

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S00A/0522	
1. Location	Cruagh, Rockbrook, Rathfarnham, Dublin 16.		
2. Development	Bungalow and septic tank		
3. Date of Application	27/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/09/2000 2. 24/05/20	1. 02/01/2001 2. 30/11/20
4. Submitted by	Name: Watson, Fitzpatrick & Associates Address: 72. Weston Road, Churchtown,		
5. Applicant	Name: E. O'Gorman Address: Cruagh, Rockbrook, Rathfarnham,		
6. Decision	O.C.M. No. 0475 Date 28/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0765 Date 12/04/2002	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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Tamhlacht, Baile Átha Cliath 24.

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Watson, Fitzpatrick & Associates
72, Weston Road,
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Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0765	Date of Final Grant 12/04/2002
Decision Order Number 0475	Date of Decision 28/02/2002
Register Reference S00A/0522	Date 30/11/01

Applicant E. O'Gorman

Development Bungalow and septic tank

Location Cruagh, Rockbrook, Rathfarnham, Dublin 16.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including 28/02/2002

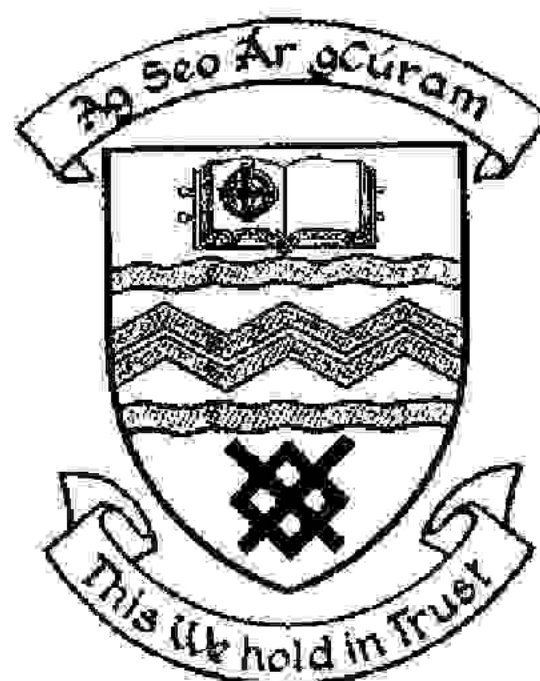
Additional Information Requested/Received 25/09/2000 /02/01/2001

A Permission has been granted for the development described above,
subject to the following (12) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG REF: S00A/00042

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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 as amended by Additional Information received by the Planning Authority on 02/01/01, Unsolicited Additional Information received on 27/04/01, Clarification of Additional Information received on 30/11/01 and Unsolicited Additional Information received on 07/02/02, 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 house, when completed, be first occupied by the applicant and/or members of her immediate family for a period of not less than 1 year.

REASON:

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

- 3 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 4 The applicant shall satisfy the following requirements of the Environmental Services Department.

- (i) The Septic Tank and percolation/irrigation area shall be in accordance with S.R.6: 1991 and the requirements of the Environmental Protection Agency's Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard must be submitted to South Dublin County Council.
- (ii) The septic Tank and percolation/irrigation area shall meet the requirements of Environmental Health Officer.
- (iii) The applicant shall ensure full and complete separation of foul and surface water systems.
- (iv) Soakage tests shall be carried out in accordance with BRE digest 365, results to be certified by Engineer and submitted to South Dublin County Council.
- (iv) Soakage area shall be designed and constructed in accordance with BRE digest 365, and certification of compliance by Engineer to be submitted.

REASON:

In the interest of public health.

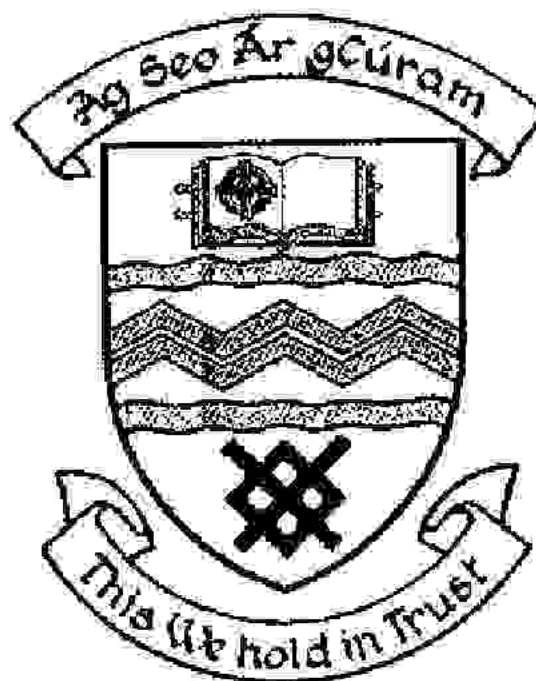
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S0004/0422

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- 5 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of the dwelling. This shall include details relating to the new entrance to the site.

