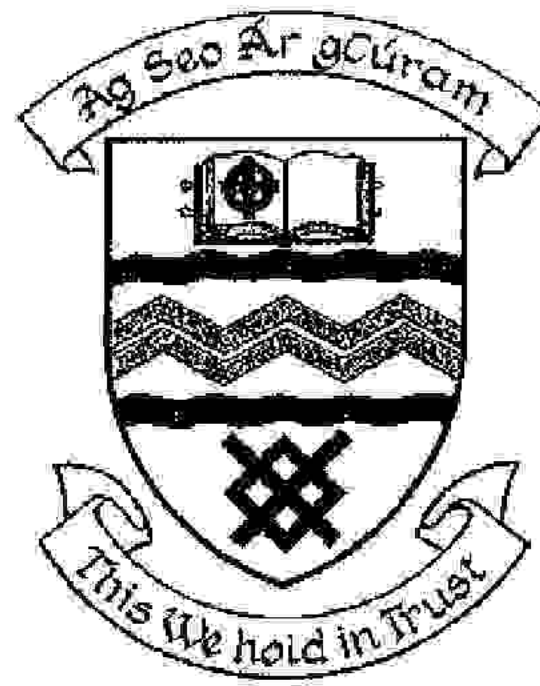


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0449	
1. Location	Newtown Lower, Rathcoole, Co. Dublin.		
2. Development	Dormer bungalow, bio cycle effluent treatment unit and stables.		
3. Date of Application	29/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/08/2000 2.	1. 25/09/2000 2.
4. Submitted by	Name: Ms. Shona Keogh, Address: Main Street, Rathcoole,		
5. Applicant	Name: Ms. Shona Keogh, Address: Main Street, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2598 Date 23/11/2000	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht,
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2598	Date of Decision 23/11/2000
Register Reference S00A/0449	Date: 29/06/00

Applicant Ms. Shona Keogh,
Development Dormer bungalow, bio cycle effluent treatment unit and
stables.
Location Newtown Lower, Rathcoole, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 25/08/2000 /25/09/2000
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 (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

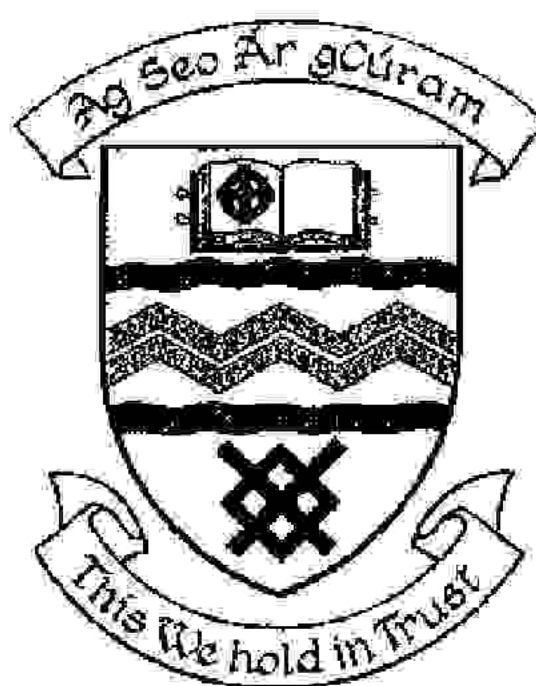
.....*MY*..... 24/11/00
for SENIOR ADMINISTRATIVE OFFICER

Ms. Shona Keogh,
Main Street,
Rathcoole,
Co. Dublin.

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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, Additional Information received on the 25th September 2000 and Unsolicited Additional Information received on the 24th October 2000, 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 The proposed dwelling on completion shall be first occupied for a period of not less than three years by the applicant or a member of her immediate family.
REASON:
In order to comply with the settlement policy of the Planning Authority.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 The proposed dwelling shall have a plaster/nap finish and roof tiles/slates shall be blue/black or grey in colour.
REASON:
In the interest of visual amenity.
- 5 Any ESB or Telecom poles located adjoining the site entrance shall be relocated as necessary at the applicants expense.
REASON:
In the interests of orderly development.
- 6 No water shall be allowed to flow from the development site to the public road and the existing surface water drainage shall not be interfered with.
REASON:
To prevent flooding and drainage to the public road.

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- 7 The entrance and vision splays shall be constructed in accordance with the requirements of South Dublin County Council. The entrance shall be constructed as per details lodged with the Planning Authority as Additional Information on the 25th of September 2000. Aside from that required to provide the proposed entrance the existing front boundary fence shall be retained in its entirety. In the event of any damage being caused to the boundary hedgerow, replacement planting consisting of native and indigenous species shall be provided.

REASON:

In the interests of visual and rural amenity.

- 8 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. The applicant shall consult with the Biocycle System Manufacturer regarding the provision of an effluent treatment system on the site. In any event the applicant shall install a raised bed percolation area which will involve the importation of top quality soil at the site and the use of a geotextile layer to prevent migration of the raised bed in the lower soil layers. At least 20 linear metres of irrigation pipework shall be laid. A detailed submission from the Biocycle System Manufacturer and from the applicant in compliance with these requirements shall be lodged with the Planning Authority in written agreement prior to the commencement of any development on the site.

