

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0179	
1. Location	Ballynakelly, Newcastle, Co. Dublin.		
2. Development	Proposed new bungalow, septic tank and temporary access through Stramorne.		
3. Date of Application	16/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/05/2000 2.	1. 19/06/2000 2.
4. Submitted by	Name: Johny Janssens, Address: Stramorne, Newcastle,		
5. Applicant	Name: H. & A. Janssens, Address: Ballynakelly House, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 1781 Date 08/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2210 Date 28/09/2000	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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Johny Janssens,
Stramorne,
Newcastle,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2210	Date of Final Grant 28/09/2000
Decision Order Number 1781	Date of Decision 08/08/2000
Register Reference S00A/0179	Date 19/06/00

Applicant H. & A. Janssens,

Development Proposed new bungalow, septic tank and temporary access through Stramorne.

Location Ballynakelly, Newcastle, Co. Dublin.

Floor Area 291.06 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/05/2000 /19/06/2000

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

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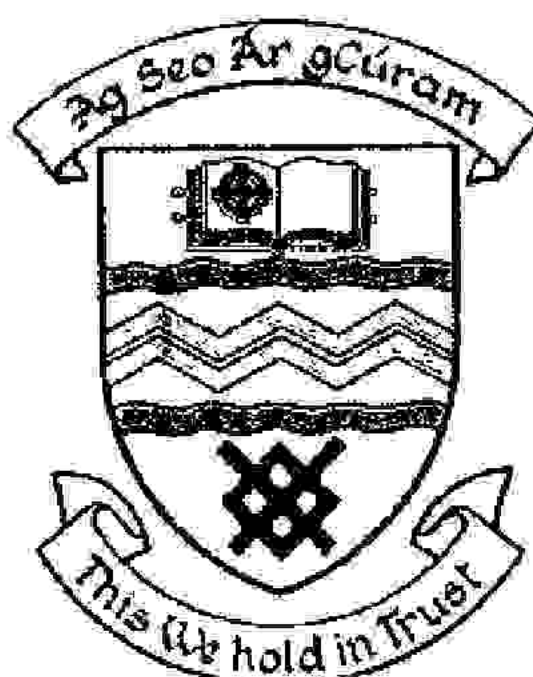
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 existing hedgerows on the site shall be retained.
 REASON:
 In the interest of amenity.
- 3 That the proposed dwelling shall be first occupied by the applicant or a member of their immediate family.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 That the proposed septic tank and percolation areas shall be in accordance with SR6 (1991).
 REASON:
 In the interest of the proper planning and development of the area.
- 5 That the indicated second house and farm buildings are expressly excluded from this permission.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 That the permanent access shall be agreed in writing with the Planning Authority following approval of an Area Action Plan for Newcastle and the temporary access road shall be relocated to the agreed permanent position and the temporary access securely closed off all at the applicants expense.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 That the proposed landscaping scheme shall be carried out before the end of the planting season following construction of the dwelling.
 REASON:
 In the interests of the amenity.

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- 8 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 water supply 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.

- 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.

- 10 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:

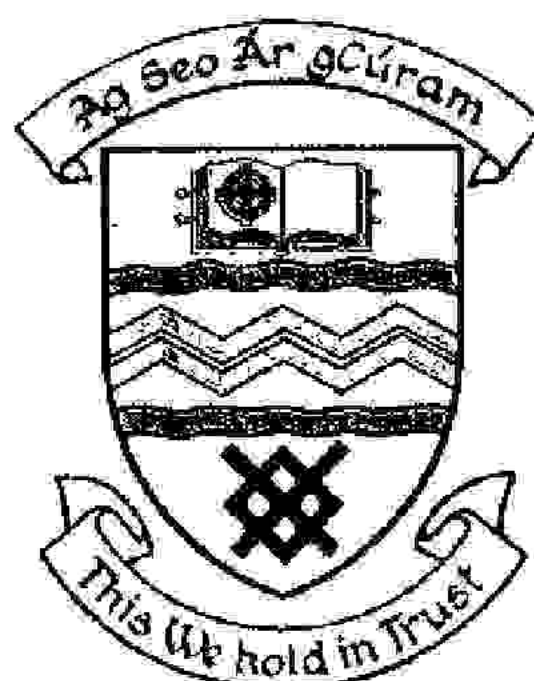
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 11 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.

