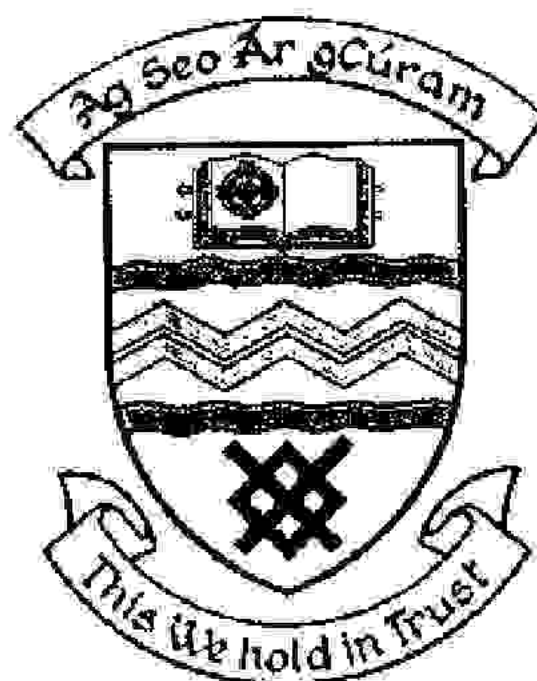


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0635	
1. Location	Greenogue, Rathcoole, County Dublin.		
2. Development	to erect a dormer bungalow with package sewage treatment system.		
3. Date of Application	06/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 2.	1. 2.
4. Submitted by	Name: Colm Cosgrove, Architect Address: 22 Stoneybatter, Dublin 7.		
5. Applicant	Name: Derval McCarthy & M. Spillane Address: 56 Weston Crescent, Lucan, County Dublin.		
6. Decision	O.C.M. No. 2448 Date 02/11/2000	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 2728 Date 13/12/2000	Effect AA GRANT APPROVAL	
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 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

Colm Cosgrove, Architect
22 Stoneybatter,
Dublin 7.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 2728	Date of Final Grant 13/12/2000
Decision Order Number 2448	Date of Decision 02/11/2000
Register Reference S00A/0635	Date 06/09/00

Applicant Derval McCarthy & M. Spillane

Development to erect a dormer bungalow
with package sewage treatment
system.

Location Greenogue, Rathcoole, County Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

SOUTH DUBLIN COUNTY COUNCIL
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

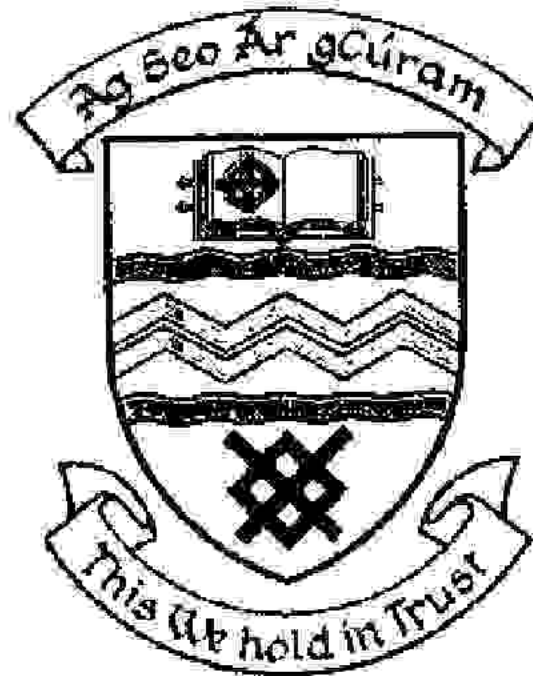
Conditions and Reasons

- 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 the proposed house be used as a single dwelling unit only.
REASON:
To prevent unauthorised development.
- 3 The vision splay on the right hand side of the access (when existing) to be from a point 3m back from edge of bitmac roadway (at entrance) to a point 10m east of College Lane/ Old Tay Lane junction (from nose of concrete island). This will involve the removal of clay bank/planting from public ground and will be at applicant's expense.
REASON:
In the interest of traffic safety.
- 4 (a) That the roof colour shall be either dark grey or black.
(b) The external walls shall have a uniform finish throughout and shall be painted in a neutral colour.
REASON:
In the interest of preserving the rural amenities of the area.
- 5 The developer shall enter into a maintenance agreement with the supplier of the biocycle unit. Details of the agreement shall be submitted to and be to the satisfaction of the Planning Authority before development commences.
REASON:
In the interest of public health.
- 6 Before development commences, the applicants shall submit for the agreement of the Planning Authority details of the final design, size, location and specification of the biocycle unit. The installation of the biocycle unit shall be in accordance with Irish Agreement Certificate 96/0033.
REASON:
In the interest of public health.

