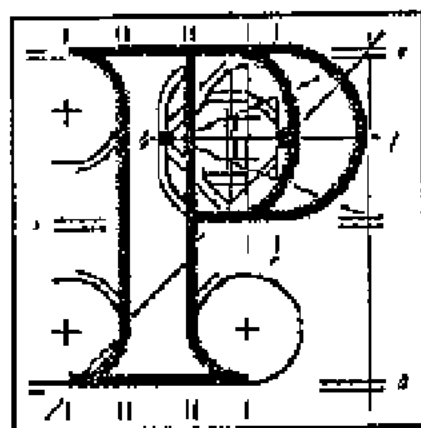


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0844	
1. Location	Crockshane, Rathcoole, Co. Dublin.		
2. Development	1 dormer type residence together with detached garage, new entrance gates, and septic tank.		
3. Date of Application	26/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/01/2000 2.	1. 17/02/2000 2.
4. Submitted by	Name: Michael P. Gonran, Address: 'Skellig Cottage', Coolmine,		
5. Applicant	Name: Dermot Reilly, Address: Crockshane, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0750 Date 13/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	12/05/2000	Written Representations	
9. Appeal Decision	05/12/2000	To Remove Condition(s)	
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.	

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S99A/0844

APPEAL by Dermot Reilly care of Michael P. Gowran of "Skellig Cottage", Coolmine, Saggart, County Dublin against the decision made on the 13th day of April, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission for the construction of one dormer type residence, together with detached garage, new entrance gates and septic tank at Crockshane, Rathcoole, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to condition number 4 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to remove the said condition number 4 and the reason therefor.

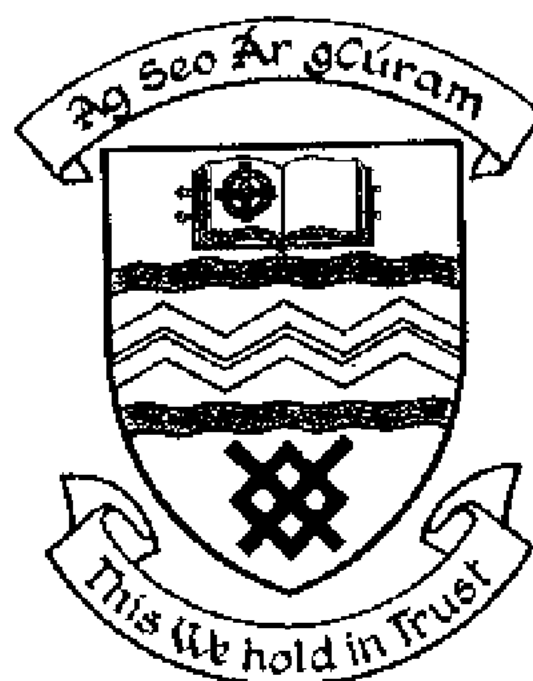
Rosalia Nixon

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 5th day of December 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0844	
1. Location	Crockshane, Rathcoole, Co. Dublin.		
2. Development	1 dormer type residence together with detached garage, new entrance gates, and septic tank.		
3. Date of Application	26/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/01/2000 2.	1. 17/02/2000 2.
4. Submitted by	Name: Michael P. Gonran, Address: 'Skellig Cottage', Coolmine,		
5. Applicant	Name: Dermot Reilly, Address: Crockshane, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0750 Date 13/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0162 Date 24/01/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged	12/05/2000	Written Representations	
9. Appeal Decision	05/12/2000	To Remove Condition(s)	
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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Michael P. Gonran,
'Skellig Cottage',
Coolmine,
Saggart,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0162	Date of Final Grant 24/01/2001
Decision Order Number 0750	Date of Decision 13/04/2000
Register Reference S99A/0844	Date 17/02/00

Applicant Dermot Reilly,

Development 1 dormer type residence together with detached garage, new entrance gates, and septic tank.

Location Crockshane, Rathcoole, Co. Dublin.

Floor Area 220.00 Sq Metres

Time extension(s) up to and including

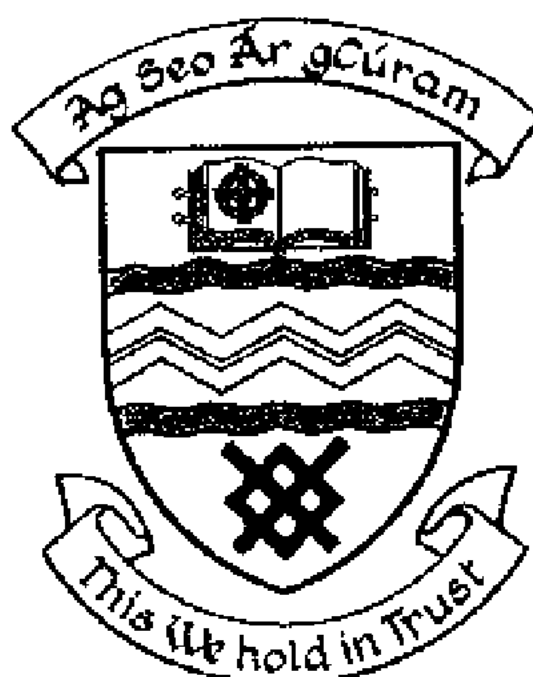
Additional Information Requested/Received 25/01/2000 /17/02/2000

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 and in accordance with Additional Information received by the Planning Authority on the 17/02/00, 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 Vision splays shall be provided as per details lodged with the Planning Authority on the 17/02/00. A post and rail fence shall be provided along the recessed frontage and a new hedgerow shall be planted along the line of the new front boundary.

REASON:

In the interests of safety and visual amenity.