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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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 12 That a financial contribution in the sum of £675 (Six Hundred and Seventy Five Pounds) EUR 857 (Eight Hundred and Fifty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.

- 13 That in the event of connection to the public sewer a financial contribution in the sum of £326 (Three Hundred and Twenty Six Pounds) EUR 413 (Four Hundred and Thirteen Euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development.

REASON:

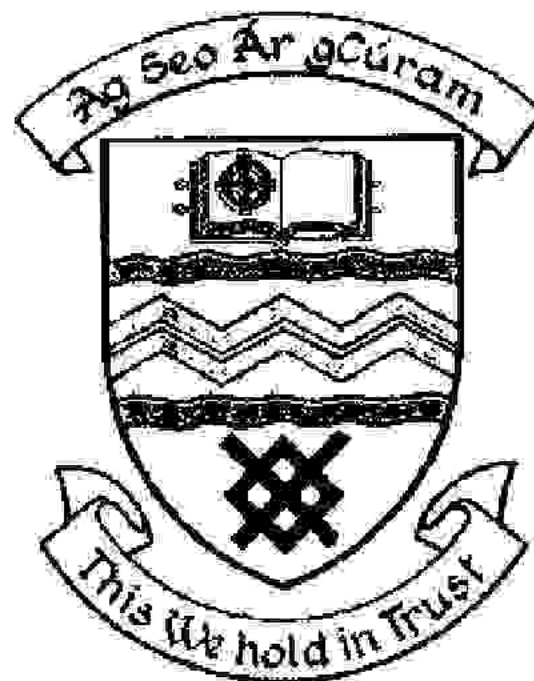
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (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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- (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.


.....29/09/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0179	
1. Location	Ballynakelly, Newcastle, Co. Dublin.		
2. Development	Proposed new bungalow, septic tank and temporary access through Stramorne.		
3. Date of Application	16/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/05/2000 2.	1. 19/06/2000 2.
4. Submitted by	Name: Johnny Janssens, Address: Stramorne, Newcastle,		
5. Applicant	Name: H. & A. Janssens, Address: Ballynakelly House, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 1781 Date 08/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1781	Date of Decision 08/08/2000
Register Reference S00A/0179	Date: 16/03/00

Applicant H. & A. Janssens,
Development Proposed new bungalow, septic tank and temporary access
through Stramorne.
Location Ballynakelly, Newcastle, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 12/05/2000 /19/06/2000
Clarification of Additional Information Requested/Received /

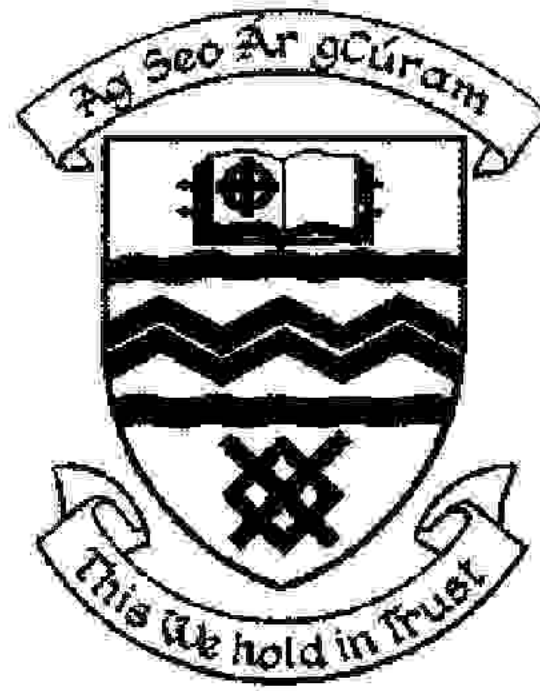
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

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

..... *MJ* 09/08/00
for SENIOR ADMINISTRATIVE OFFICER

Johnny Janssens,
Stramorne,
Newcastle,
Co. Dublin.

