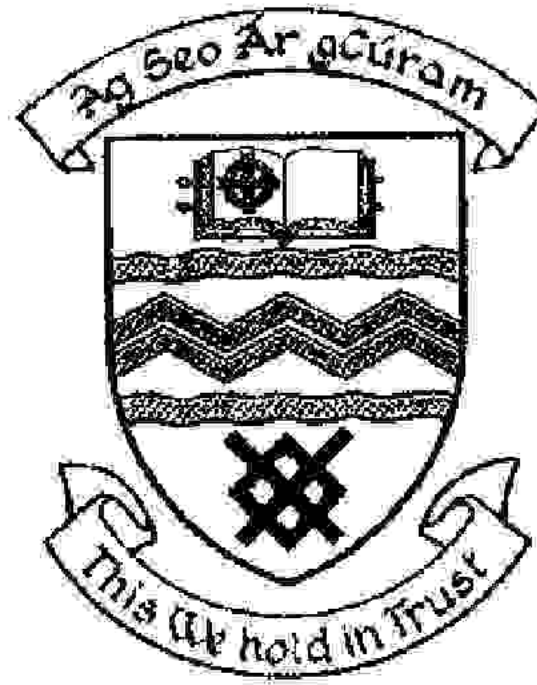


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0750	
1. Location	Crockaunadreenagh, Rathcoole, Co.Dublin.		
2. Development	Construct a new farmhouse dwelling including bio cycle sewage treatment system and percolation area and relocate recorded monument (SMR.DU024-004, possible cross site) from existing position in hedgerow into new hedgerow.		
3. Date of Application	01/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/11/2000 2.	1. 25/07/2001 2.
4. Submitted by	Name: Mr Richard Callaghan, Address: 25 Alpine Rise, Tallaght,		
5. Applicant	Name: Mr Frank Greaney, Address: Crockaunadreenagh, Rathcoole, Co.Dublin.		
6. Decision	O.C.M. No. 2974  Date 21/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3325  Date 05/11/2001	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**

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Lár an Bhaile, Tamhlacht,  
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Mr Richard Callaghan,  
25 Alpine Rise,  
Tallaght,  
Dublin 24.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 3325	Date of Final Grant 05/11/2001
Decision Order Number 2974	Date of Decision 21/09/2001
Register Reference S00A/0750	Date 25/07/01

**Applicant** Mr Frank Greaney,

**Development** Construct a new farmhouse dwelling including bio cycle sewage treatment system and percolation area and relocate recorded monument (SMR.DU024-004, possible cross site) from existing position in hedgerow into new hedgerow.

**Location** Crockaunadreenagh, Rathcoole, Co.Dublin.

**Floor Area** 268.00 Sq Metres  
**Time extension(s) up to and including** 07/04/2001  
**Additional Information Requested/Received** 14/11/2000 /25/07/2001

A Permission has been granted for the development described above,  
subject to the following (13) Conditions.



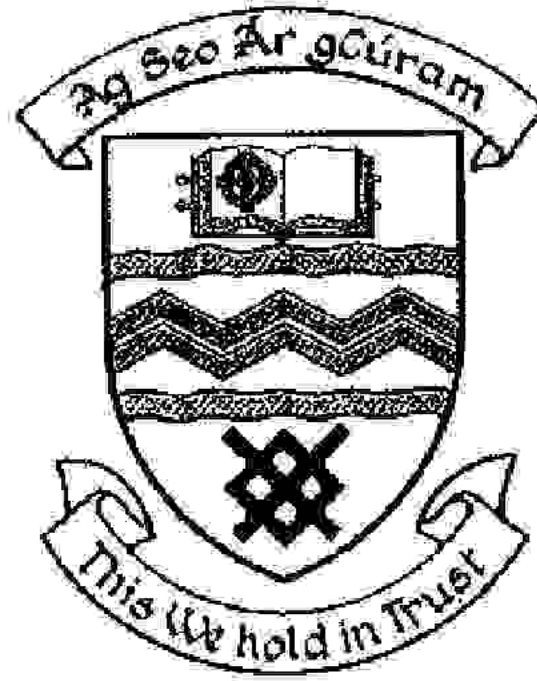
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00A/0104

