

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0097	
1. Location	Ballinascorney Upper, Brittas, Co. Dublin.		
2. Development	Demolition of existing building and provision of new single storey dwelling and sewage treatment facility.		
3. Date of Application	18/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Patrick Joyce Associates, Address: 2 Prospect Grove, Stocking Lane,		
5. Applicant	Name: Mr. Paul Duffy, Address: Friarstown, Bohernabreena, Dublin 24.		
6. Decision	O.C.M. No. 0771 Date 14/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1170 Date 30/05/2000	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



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

Patrick Joyce Associates,
2 Prospect Grove,
Stocking Lane,
Rathfarnham,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1170	Date of Final Grant 30/05/2000
Decision Order Number 0771	Date of Decision 14/04/2000
Register Reference S00A/0097	Date 18/02/00

Applicant Mr. Paul Duffy,

Development Demolition of existing building and provision of new single storey dwelling and sewage treatment facility.

Location Ballinascorney Upper, Brittas, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

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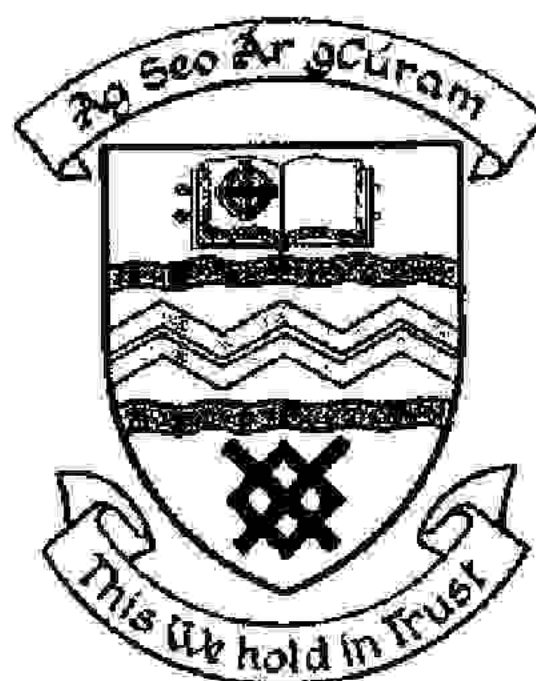
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Conditions and Reasons

- 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 Unsolicited Additional Information received by the Council on 10/03/00, 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 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.
- 4 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.
- 5 That the dwellinghouse is not occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 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.
- 7 The roof finish to the dwelling shall be natural slates.
REASON:
In the interests of visual amenity.

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- 8 The dwelling is to be first occupied by the applicant and/or direct member(s) of his family for a minimum period of one year.

REASON:

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

- 9 The requirements of Roads Department are to be strictly adhered to in the development. These requirements are:
- . All stormwater shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.
 - . The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.
 - . Provision of vision splays of 3m x 90m in both directions of the proposed entrance. This will involve the removal of part of the stone wall/earth bank, the details of which are to be submitted for the written agreement of the Planning Department prior to the commencement of development.

REASON:

In order to ensure adequate standards and public safety.

- 10 The requirements of the Environmental Health Officers Department are to be strictly adhered to in the development. These requirements are:-
- . That a maintenance contract is entered into with Bord na Mona, Purafla, by the applicant.
 - . That the septic tank and percolation areas are installed in accordance with the layout plan.

REASON:

In order to comply with public health requirements.

- 11 The site shall be landscaped in accordance with details to be submitted to and agreed by the Planning Authority before development commences.

REASON:

In the interest of visual amenity.