REASON:

In the interest of amenity.

- 6 The entrance to the proposed site shall be constructed as per Site Plan, submitted as Unsolicited Additional Information to the Planning Authority on 07/02/02. The applicant shall also satisfy the following requirements of the Roads Department.

- (i) Vision splays of 2.4m x 90m shall be provided in both directions of the access point. This will involve removal of that part of the existing/front boundary outside lines required to provide visibility splays and setting back of new front boundary along line required to provide visibility from site entrance.
- (ii) All storm water shall be disposed of to a soakpit or natural watercourse within the site and shall not be discharged onto the public road.
- (iii) The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.

REASON:

In the interests of public safety.

- 7 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.

- 8 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.

- 9 Roof materials shall consist of slate and the dwelling shall be finished in a white painted render.

REASON:

In the interests of visual amenity.

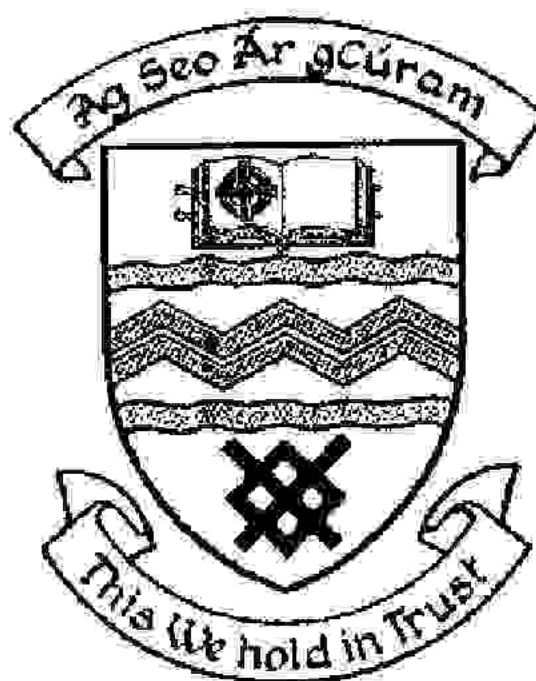
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S000470427

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- 10 That a financial contribution in the sum of EUR 476 (four hundred and seventy six euro) 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.

- 11 In the event of a connection to the public sewer, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) 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 EUR 2,666 (two thousand six hundred and sixty six euro) 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.

- (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.

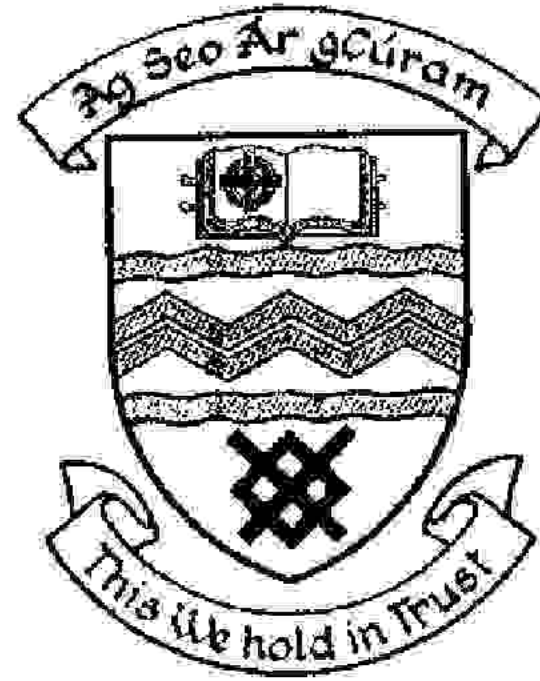
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REG. REF. S0004/0947

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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.

