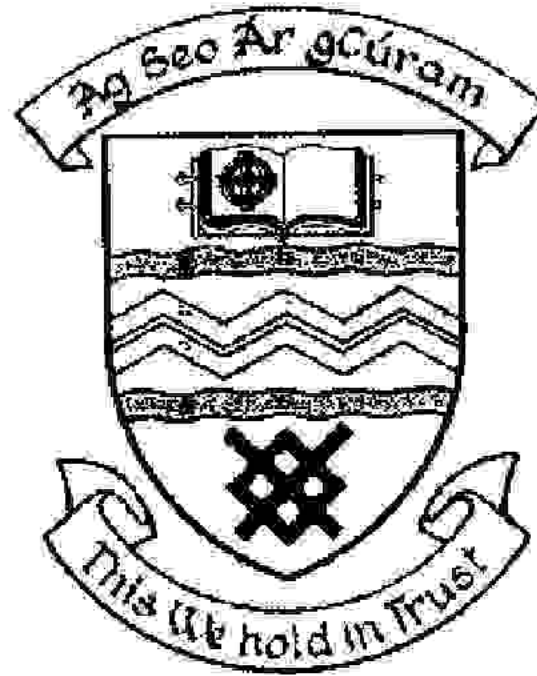


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0218	
1. Location	Brownstown, Newcastle, Co. Dublin.		
2. Development	Bungalow with bio-cycle waste water treatment system.		
3. Date of Application	06/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1.  2.	1.  2.
4. Submitted by	Name: Andrew Dwyer, Address: Brownstown, Newcastle,		
5. Applicant	Name: Andrew Dwyer, Address: Brownstown, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 1195  Date 01/06/2000	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 1571  Date 18/07/2000	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**



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

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

Andrew Dwyer,  
Brownstown,  
Newcastle,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Approval**

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

Final Grant Order Number 1571	Date of Final Grant 18/07/2000
Decision Order Number 1195	Date of Decision 01/06/2000
Register Reference S00A/0218	Date 06/04/00

**Applicant** Andrew Dwyer,

**Development** Bungalow with bio-cycle waste water treatment system.

**Location** Brownstown, Newcastle, Co. Dublin.

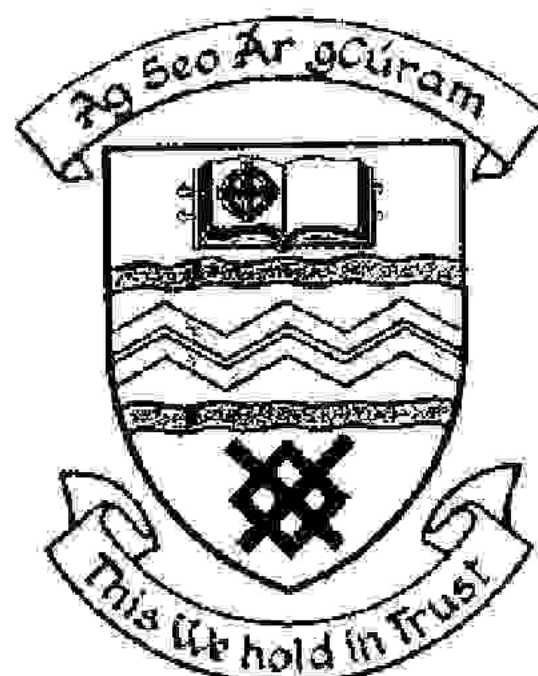
**Floor Area** 0.00 Sq Metres

**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**



Bosca 4122  
 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

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

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
 P.O. Box 4122  
 Town Centre, Tallaght  
 Dublin 24

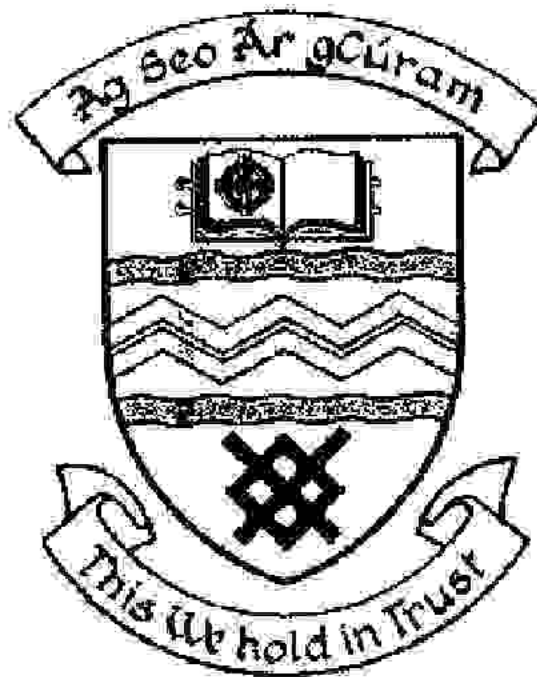
Telephone: 01-414 9230  
 Fax: 01-414 9104

**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.  
 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 The dwelling shall first be occupied by the applicants or a member of their immediate family as a place of permanent residence for at least a period of one year.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 5 That the roof tiles shall be either in black, blue/black or slate grey colour.  
 REASON:  
 In the interest of visual amenity.
- 6 That the applicant shall enter into a maintenance contract with a wastewater treatment company for the biocycle treatment system and this system shall be alarmed to the main dwelling.  
 REASON:  
 In the interest of public health and the proper maintenance of the wastewater treatment system.
- 7 That the requirements of the Environmental Health Officer shall be ascertained and fully adhered to in the development.  
 REASON:  
 In the interest of public health.