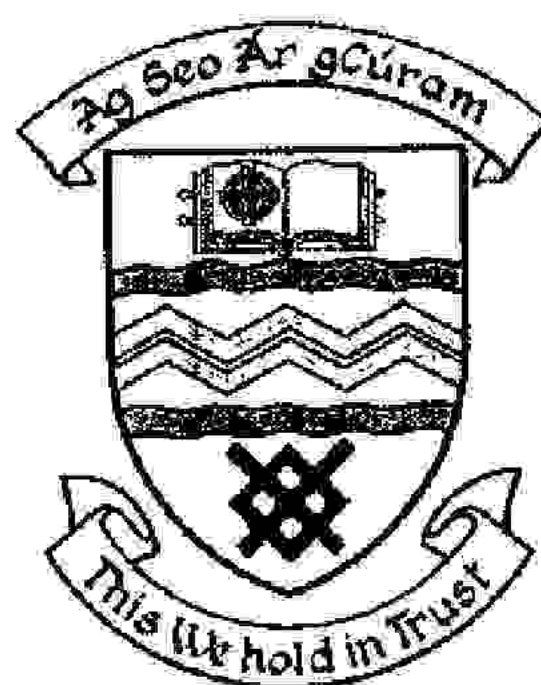
- 12 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage 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

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Applications/Registry/Appeals
 P.O. Box 4122
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Bosca 4122
 Lár an Bhaile, Tamhlacht
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 Facs: 01-414 9104

will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 13 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.

- 14 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.

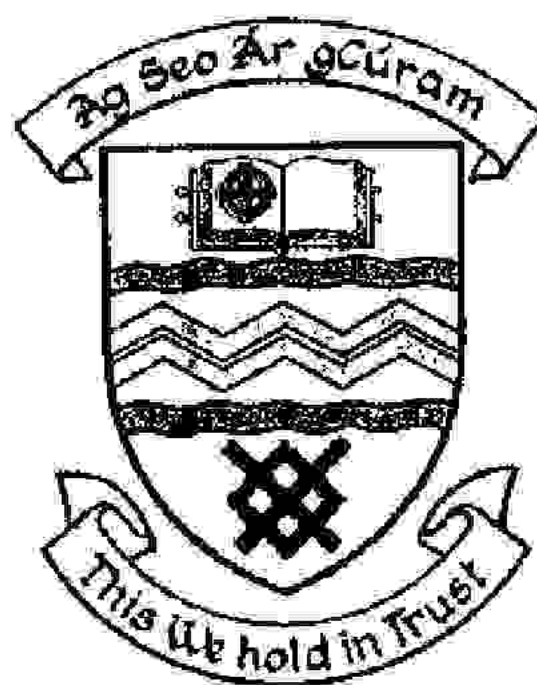
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

SOUTH DUBLIN COUNTY COUNCIL
REG. REF. S00A/0087
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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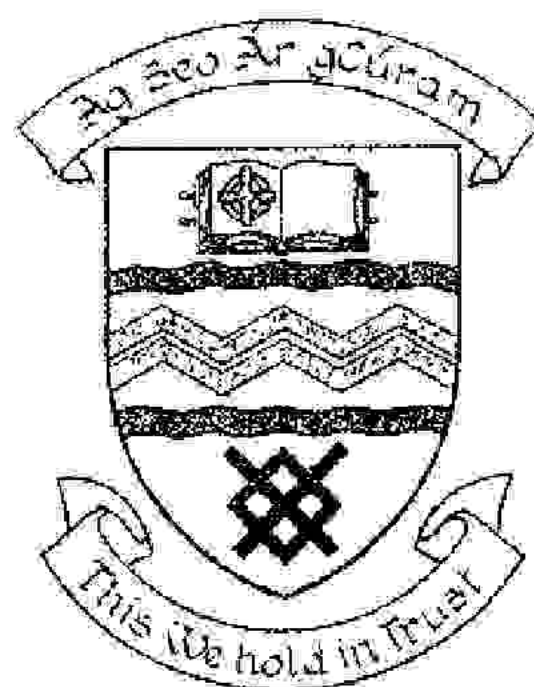


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P.O. Box 4122
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.....31/05/00
for SENIOR ADMINISTRATIVE OFFICER

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Facs: 01-414 9104

PLANNING
DEPARTMENT
P.O. Box 4122,
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0771	Date of Decision 14/04/2000 <i>MA</i>
Register Reference S00A/0097	Date: 18/02/00

Applicant Mr. Paul Duffy,

Development Demolition of existing building and provision of new single storey dwelling and sewage treatment facility.

