

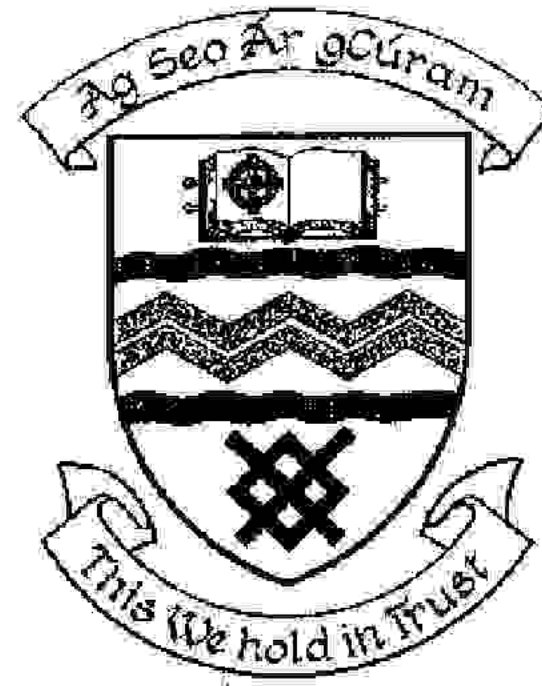
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0795	
1. Location	Banshee, Near Newcastle, Co.Dublin.		
2. Development	Bungalow, hobbies room and effluent treatment plant.		
3. Date of Application	17/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/01/2001 2.	1. 25/05/2001 2.
4. Submitted by	Name: Paul C. Mealy MRIAI Address: Main Street, Celbridge,		
5. Applicant	Name: Siobhan Kerr, Address: Banshee, Near Newcastle, Co.Dublin.		
6. Decision	O.C.M. No. 2476 Date 24/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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.	

M

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2476	Date of Decision 24/07/2001
Register Reference S00A/0795	Date: 17/11/00

Applicant Siobhan Kerr,
Development Bungalow, hobbies room and effluent treatment plant.
Location Banshee, Near Newcastle, Co.Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 15/01/2001 /25/05/2001
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 (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

 24/07/01
for SENIOR ADMINISTRATIVE OFFICER

Paul C. Mealy MRIAI
Main Street,
Celbridge,
Co. Kildare.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S00A/0795

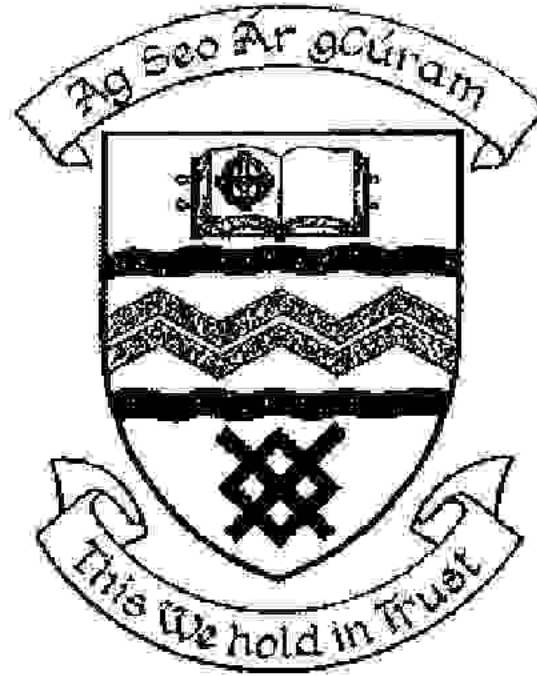
Conditions and Reasons

- 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 That 3m x 90m visibility splays be provided in both directions at the proposed access point. This will involve removal of existing front boundary hedging/part of wire fence and setting back of new front boundary along line required for visibility. No development of any form (including planting, fences, wind walls/piers) to be within the area required to provide visibility from site entrance point.
Reason:
In the interest of public safety.
- 3 That the house, when completed, be first occupied by the applicant and/or members of her immediate family.
REASON:
In the interest of the proper planning and development of the area.
- 4 That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1991" available from Eolas.
REASON:
In the interest of the proper planning and development of the area.
- 5 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S00A/0795

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.

- 6 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.