REASON:

In the interest of public health.

- 9 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.

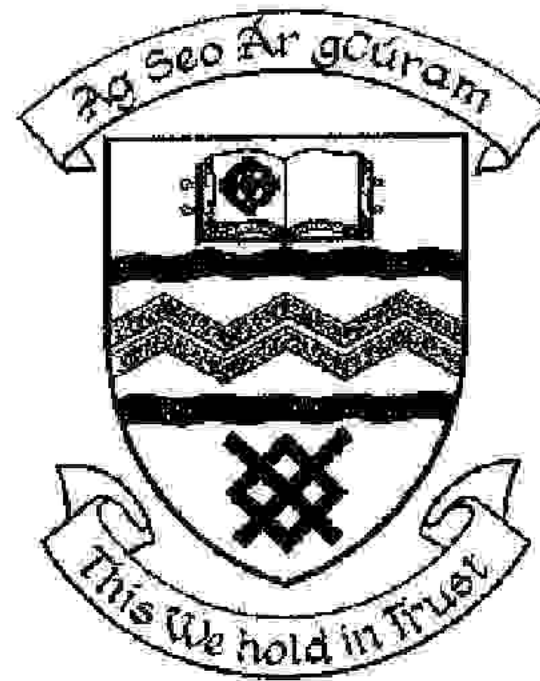
REASON:

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.

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- 10 In the event of a connection to the 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.

- 11 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.

- 12 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 Rathcoole Park; this contribution to be paid before the commencement of development on site.

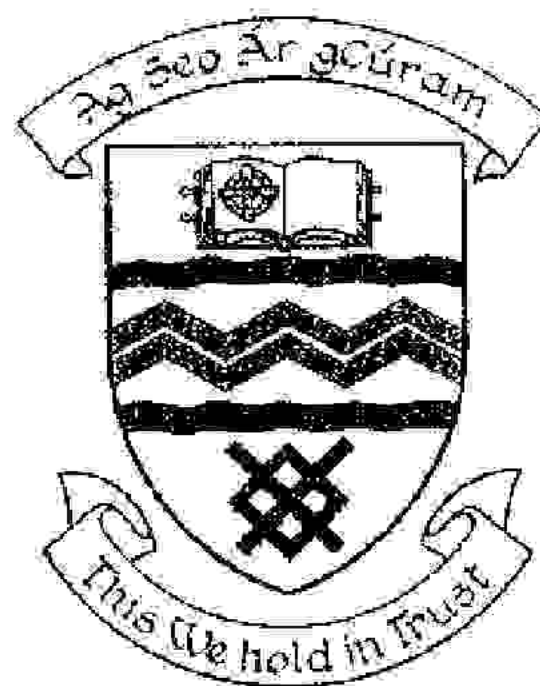
REASON:

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.

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

Decision Order Number 1933	Date of Decision 25/08/2000
Register Reference S00A/0449	Date: 29/06/00

Applicant Ms. Shona Keogh,
Development Dormer bungalow, bio cycle effluent treatment unit and
stables.

Location Newtown Lower, Rathcoole, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 29/06/00 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 The applicant is requested to submit a Site Layout Plan at a scale of not less than 1:500 showing the provision of adequate vision splays at the entrance to the site. In order to accommodate same, the applicant is advised that the proposed access point should be located 10 metres further to the south west in order to provide improved vision splays. The area required for the provision of vision splays shall be kept clear at all times. (No development of any form (including planting, fencing, wing walls etc., to be within the area required for visibility). In order to preserve the rural amenity of the area it is desirable that the front boundary hedgerow and trees should be retained.
- 2 The applicant is requested to submit independent documentary evidence in the form of letters from the local school or parish church which support the contention that they have close family ties with the rural community. The Planning Authority note that the relations listed as proof of close family ties with the rural community are all listed as residing in Rathcoole Village. The applicant is requested

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Main Street,
Rathcoole,
Co. Dublin.

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- to indicate if any of the relations listed are in fact engaged in activities in the rural community. The applicant is advised that the South Dublin County Council Development Plan clearly requires that the applicant have close family ties with the rural community.
- 3 The Planning Authority note that the proposed dwelling is suburban in character and does not add to the rural amenity of the area. The applicant is requested to submit an amended proposal showing a dwelling which is more in keeping with the rural amenity of the area and which complies with Appendix D of the South Dublin County Council Development Plan, 1998 in respect of 'Guidelines for the siting and design of rural dwellings'.
 - 4 The applicant is requested to submit up to date percolation tests, the tests should be carried out at the location of the percolation areas and the submission should clearly indicate the results for each percolation hole.
 - 5 The applicant is requested to submit a Site Layout Plan at a scale not less than 1:500 showing the location of the proposed bored well and showing also the location of any wells on adjoining sites.
 - 6 The applicant is requested to clarify if a septic tank or Biocycle unit is to be provided on site and to submit a Site Layout Plan at a scale of not less than 1:500 showing clearly the type and location of the domestic effluent system. Two no. copies of appropriate public notices should also be submitted if necessary.

Signed on behalf of South Dublin County Council

JA
.....
for Senior Administrative Officer

25/08/00