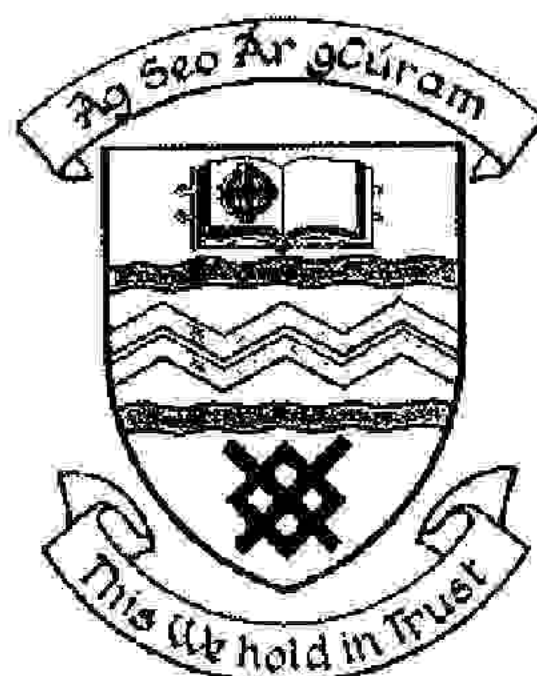


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0847	
1. Location	Cruagh, Kilakee, Rathfarnham, Dublin 16.		
2. Development	Bungalow and septic tank.		
3. Date of Application	08/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 06/02/2001 2.	1. 06/04/2001 2.
4. Submitted by	Name: Mr Gerard P. Doyle & Associates, Address: Harpgate House, Rathnew,		
5. Applicant	Name: Fiona Gallagher and Robert Weldon, Address: Kilakee, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2088 Date 01/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2409 Date 16/07/2001	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	
14. Registrar	Date	Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
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Mr Gerard P. Doyle & Associates,
Harpgate House,
Rathnew,
Co. Wicklow

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2409	Date of Final Grant 16/07/2001
Decision Order Number 2088	Date of Decision 01/06/2001
Register Reference S00A/0847	Date 06/04/01

Applicant Fiona Gallagher and Robert Weldon,

Development Bungalow and septic tank.

Location Cruagh, Kilakee, Rathfarnham, Dublin 16.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 06/02/2001 /06/04/2001

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

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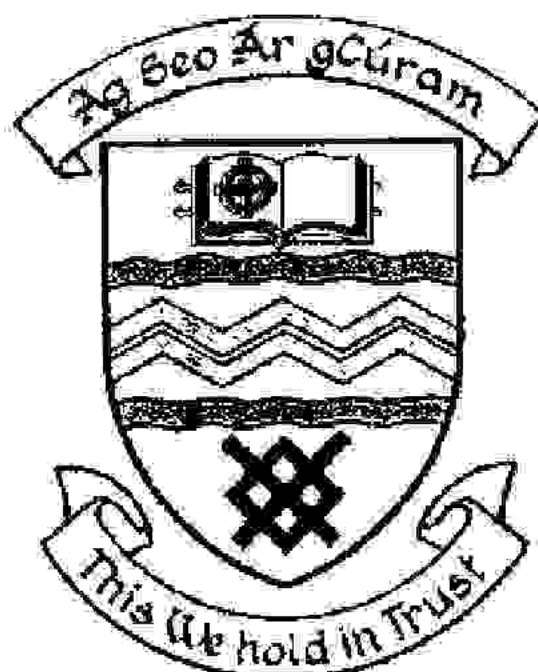
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Conditions and Reasons

- 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 06/04/2001, 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 Prior to the commencement of development on site, a legally-binding agreement under Section 38 of the Local Government (Planning and Development) Act, 1963, restricting the land shown hatched on submitted Land Registry map folio 19155 from further non-agricultural development, shall be submitted to and approved by the Planning Authority. (The land to be sterilised includes the entire area of the remainder of the landholding which is not the subject of the existing sterilisation agreement). When approved, the agreement shall be registered as a burden on the property.
 REASON:
 To protect and preserve this area which is zoned for agricultural use in the South Dublin County Development Plan, 1998, in the interest of the proper planning and development of the area.
- 3 That the house, when completed, be first occupied by the applicant and/or members of her immediate family as a place of permanent residence for a period of not less than three years.
 REASON:
 In the interests of the proper planning and development of the area.
- 4 Materials shall be as specified in the planning application submission (blue/black roof slates, dry dash plaster finish). In particular, roofing materials shall be dark in colour while walls shall be pale and neutral in colour.
 REASON:
 In the interest of amenity.
- 5 Boundary treatment shall consist of timber post and rail fencing where appropriate. A scheme of planting shall be completed in accordance with the submitted landscape plan. All landscaping work on the site (mounding, fencing and planting) shall be carried out within six months of the first occupation of the dwelling house. Only native species