- 7 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.

- 8 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.

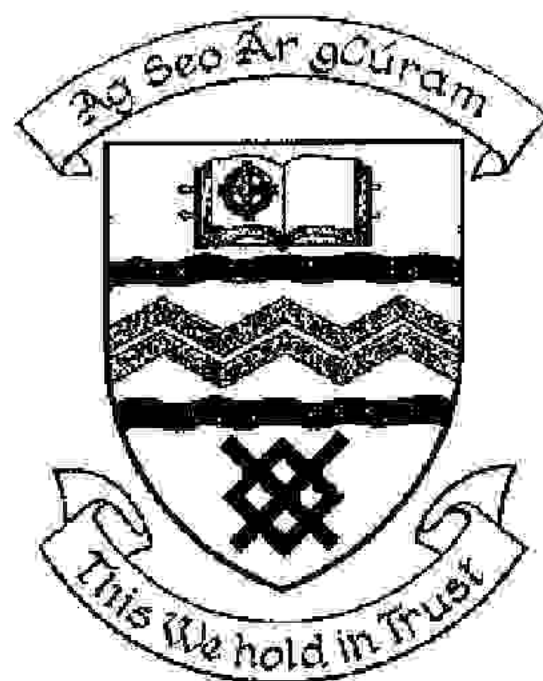
REASON:

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S00A/0795

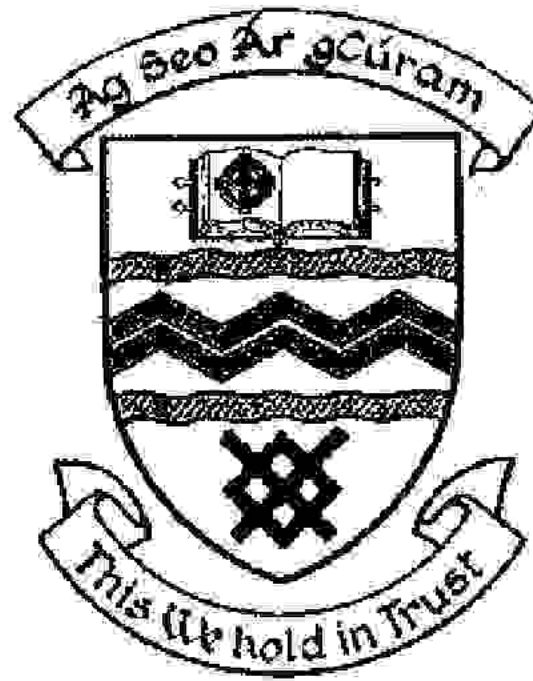
reasonable that the developer should contribute towards the
cost of the works.

	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/0795	
1. Location	Banshee, Near Newcastle, Co.Dublin.		
2. Development	Bungalow, hobbies room and effluent treatment plant.		
3. Date of Application	17/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/01/2001 2.	1. 25/05/2001 2.
4. Submitted by	Name: Paul C. Mealy MRIAI Address: Main Street, Celbridge,		
5. Applicant	Name: Siobhan Kerr, Address: Banshee, Near Newcastle, Co.Dublin.		
6. Decision	O.C.M. No. 2476 Date 24/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2841 Date 06/09/2001	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01 414 9230
Fax: 01-414 9104

Paul C. Mealy MRIAI
Main Street,
Celbridge,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2841	Date of Final Grant 06/09/2001
Decision Order Number 2476	Date of Decision 24/07/2001
Register Reference S00A/0795	Date 25/05/01

Applicant Siobhan Kerr,

Development Bungalow, hobbies room and effluent treatment plant.

Location Banshee, Near Newcastle, Co.Dublin.