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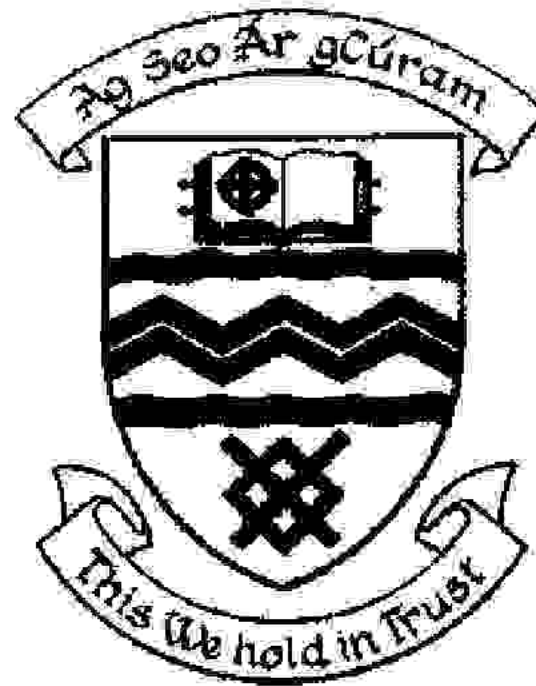
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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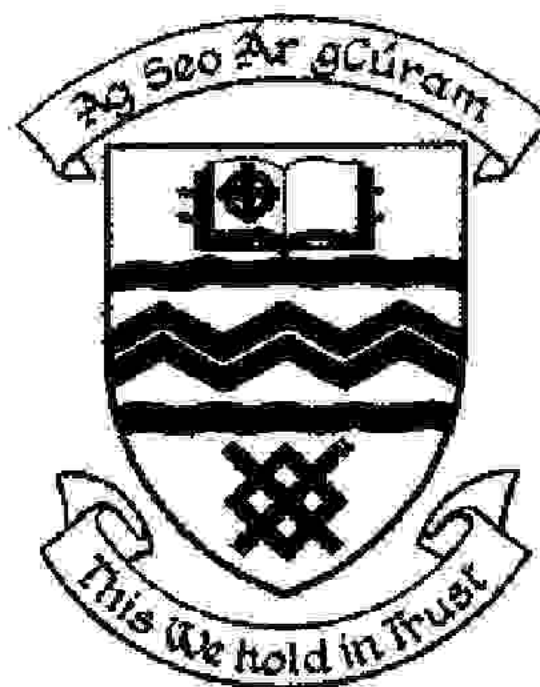
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Scheme which will facilitate this development.

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 the works.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0179	
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2. Development	Proposed new bungalow, septic tank and temporary access through Stramorne.		
3. Date of Application	16/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/05/2000 2.	1. 2.
4. Submitted by	Name: Johny Janssens, Address: Stramorne, Newcastle,		
5. Applicant	Name: H. & A. Janssens, Address: Ballynakelly House, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 1046 Date 12/05/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1046	Date of Decision 12/05/2000
Register Reference S00A/0179	Date: 16/03/00

Applicant H. & A. Janssens,
Development Proposed new bungalow, septic tank and temporary access
through Stramorne.

Location Ballynakelly, Newcastle, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/03/00 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 submitted site layout indicates that the site of the proposed house is c20m above the level of the public road. The applicants shall submit a detailed visual assessment of the proposal and alter the proposal so as to minimise the visual impact of the development as perceived from the public road. Regard shall be had to:
 - the possibility of finding an alternative site on the family landholding
 - detailed landscaping proposals
 - significantly lowering the finished floor level of the proposed dwelling

NOTE: Should an alternative site be proposed, revised public notification will be required.

- 2 The applicant shall indicate the proposed access to and the site of the proposed relocated farm buildings referred to in the applicant's letter, as the steeply sloping nature of this part of the lands would not appear to be suitable for such purposes. The applicant should also have regard to the

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objective of the Council to preserve the prospect of Athgoe Hill from the Rathcoole-Lucan Road between Newcastle and the Naas Road in the vicinity of Commons/Rathcredan.

Signed on behalf of South Dublin County Council

for
.....
for Senior Administrative Officer

12/05/00