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### Conditions and Reasons

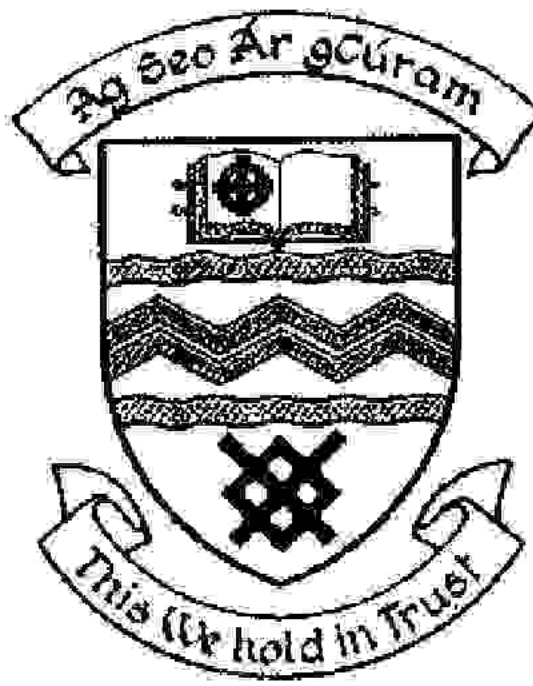
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and unsolicited additional information received by the Planning Authority on 07/03/2001 and additional information received by the Planning Authority on 25/07/2001 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 entire premises 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 County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 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.  
REASON:  
To protect the amenities of the area.
- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
- 6 The proposed dwelling when completed shall be first occupied for a period of at least one year as a place of permanent residence by the applicant his heirs and/or members of the applicants immediate family.  
REASON: To secure in the interests of orderly development that the proposed house is used to meet the applicants stated housing needs and to ensure that development in this rural area is appropriately restricted in the interest of proper planning and development and visual amenity.

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S00A/0041 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 7 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.  
REASON:  
To prevent unauthorised development.
- 8 a) The existing field boundaries shall be carefully retained, except where they interfere with the provision of adequate vision splays at the site entrance, and any gaps shall be replanted using a continuous line of broad-leaved hedgerow species interspersed with broad-leaved deciduous trees.  
b) Any unplanted boundaries of the site shall be planted each with a continuous line of broad-leaved deciduous trees. This planting shall be carried out and completed within the first planting season following first occupation of the dwelling.  
REASON:  
In order to screen the development within a reasonable period of time.
- 9 The requirements of the Conservation Officer shall be strictly adhered to. In that respect:  
i) The cross base should be removed carefully under archaeological supervision and stored safely until such time that it is placed in the intended field boundary on completion of development.  
ii) The cross base should be secured and placed within the revised site boundary at a location that is in line with its current position.  
iii) The applicant shall submit details to the Planning Authority and Duchas, The Heritage Service detailing the new location of the cross base. A site plan that specifies the new location of the cross base shall also be submitted prior to occupation of the dwelling.  
REASON:  
In the interest of the protecting archaeological heritage.
- 10 In the event of a connection to the water supply, a further financial contribution in the sum of £350 (three hundred and fifty pounds) EUR 444 (four hundred and forty four 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

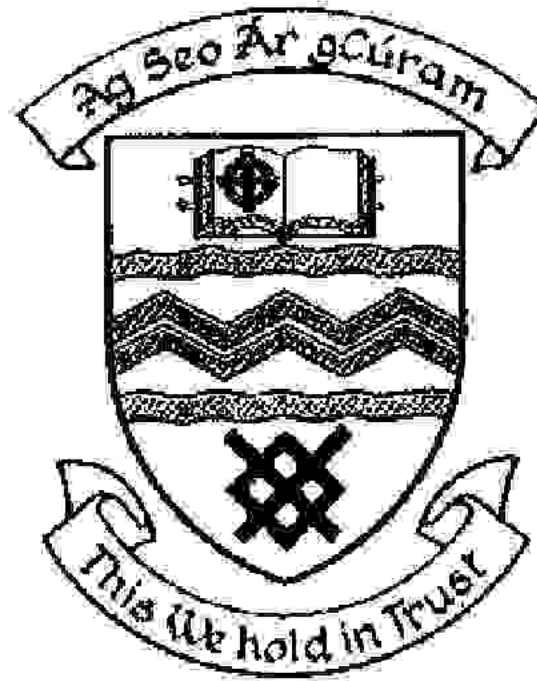


# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00A/01M **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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reasonable that the developer should contribute towards the cost of providing the service.