Location Ballinascorney Upper, Brittas, 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 PERMISSION 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.

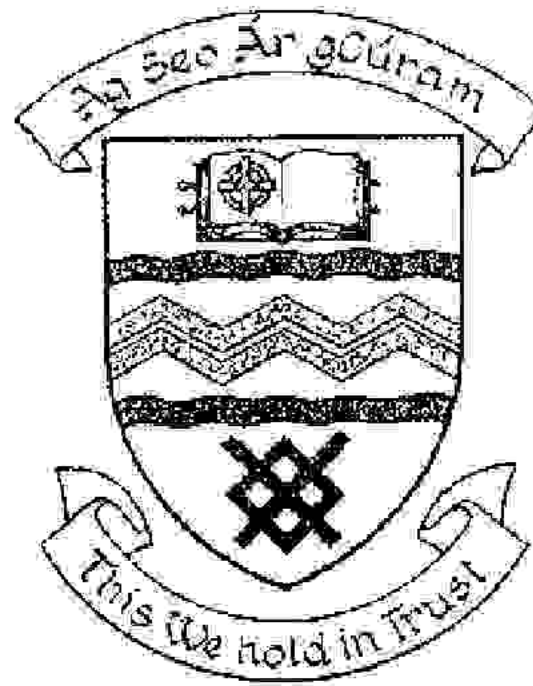
MA
..... 14/04/00
for SENIOR ADMINISTRATIVE OFFICER

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2 Prospect Grove,
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Facs: 01-414 9104



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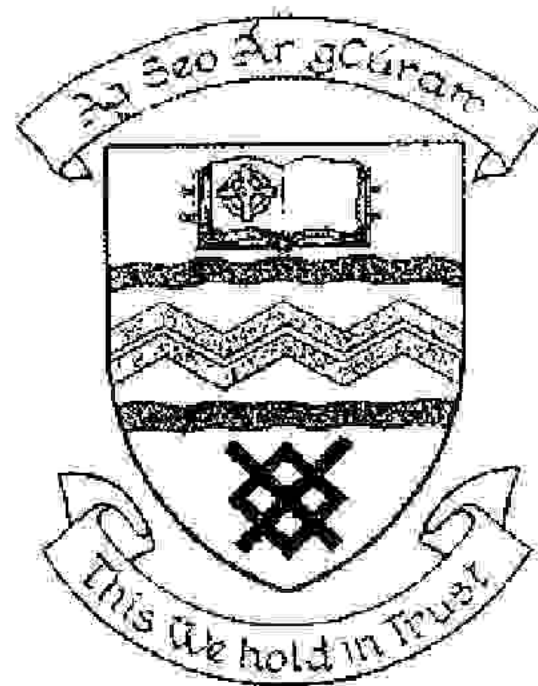
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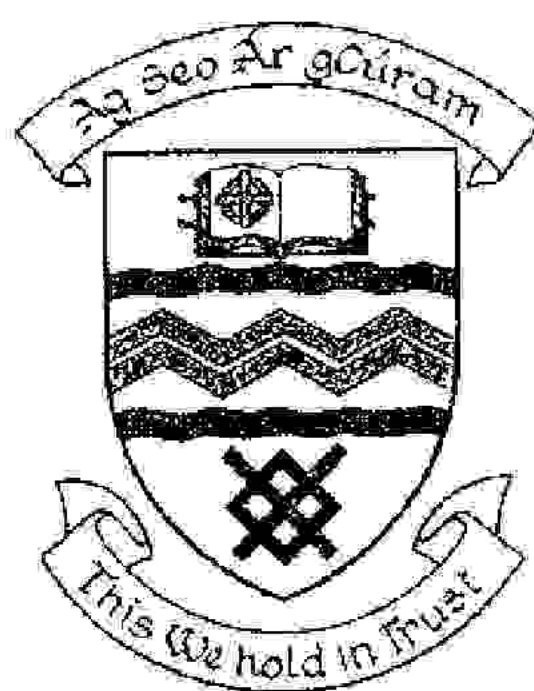
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