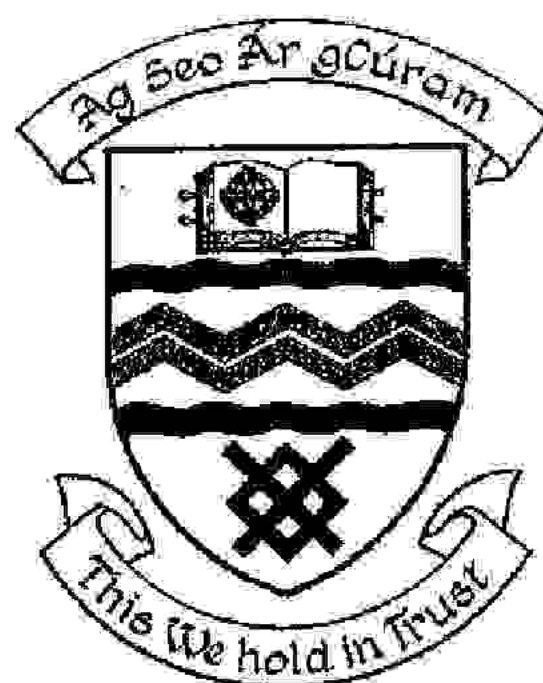
.....15/04/02
for SENIOR ADMINISTRATIVE OFFICER

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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 0475	Date of Decision 28/02/2002
Register Reference S00A/0522	Date: 27/07/00

Applicant E. O'Gorman

Development Bungalow and septic tank

Location Cruagh, Rockbrook, Rathfarnham, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including 28/02/2002

Additional Information Requested/Received 25/09/2000 /02/01/2001

Clarification of Additional Information Requested/Received 24/05/2001 / 30/11/2001

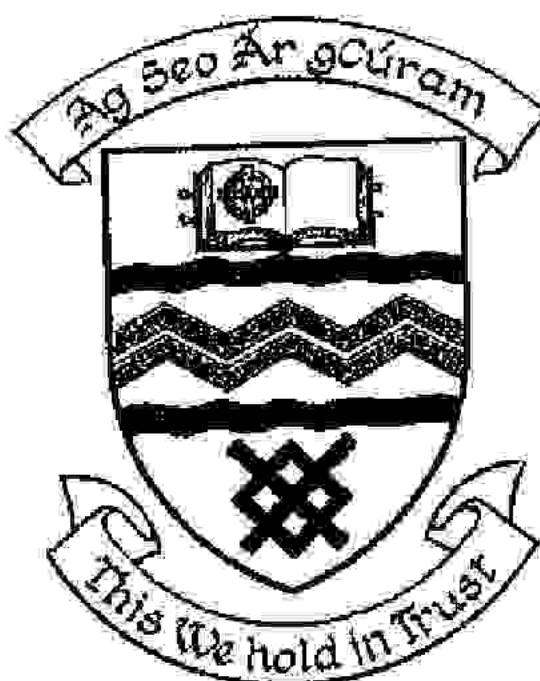
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*Mc*..... 28/02/02
for SENIOR ADMINISTRATIVE OFFICER

Watson, Fitzpatrick & Associates
72. Weston Road,
Churchtown,
Dublin 14.

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REG REF. S00A/0522

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 as amended by Additional Information received by the Planning Authority on 02/01/01, Unsolicited Additional Information received on 27/04/01, Clarification of Additional Information received on 30/11/01 and Unsolicited Additional Information received on 07/02/02, 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 house, when completed, be first occupied by the applicant and/or members of her immediate family for a period of not less than 1 year.
REASON:
In the interest of the proper planning and development of the area.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 The applicant shall satisfy the following requirements of the Environmental Services Department.
 - (i) The Septic Tank and percolation/irrigation area shall be in accordance with S.R.6: 1991 and the requirements of the Environmental Protection Agency's Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard must be submitted to South Dublin County Council.
 - (ii) The septic Tank and percolation/irrigation area shall meet the requirements of Environmental Health Officer.
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REG. REF. S00A/0522

Engineer and submitted to South Dublin County Council.

- (iv) Soakage area shall be designed and constructed in accordance with BRE digest 365, and certification of compliance by Engineer to be submitted.

REASON:

In the interest of public health.

- 5 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of the dwellings. This shall include details relating to the new entrance to the site.