- 11 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) 2,666 (two 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.

- 12 In the event of a connection to the public sewer, a further financial contribution in the sum of £350 (three hundred and fifty pounds) EUR 444 (four hundred and forty four 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.

- 13 The external roof materials shall be slate or asbestos slate and the external walls shall be plastered or rendered in white or a pale colour.

REASON:

To accord with the Guidelines on the Siting and Design of Rural Dwellings in the South Dublin County Development Plan 1998.

- (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.

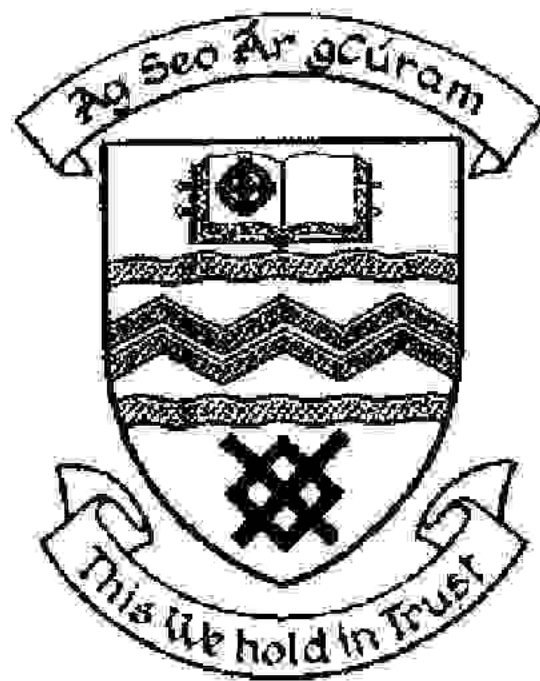
# **SOUTH DUBLIN COUNTY COUNCIL**

REG. REF. S00A/C01M

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- (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,

.....*gk*.....07/11/01  
for SENIOR ADMINISTRATIVE OFFICER

	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/0750	
1. Location	Crockaunadreenagh, Rathcoole, Co.Dublin.		
2. Development	Construct a new farmhouse dwelling including bio cycle sewage treatment system and percolation area and relocate recorded monument (SMR.DU024-004, possible cross site) from existing position in hedgerow into new hedgerow.		
3. Date of Application	01/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/11/2000 2.	1. 25/07/2001 2.
4. Submitted by	Name: Mr Richard Callaghan, Address: 25 Alpine Rise, Tallaght,		
5. Applicant	Name: Mr Frank Greaney, Address: Crockaunadreenagh, Rathcoole, Co.Dublin.		
6. Decision	O.C.M. No. 2974  Date 21/09/2001	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.	

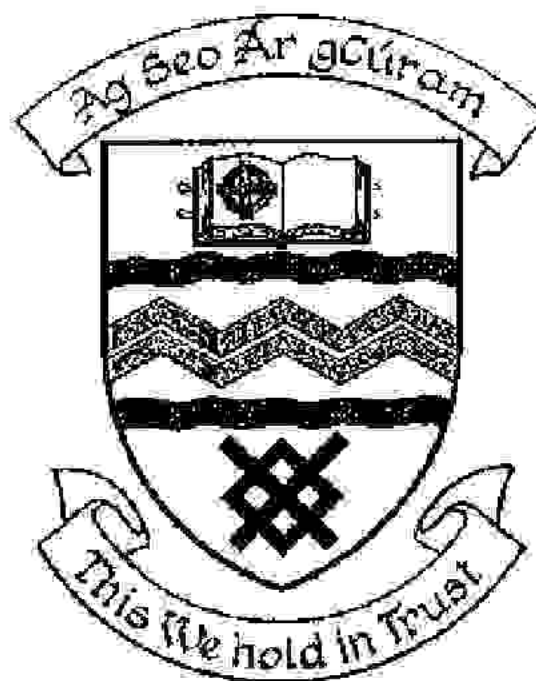


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**SOUTH DUBLIN COUNTY COUNCIL**  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 2974	Date of Decision 21/09/2001
Register Reference S00A/0750	Date: 01/11/00

**Applicant** Mr Frank Greaney,

**Development** Construct a new farmhouse dwelling including bio cycle sewage treatment system and percolation area and relocate recorded monument (SMR.DU024-004, possible cross site) from existing position in hedgerow into new hedgerow.