SOUTH DUBLIN COUNTY COUNCIL
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

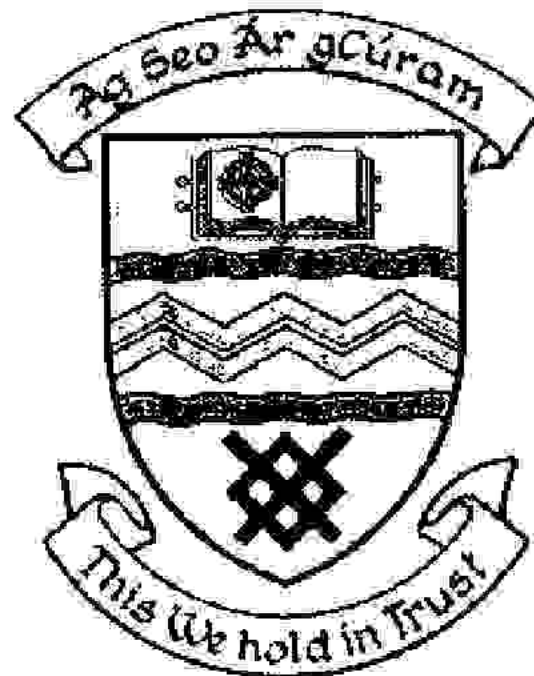
Telephone: 01-414 9230
 Fax: 01-414 9104

- 7 The existing bank to the northern boundary shall be retained. Prior to occupancy of the building, native deciduous, broadleaved trees & hedgerow material native to the area shall be planted along all site boundaries. Evergreen species shall not be used in boundary line planting.
 REASON:
 In the interest of visual amenity.
- 8 That the dwelling shall be re-positioned so that the front building line (facing west) shall be set back to line up with the established building line along the lane. The northern building line shall be set back a further 2m. Before development commences, the applicant shall submit for agreement by the Planning Authority revised plans in compliance with these.
 REASON:
 In the interest of visual amenity.
- 9 That the proposed dwelling shall be re-designed to a bungalow with dormers, rather than a two storey structure. The maximum ridge height shall be 7m. Before development commences, the applicant shall submit for agreement by the Planning Authority revised plans, sections and elevations in compliance with this.
 REASON:
 In the interest of visual amenity.
- 10 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.
- 11 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

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

- 12 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.

- 13 That a financial contribution in the sum of £2,100 (two thousand 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 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

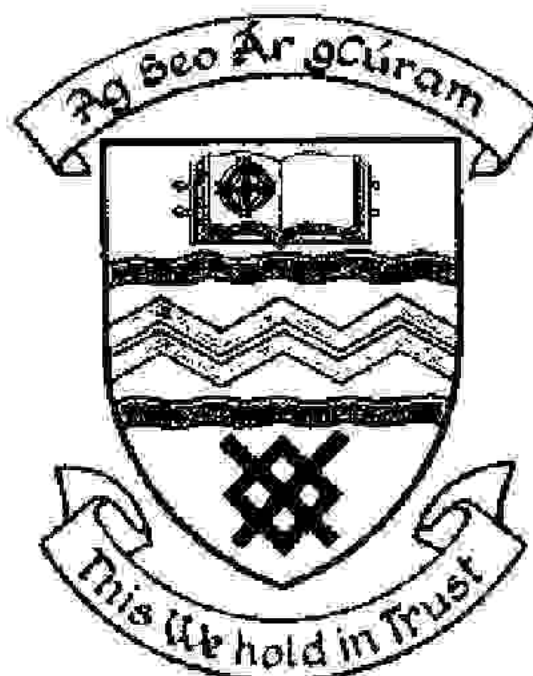
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

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

SOUTH DUBLIN COUNTY COUNCIL
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

-
- (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.

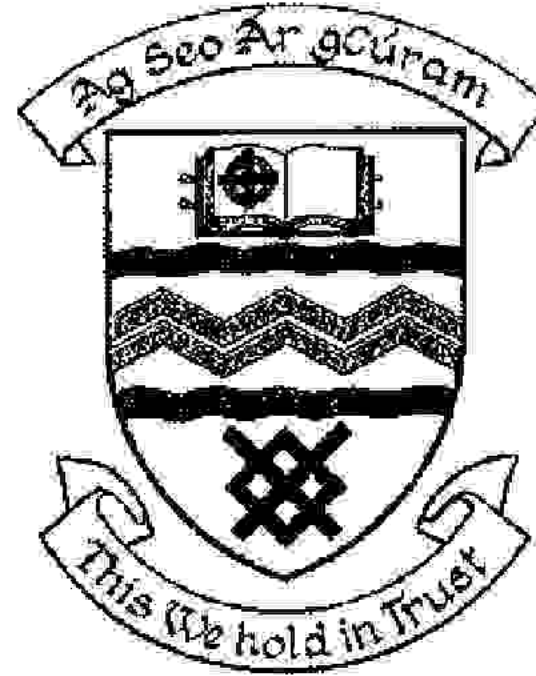
Signed on behalf of South Dublin County Council.

.....14/12/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2448	Date of Decision 02/11/2000
Register Reference S00A/0635	Date: 06/09/00

Applicant Derval McCarthy & M. Spillane

Development to erect a dormer bungalow
 with package sewage treatment
 system.