REASON:

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REASON:

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- 7 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.

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REG REF. S00A/0522

- 8 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.
- 9 Roof materials shall consist of slate and the dwelling shall be finished in a white painted render.
REASON:
In the interests of visual amenity.
- 10 That a financial contribution in the sum of EUR 476 (four hundred and seventy six euro) 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.
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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 EUR 2,666 (two thousand six hundred and sixty six euro) 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.

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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.

C

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

Decision Order Number 0350	Date of Decision 13/02/2002
Register Reference S00A/0522	Date 27/07/00

Applicant E. O'Gorman
App. Type Permission
Development Bungalow and septic tank

Location Cruagh, Rockbrook, Rathfarnham, Dublin 16.

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 28/02/2002

Yours faithfully

..... 14/02/02
for SENIOR ADMINISTRATIVE OFFICER

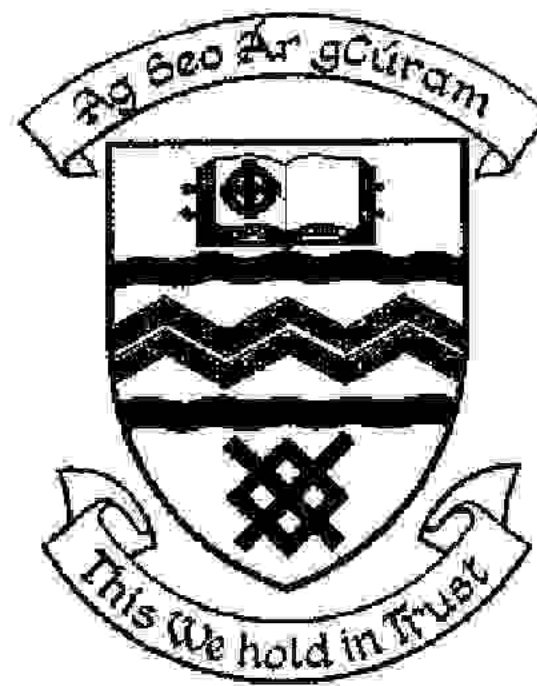
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C

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

Decision Order Number 0220	Date of Decision 29/01/2002
Register Reference S00A/0522	Date 27/07/00


Applicant E. O'Gorman
App. Type Permission
Development Bungalow and septic tank

Location Cruagh, Rockbrook, Rathfarnham, Dublin 16.

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 14/02/2002

Yours faithfully


..... 31/01/02
for SENIOR ADMINISTRATIVE OFFICER

Watson, Fitzpatrick & Associates
72. Weston Road,
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M.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 1085	Date of Decision 24/05/2001
Register Reference S00A/0522	Date 27/07/00

Applicant E. O'Gorman
App. Type Permission
Development Bungalow and septic tank

Location Cruagh, Rockbrook, Rathfarnham, Dublin 16.

Dear Sir / Madam,

With reference to your planning application, additional information received on 02/01/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is advised to submit revised detailed drawings to provide adequate vision splays on the left hand side of the entrance (when exiting). The following alterations are required.
 - (i) The wing walls/piers/gates are to be set back.
 - (ii) The two large trees on the boundary are to be removed.

The applicant is requested to agree revised details with Roads Department and to submit a letter of agreement from the adjacent landowner, stating that the above alterations shall be made to provide adequate vision splays at the entrance to the site.

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REG REF. S00A/0522

NOTE: TO APPLICANT

The Unsolicited Additional Information submitted on 27/04/2001, entitled 'Proposed sketch', is unacceptable to the Planning Authority. It is not to scale and does not correlate with the site plan submitted on the same date. The proposal is unacceptable due to lack of detail and clarity. Therefore, the applicant is additionally requested to submit revised, scaled, plans illustrating details of how the proposed bungalow is to be set lower into the site so that it would be compatible with adjoining dwellings. Should there be alterations to the design or siting of the proposed dwelling, the applicant is requested to submit revised block plans, sections and elevations. The Planning Authority assumes the siting not to be altered. A site plan at a scale of 1:500 is requested and the names of neighbouring houses should be indicated. All elevational views should be correctly geographically titled.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

