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2139  Date 08/06/2001	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.	

*Linda*

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0360	Date of Decision 16/02/2001
Register Reference S00A/0880	Date 20/12/00

Applicant Ms. Verona Lenihan,  
App. Type Permission  
Development Single storey dwelling house with Bio-cycle Drain System.  
Location 16 Ballynakelly, Newcastle, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 21/03/2001

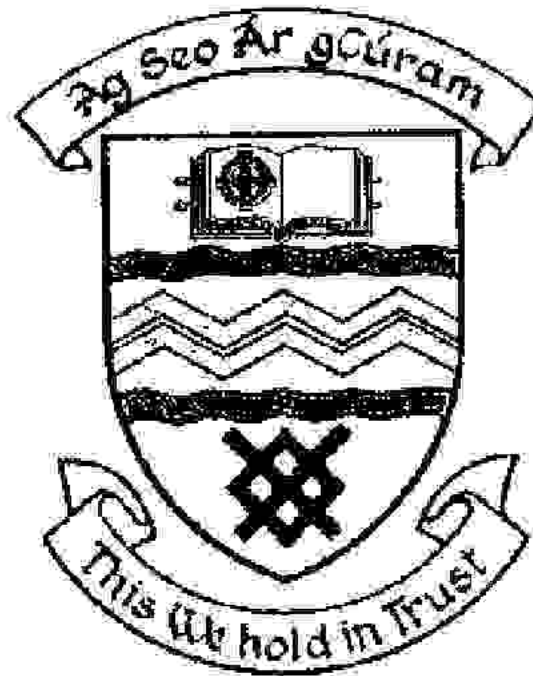
Yours faithfully

  
16/02/01  
for SENIOR ADMINISTRATIVE OFFICER

Verona Lenihan,  
16 Ballynakelly,  
Newcastle,  
Co. Dublin.

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Verona Lenihan,  
16 Ballynakelly,  
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 2139	Date of Final Grant 08/06/2001
Decision Order Number 0826	Date of Decision 19/04/2001
Register Reference S00A/0880	Date 20/12/00

**Applicant** Ms. Verona Lenihan,

**Development** Single storey dwelling house with Bio-cycle Drain System.

**Location** 16 Ballynakelly, Newcastle, Co. Dublin.

**Floor Area** 0.00 Sq Metres

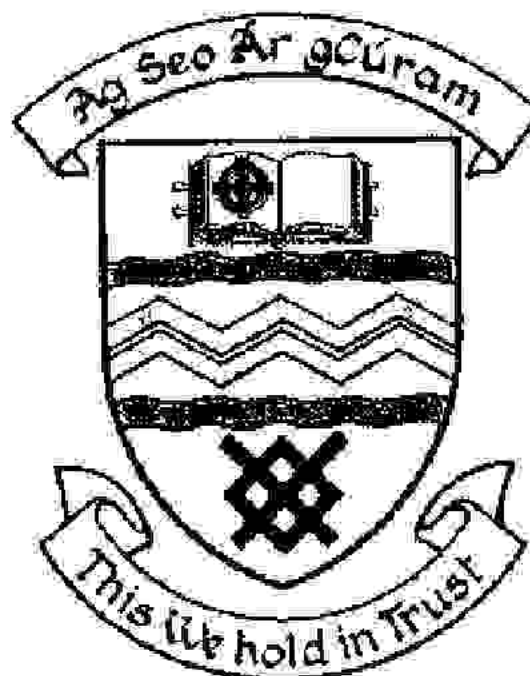
**Time extension(s) up to and including** 21/04/2001

**Additional Information Requested/Received** /

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 including the submission received by the Planning Authority dated 28/02/01, save as may be required by the other conditions attached.  
 REASON:  
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The proposed house shall be used as a single dwelling unit only.  
 REASON:  
 To prevent unauthorised development.
- 3 That the external finishes harmonise in colour and texture with the surrounding residences.  
 REASON:  
 In the interest of visual amenity.
- 4 The footpath and kerb to be dished and the new driveway constructed to the satisfaction of the County Council, at the applicant's prior expense.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 5 The house shall not be occupied until a connection is available to the Saggart-Rathcoole-Newcastle drainage scheme.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 6 In relation to drainage details, the applicant shall fully satisfy the requirements of the Environmental Services Department. This shall involve the following:
  - (a) the applicant shall ensure full and complete separation of the foul and surface water systems.
  - (b) Before development commences, the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the public foul sewer from damage. This shall include constructing foundations beneath the invert level of the sewer.
  - (c) the manhole will not be altered and full access to the sewer for cleaning and maintenance will be available to the County Council.

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- (d) 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.
- (e) In relation to surface water drainage, all soakage areas to be designed and constructed in accordance with BRE Digest 365. Certification of compliance to be submitted before occupation of the house.

**REASON:**

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

- 7 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

**REASON:**

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 The proposed house shall have its own individual services connection to the public watermain and individual 24hr storage.

**REASON:**

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

- 9 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

**REASON:**

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

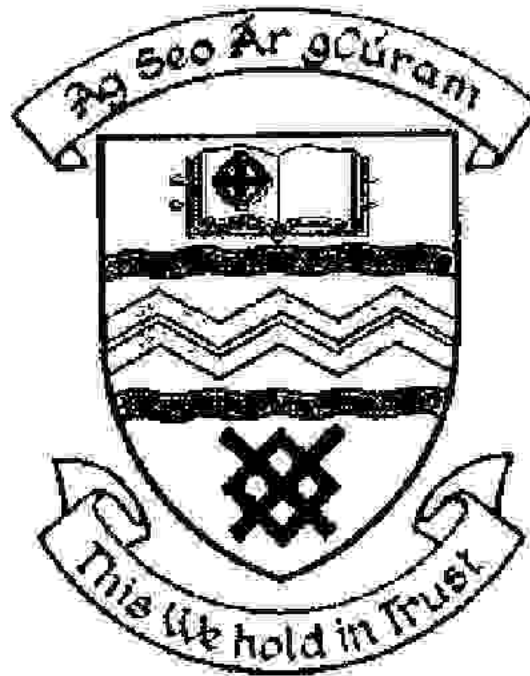
- 10 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) Eur 476 (four hundred and seventy six euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate 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



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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

11. 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.

12. 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; 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.

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 £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

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development on 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 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.

  
.....12/06/01  
for SENIOR ADMINISTRATIVE OFFICER