Location Greenogue, Rathcoole, County Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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 APPROVAL in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*my*..... 02/11/00
for SENIOR ADMINISTRATIVE OFFICER

Colm Cosgrove, Architect
22 Stoneybatter,
Dublin 7.

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/0635

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 the proposed house be used as a single dwelling unit only.

REASON:

To prevent unauthorised development.

- 3 The vision splay on the right hand side of the access (when existing) to be from a point 3m back from edge of bitmac roadway (at entrance) to a point 10m east of College Lane/Old Tay Lane junction (from nose of concrete island). This will involve the removal of clay bank/planting from public ground and will be at applicant's expense.

REASON:

In the interest of traffic safety.

- 4 (a) That the roof colour shall be either dark grey or black.
(b) The external walls shall have a uniform finish throughout and shall be painted in a neutral colour.

REASON:

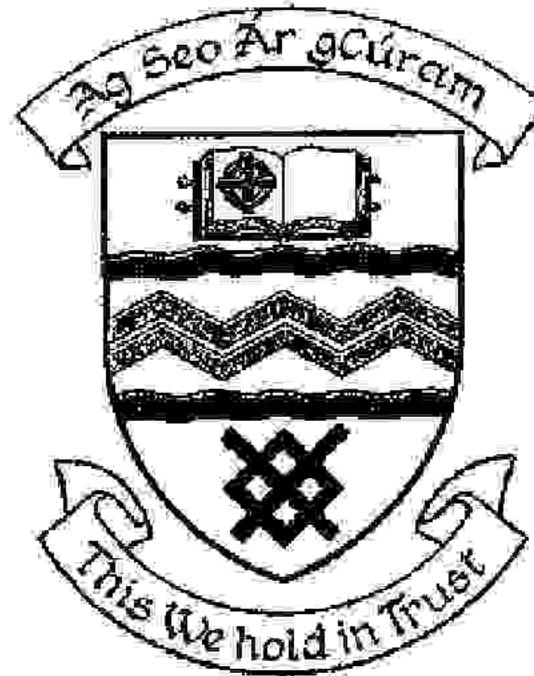
In the interest of preserving the rural amenities of the area.

- 5 The developer shall enter into a maintenance agreement with the supplier of the biocycle unit. Details of the agreement shall be submitted to and be to the satisfaction of the Planning Authority before development commences.

REASON:

In the interest of public health.

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/0635

- 6 Before development commences, the applicants shall submit for the agreement of the Planning Authority details of the final design, size, location and specification of the biocycle unit. The installation of the biocycle unit shall be in accordance with Irish Agreement Certificate 96/0033.

REASON:

In the interest of public health.

- 7 The existing bank to the northern boundary shall be retained. Prior to occupancy of the building, native deciduous, broadleaved trees & hedgerow material native to the area shall be planted along all site boundaries. Evergreen species shall not be used in boundary line planting.

REASON:

In the interest of visual amenity.

- 8 That the dwelling shall be re-positioned so that the front building line (facing west) shall be set back to line up with the established building line along the lane. The northern building line shall be set back a further 2m. Before development commences, the applicant shall submit for agreement by the Planning Authority revised plans in compliance with these.

REASON:

In the interest of visual amenity.

- 9 That the proposed dwelling shall be re-designed to a bungalow with dormers, rather than a two storey structure. The maximum ridge height shall be 7m. Before development commences, the applicant shall submit for agreement by the Planning Authority revised plans, sections and elevations in compliance with this.

REASON:

In the interest of visual amenity.

- 10 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.

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

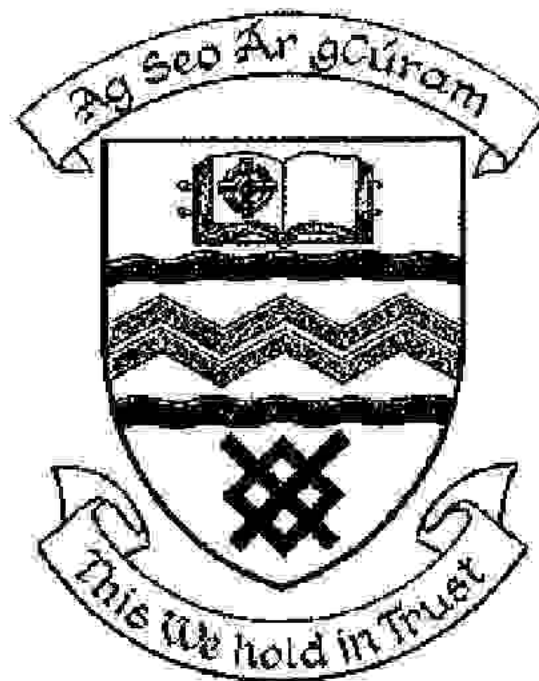
**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

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

REG REF. S00A/0635

- 11 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.
- 12 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.
- 13 That a financial contribution in the sum of £2,100 (two thousand 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 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and

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/0635

seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.