Floor Area 155.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/01/2001 /25/05/2001

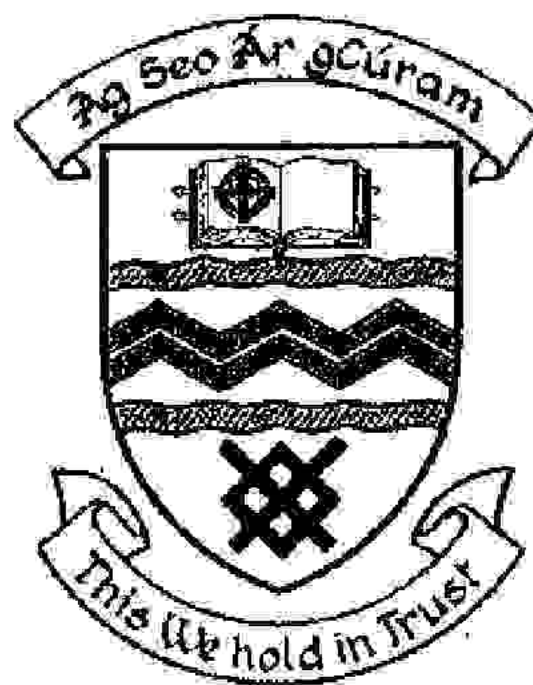
A Permission has been granted for the development described above,
subject to the following (8) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

REG REF. S0047014

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

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01 414 9230
Fax: 01-414 9104

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 That 3m x 90m visibility splays be provided in both directions at the proposed access point. This will involve removal of existing front boundary hedging/part of wire fence and setting back of new front boundary along line required for visibility. No development of any form (including planting, fences, wind walls/piers) to be within the area required to provide visibility from site entrance point.

Reason:

In the interest of public safety.

- 3 That the house, when completed, be first occupied by the applicant and/or members of her immediate family.

REASON:

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

- 4 That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1991" available from Eolas.

REASON:

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

- 5 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:

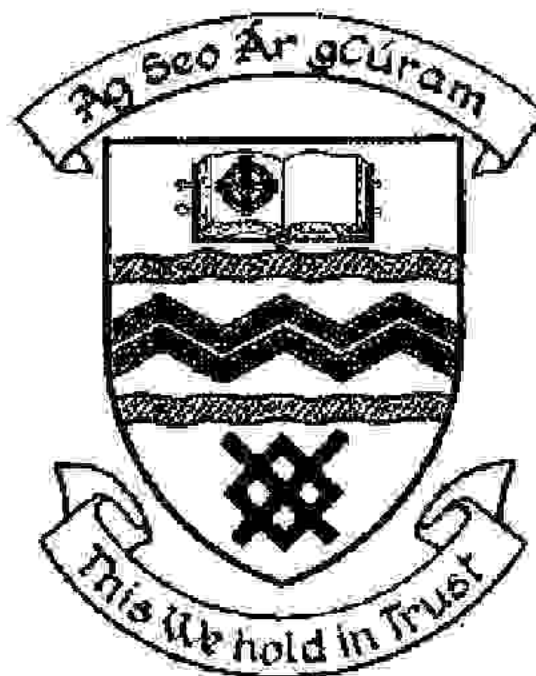
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

REG. REF. S00A/0014

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

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01 414 9230
Fax: 01-414 9104

- 6 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.

- 7 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.

- 8 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.

- (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.

SOUTH DUBLIN COUNTY COUNCIL
REG REF. S00A/01/11 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01 414 9230
Fax: 01-414 9104

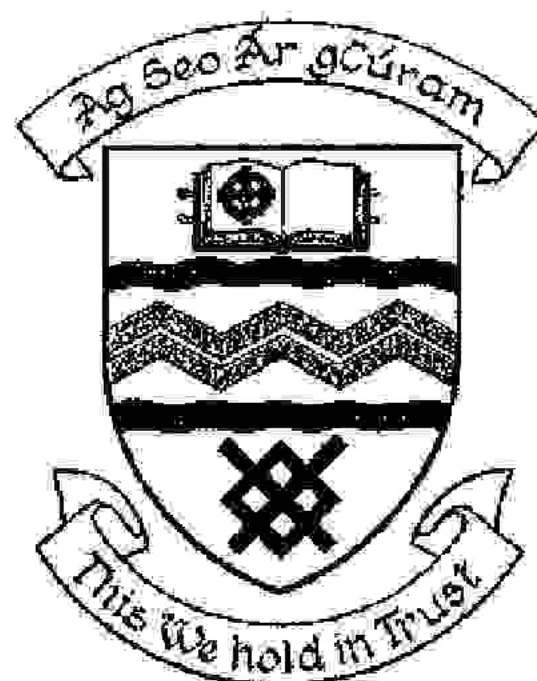
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