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



**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
 P.O. Box 4122  
 Town Centre, Tallaght  
 Dublin 24

Bosca 4122  
 Lár an Bhaile, Tarnhlacht  
 Baile Átha Cliath 24

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

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

8 That the following requirements shall be provided for and adhered to in the development:-

- A raised drained sub-surface irrigation area of 40 linear metres with at least one metre of overburden present between the highest water table level or fissured bedrock on site and the invert level of the irrigation pipe shall be provided.
- The irrigation area shall be located on site in accordance with the Biocycle Agreement Certificate.
- Lands drains shall be used beneath the irrigation area around the site to ensure adequate drainage and irrigation.
- The soakway shall not be upgradient of the percolation area and shall not soak into any percolation area.

**REASON:**

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

9 That the proposed entrance, front boundary treatment including the removal of the existing hedgerow and fencing, and the car parking layout shall be in accordance with the details shown on the revised site layout plan and written submissions received by the Planning Authority on 24th August 1998, Reg. Ref. S98A/0346.

**REASON:**

In the interest of public safety.

10 Before development commences, the applicant shall submit for agreement by the Planning Authority revised plans and drawings for the proposed dwelling, incorporating the following:-

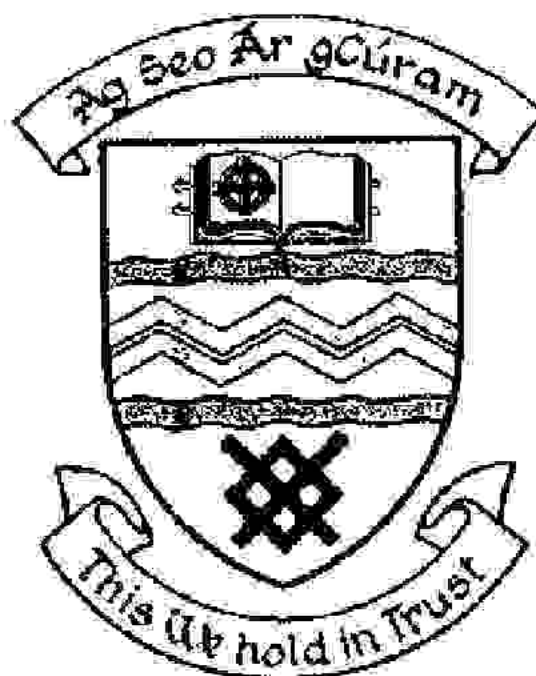
- re-design the roof to a 'double-A' type roof with a maximum ridge height of 6m.
- remove the "false gables" on the front elevation.

**REASON:**

In the interest of protecting the rural character and visual amenities of the area.

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

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



**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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

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

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.

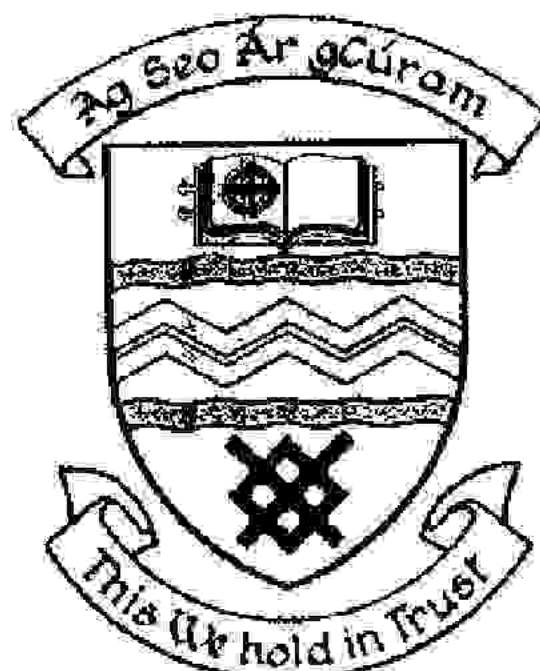
- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,269 (one thousand two hundred and sixty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development 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



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



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

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

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.
- (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.