**Location** Crockaunadreenagh, Rathcoole, Co.Dublin.

**Floor Area** Sq Metres


**Time extension(s) up to and including** 07/04/2001

**Additional Information Requested/Received** 14/11/2000 /25/07/2001

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

 21/09/01  
for SENIOR ADMINISTRATIVE OFFICER

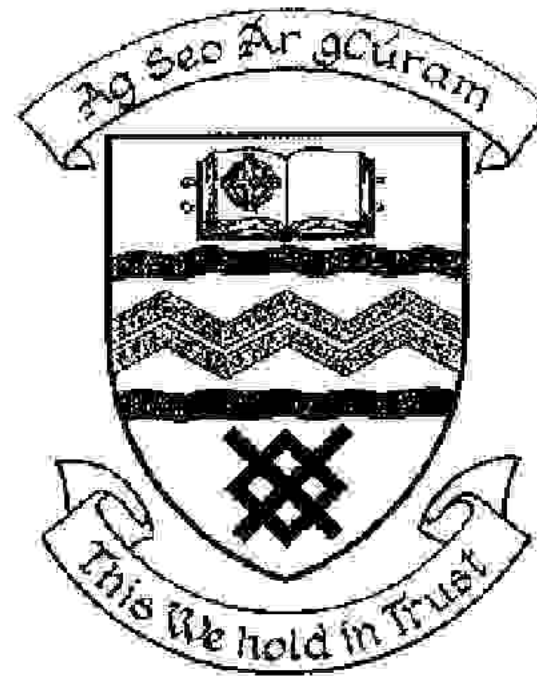
Mr Richard Callaghan,  
25 Alpine Rise,  
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**SOUTH DUBLIN COUNTY COUNCIL**  
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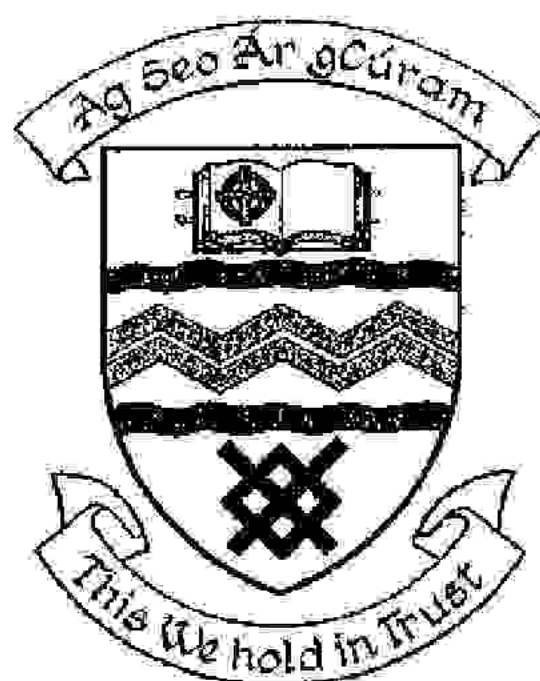
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and unsolicited additional information received by the Planning Authority on 07/03/2001 and additional information received by the Planning Authority on 25/07/2001 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 entire premises 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 County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 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.  
REASON:  
To protect the amenities of the area.
- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
- 6 The proposed dwelling when completed shall be first occupied for a period of at least one year as a place of permanent residence by the applicant his heirs and/or members of the

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REG. REF. S00A/0750

applicants immediate family.

REASON: To secure in the interests of orderly development that the proposed house is used to meet the applicants stated housing needs and to ensure that development in this rural area is appropriately restricted in the interest of proper planning and development and visual amenity.

- 7 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.

REASON:

To prevent unauthorised development.