24/05/01

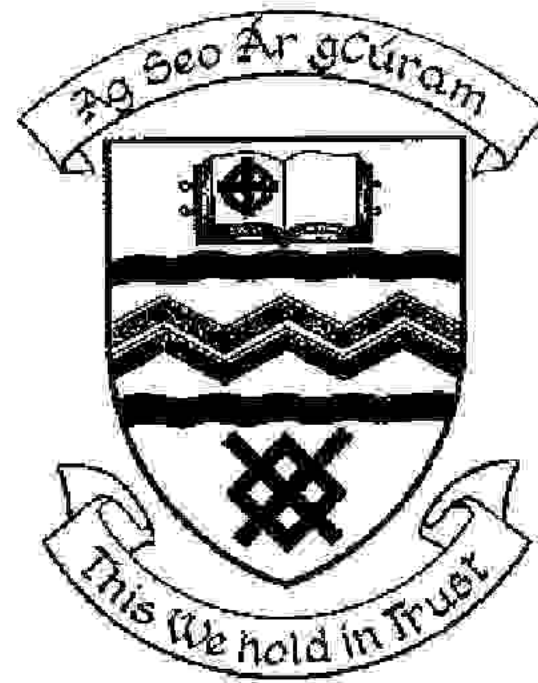
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0522	
1. Location	Cruagh, Rockbrook, Rathfarnham, Dublin 16.		
2. Development	Bungalow and septic tank		
3. Date of Application	27/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/09/2000 2.	1. 02/01/2001 2.
4. Submitted by	Name: Watson, Fitzpatrick & Associates Address: 72. Weston Road, Churchtown,		
5. Applicant	Name: E. O'Gorman Address: Cruagh, Rockbrook, Rathfarnham,		
6. Decision	O.C.M. No. 1085 Date 24/05/2001	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0684	Date of Decision 03/04/2001
Register Reference S00A/0522	Date 27/07/00

Applicant E. O'Gorman
App. Type Permission
Development Bungalow and septic tank

Location Cruagh, Rockbrook, Rathfarnham, Dublin 16.

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 24/04/2001.

Yours faithfully

MZ 03/04/01
.....
for SENIOR ADMINISTRATIVE OFFICER

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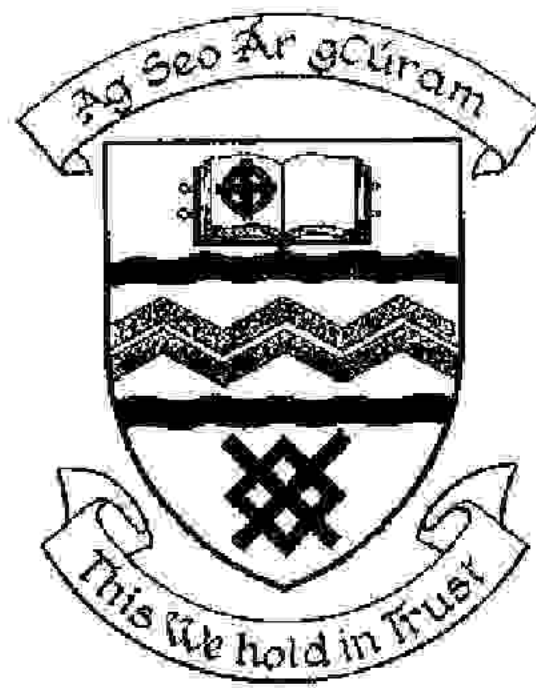
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1. Location	Cruagh, Rockbrook, Rathfarnham, Dublin 16.		
2. Development	Bungalow and septic tank		
3. Date of Application	27/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/09/2000 2.	1. 02/01/2001 2.
4. Submitted by	Name: Watson, Fitzpatrick & Associates Address: 72. Weston Road, Churchtown,		
5. Applicant	Name: E. O'Gorman Address: Cruagh, Rockbrook, Rathfarnham,		
6. Decision	O.C.M. No. 1085 Date 24/05/2001	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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

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

Decision Order Number 0666	Date of Decision 27/03/2001
Register Reference S00A/0522	Date 27/07/00

Applicant E. O'Gorman
App. Type Permission
Development Bungalow and septic tank

Location Cruagh, Rockbrook, Rathfarnham, Dublin 16.

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 04/04/2001

Yours faithfully

.....*MT*..... 30/03/01
for SENIOR ADMINISTRATIVE OFFICER

Watson, Fitzpatrick & Associates
72, Weston Road,
Churchtown,
Dublin 14.