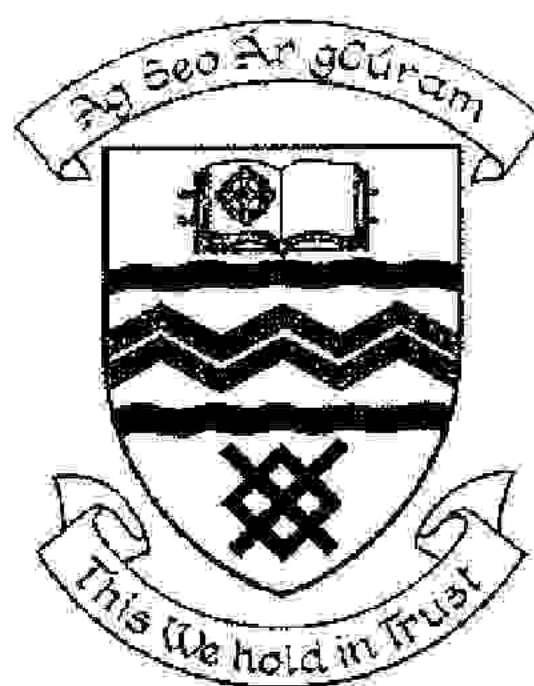
  
.....18/07/00  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0218	
1. Location	Brownstown, Newcastle, Co. Dublin.		
2. Development	Bungalow with bio-cycle waste water treatment system.		
3. Date of Application	06/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1.  2.	1.  2.
4. Submitted by	Name: Andrew Dwyer, Address: Brownstown, Newcastle,		
5. Applicant	Name: Andrew Dwyer, Address: Brownstown, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 1195  Date 01/06/2000	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. Date	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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
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 1195	Date of Decision 01/06/2000 <i>LA</i>
Register Reference S00A/0218	Date: 06/04/00

Applicant Andrew Dwyer,  
Development Bungalow with bio-cycle waste water treatment system.  
Location Brownstown, Newcastle, Co. 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.

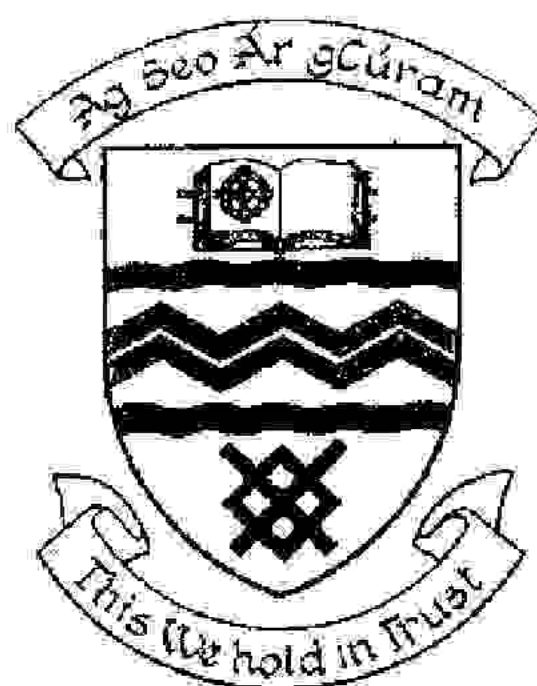
Subject to the conditions ( 14 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

*LA*  
..... 01/06/00  
for SENIOR ADMINISTRATIVE OFFICER

Andrew Dwyer,  
Brownstown,  
Newcastle,  
Co. Dublin.



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

REG REF. S00A/0218

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.  
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 The dwelling shall first be occupied by the applicants or a member of their immediate family as a place of permanent residence for at least a period of one year.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 That the roof tiles shall be either in black, blue/black or slate grey colour.  
REASON:  
In the interest of visual amenity.
- 6 That the applicant shall enter into a maintenance contract with a wastewater treatment company for the biocycle treatment system and this system shall be alarmed to the main dwelling.  
REASON:

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

REG. REF. S00A/0218

In the interest of public health and the proper maintenance  
of the wastewater treatment system.

- 7 That the requirements of the Environmental Health Officer  
shall be ascertained and fully adhered to in the  
development.

REASON:

In the interest of public health.

- 8 That the following requirements shall be provided for and  
adhered to in the development:-

- A raised drained sub-surface irrigation area of 40  
linear metres with at least one metre of overburden  
present between the highest water table level or  
fissured bedrock on site and the invert level of the  
irrigation pipe shall be provided.
- The irrigation area shall be located on site in  
accordance with the Biocycle Agreement Certificate.
- Lands drains shall be used beneath the irrigation  
area around the site to ensure adequate drainage and  
irrigation.
- The soakway shall not be upgradient of the  
percolation area and shall not soak into any  
percolation area.

REASON:

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

- 9 That the proposed entrance, front boundary treatment  
including the removal of the existing hedgerow and fencing,  
and the car parking layout shall be in accordance with the  
details shown on the revised site layout plan and written  
submissions received by the Planning Authority on 24th  
August 1998, Reg. Ref. S98A/0346.

REASON:

In the interest of public safety.

- 10 Before development commences, the applicant shall submit for  
agreement by the Planning Authority revised plans and



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

REG REF. S00A/0218

drawings for the proposed dwelling, incorporating the following:-

- re-design the roof to a 'double-A' type roof with a maximum ridge height of 6m.
- remove the "false gables" on the front elevation.

REASON:

In the interest of protecting the rural character and visual amenities of the area.

- 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



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

REG. REF. S00A/0218

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 1,269 (one thousand two hundred and sixty nine 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.