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of tree shall be planted on the mounding.

REASON:

In the interest of amenity.

- 6 An adequate vision splay on the right hand side (when exiting) of the junction of the access laneway with Killakee Lane extension shall be provided for. This will involve removal of part of the existing wing wall/pier and earth bank at existing entrance. Details of the foregoing and of proposed entrance and gates shall be submitted to and agreed in writing by the Planning Authority, prior to the commencement of development.

REASON:

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

- 7 The following requirements of the Environmental Health Officer shall be adhered to:
- (i) The septic tank and percolation area shall be constructed in accordance with SR6 1991.
 - (ii) The proposed well shall be bored and lined and a potable sample of water from the well shall be submitted to the Environmental Health Officer's Department within three months of occupation of the dwelling house.

REASON:

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

- 8 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 9 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.

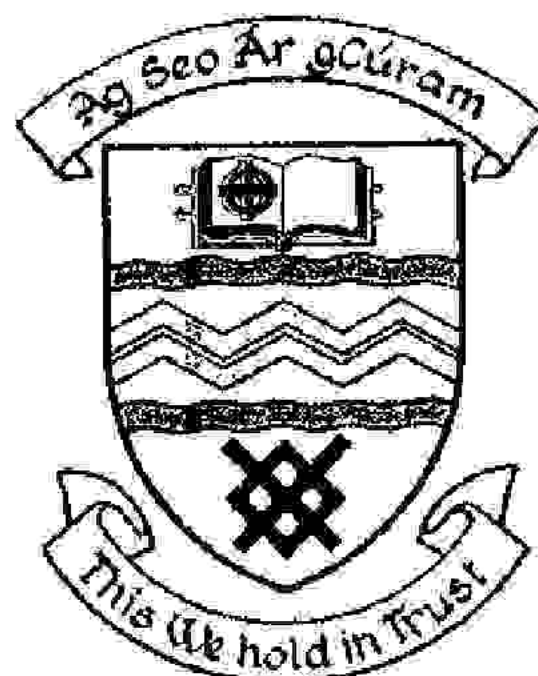
- 10 The dwellinghouse shall not be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 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.

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REASON:

To protect the amenities of the area.

- 12 In the event of a connection to the public 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.

- 13 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.

- 14 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:

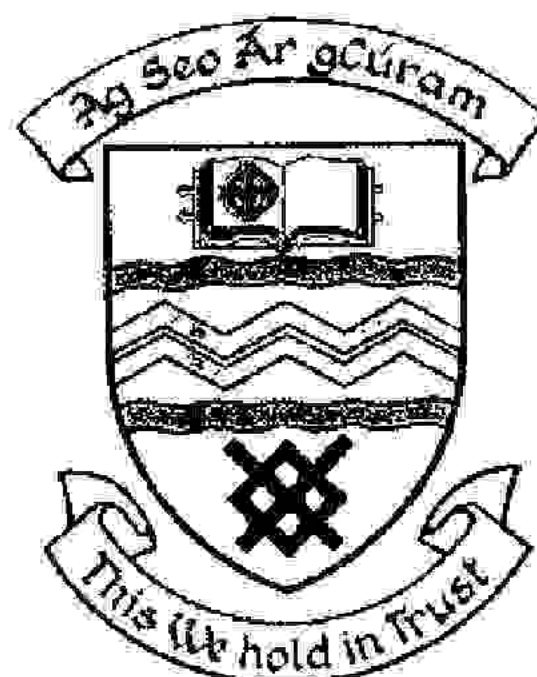
The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.

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- (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.

.....17/07/01
for SENIOR ADMINISTRATIVE OFFICER