06/09/01
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0795	
1. Location	Banshee, Near Newcastle, Co.Dublin.		
2. Development	Bungalow, hobbies room and effluent treatment plant.		
3. Date of Application	17/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/01/2001 2.	1. 2.
4. Submitted by	Name: Paul C. Mealy MRIAI Address: Main Street, Celebridge,		
5. Applicant	Name: Siobhan Kerr, Address: Banshee, Near Newcastle, Co.Dublin.		
6. Decision	O.C.M. No. 0074 Date 15/01/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0074	Date of Decision 15/01/2001
Register Reference S00A/0795	Date: 17/11/00

Applicant Siobhan Kerr,
Development Bungalow, hobbies room and effluent treatment plant.

Location Banshee, Near Newcastle, Co.Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/11/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

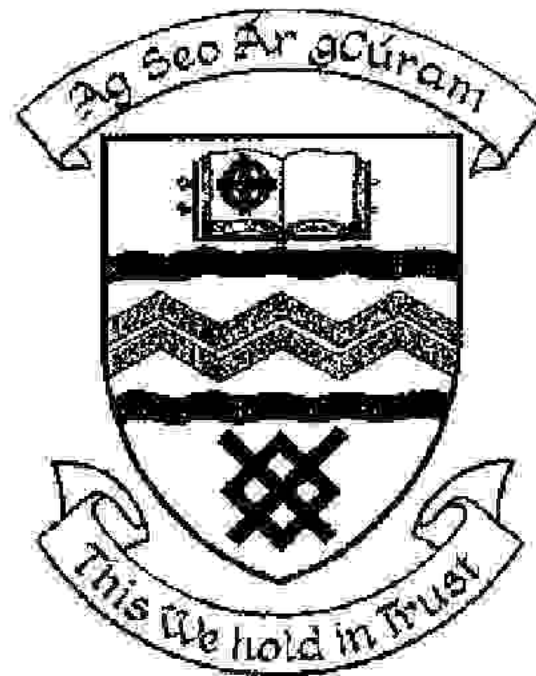
- 1 In relation to the family landholding, the applicant is requested to submit details concerning the following:
 - (a) On a map indicate in colour the 32 acres of land which is in the ownership of the applicant's uncle, including the residence.
 - (b) On the same map, indicate in a separate colour land which is in the ownership of the applicant and her immediate family.
 - (c) State precisely when the lands were acquired by the family. In this regard, the applicant is requested to clarify the fact that the Land Registry details indicate that the site was registered to Owen and Mary Kerr in 1979, while the covering letter states that the land has been in the ownership of the family since 1926.
- 2 The applicant is requested to give details of the planning history (i.e. previous planning application dates and reference numbers) on the full landholding.

Paul C. Mealy MRLAI
Main Street,
Celebridge,
Co. Kildare.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S00A/0795

- 3 The applicant shall state whether the landowner is willing to enter into a legal agreement under Section 38 of the Local Government (Planning and Development) Act 1963, to provide for the sterilisation of all or part of the remainder of any family landholding from non-agricultural development. If so, details of the land in question to be submitted, including a map clearly outlining its extent.
- 4 The applicant is requested to indicate if she is currently resident in the area (with her parents or otherwise). It is noted that the applicant's address is stated to be Banshee.
- 5 The applicant shall provide full details of all employment in which she is involved.
- 6 It is noted that the proposed "hobbies room" is to be used for music practice. The applicant shall indicate whether this is to be used for commercial purposes or solely for purposes ancillary to the enjoyment of the dwelling house.
- 7 The applicant is requested to submit an accurately scaled site plan. It should be noted that the submitted site plan is incorrectly scaled.
- 8 In relation to the entrance to the proposed dwelling, the applicant shall clarify if it is proposed to use the existing entrance serving the applicant's parent's house, or to provide a separate entrance sharing the access point from the public road, as indicated on the site plan. In either case, 90m visibility is required in both directions from a depth of 2.4m from the edge of the road. This may require the removal/relocation of a short distance of hedgerow at the roadside boundary.

Signed on behalf of South Dublin County Council

.....*MY*.....
for Senior Administrative Officer

15/01/01