- 8 a) The existing field boundaries shall be carefully retained, except where they interfere with the provision of adequate vision splays at the site entrance, and any gaps shall be replanted using a continuous line of broad-leaved hedgerow species interspersed with broad-leaved deciduous trees.  
b) Any unplanted boundaries of the site shall be planted each with a continuous line of broad-leaved deciduous trees. This planting shall be carried out and completed within the first planting season following first occupation of the dwelling.

REASON:

In order to screen the development within a reasonable period of time.

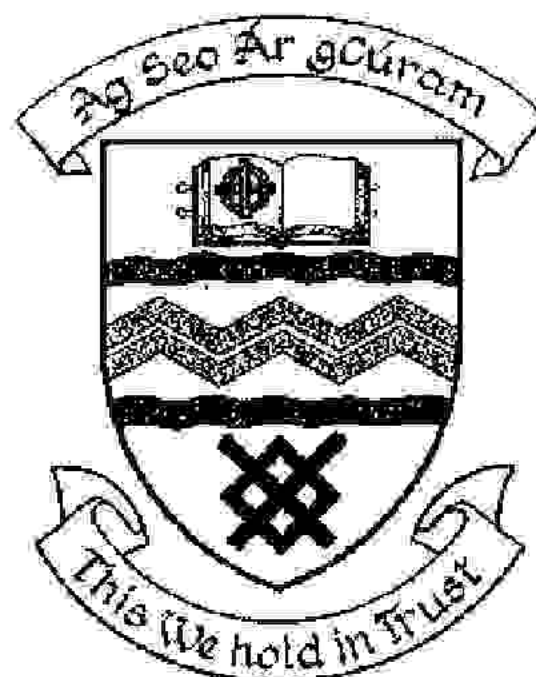
- 9 The requirements of the Conservation Officer shall be strictly adhered to. In that respect:  
i) The cross base should be removed carefully under archaeological supervision and stored safely until such time that it is placed in the intended field boundary on completion of development.  
ii) The cross base should be secured and placed within the revised site boundary at a location that is in line with its current position.  
iii) The applicant shall submit details to the Planning Authority and Duchas, The Heritage Service detailing the new location of the cross base. A site plan that specifies the new location of the cross base shall also be submitted prior to occupation of the dwelling.



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**REASON:**

In the interest of the protecting archaeological heritage.

- 10 In the event of a connection to the water supply, a further financial contribution in the sum of £350 (three hundred and fifty pounds) EUR 444 (four hundred and forty four 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.

- 11 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) 2,666 (two 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.

- 12 In the event of a connection to the public sewer, a further financial contribution in the sum of £350 (three hundred and fifty pounds) EUR 444 (four hundred and forty four 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.

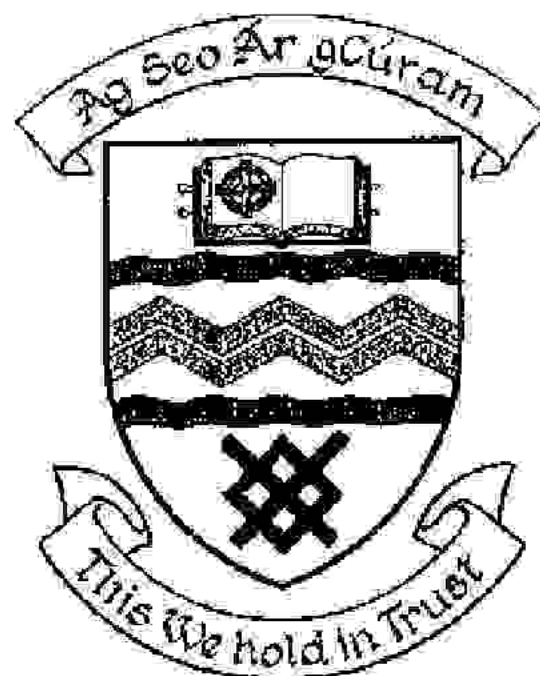
**REASON:**

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.

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- 13 The external roof materials shall be slate or asbestos slate and the external walls shall be plastered or rendered in white or a pale colour.

**REASON:**

To accord with the Guidelines on the Siting and Design of Rural Dwellings in the South Dublin County Development Plan 1998.