- 3 The proposed balcony to the rear elevation shall be omitted. Details shall be lodged and agreed with the Planning Authority prior to the commencement of development on the site.

REASON:

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

- 4 Condition Deleted by decision of An Bord Pleanála Reference No. PL06S.119447 dated 05/12/00.

That a legally binding sterilisation agreement be executed with the Planning Authority in relation to the lands coloured blue on the land registry map submitted with this application received on 17/02/00, providing that no further development other than exempted development takes place on these lands.

REASON:

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

- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

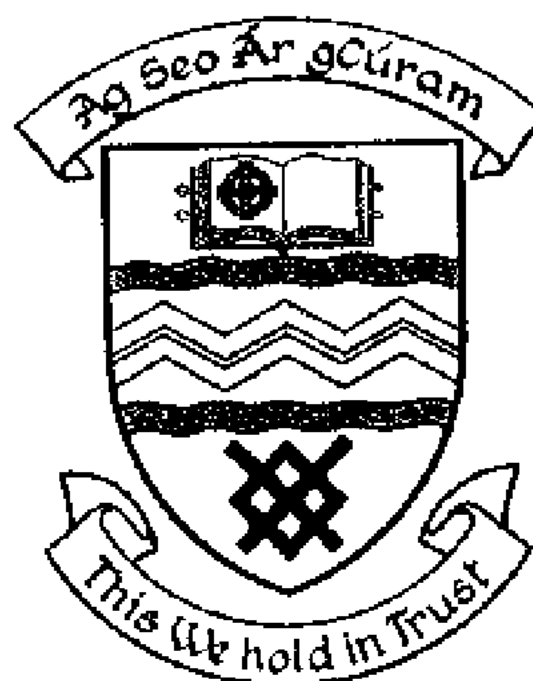
In the interest of health.

- 6 That the existing boundary trees and banks be retained and that additional landscaping and planting be carried out to

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the rear of the proposed development in order to minimise any adverse effect on the visual amenities of the area.

REASON:

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

- 7 That septic tank and percolation area shall be constructed in accordance with SR6.1991.

REASON:

In the interest of public health.

- 8 The residence shall be first occupied by the applicant or by a member(s) of his immediate family for a minimum period of one year.

REASON:

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

- 9 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.

- 10 The soakage area shall be designed and constructed in accordance with BRE Digest 365.

REASON:

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

- 11 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:

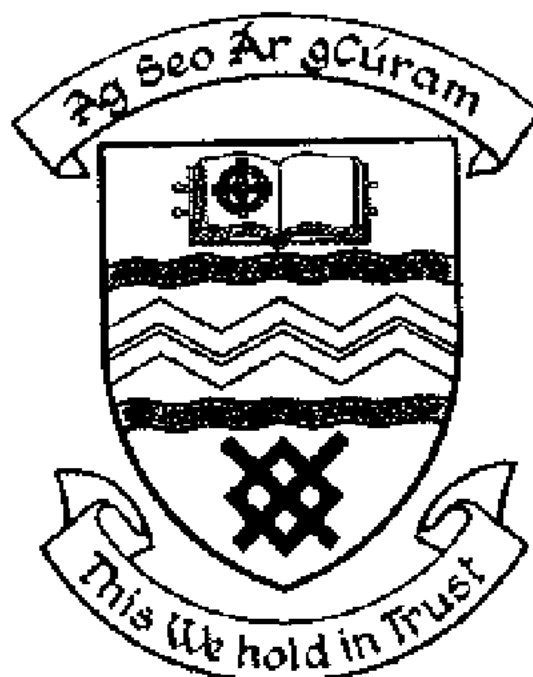
The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 12 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

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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.

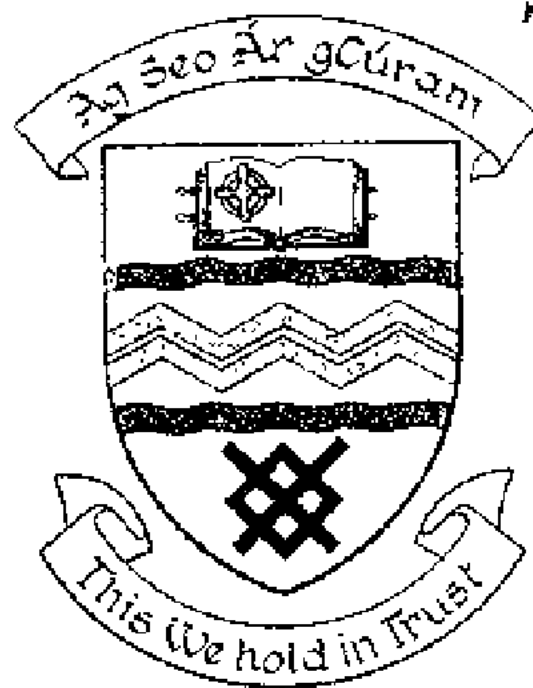
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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


13/02/01
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0844	
1. Location	Crockshane, Rathcoole, Co. Dublin.		
2. Development	1 dormer type residence together with detached garage, new entrance gates, and septic tank.		
3. Date of Application	26/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/01/2000 2.	1. 17/02/2000 2.
4. Submitted by	Name: Michael P. Gonran, Address: 'Skellig Cottage', Coolmine,		
5. Applicant	Name: Dermot Reilly, Address: Crockshane, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0750 Date 13/04/2000	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
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0750	Date of Decision 13/04/2000 <i>LM</i>
Register Reference S99A/0844	Date: 26/11/99

Applicant Dermot Reilly,
Development 1 dormer type residence together with detached garage, new entrance gates, and septic tank.
Location Crockshane, Rathcoole, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 25/01/2000 /17/02/2000
Clarification of Additional Information Requested/Received /

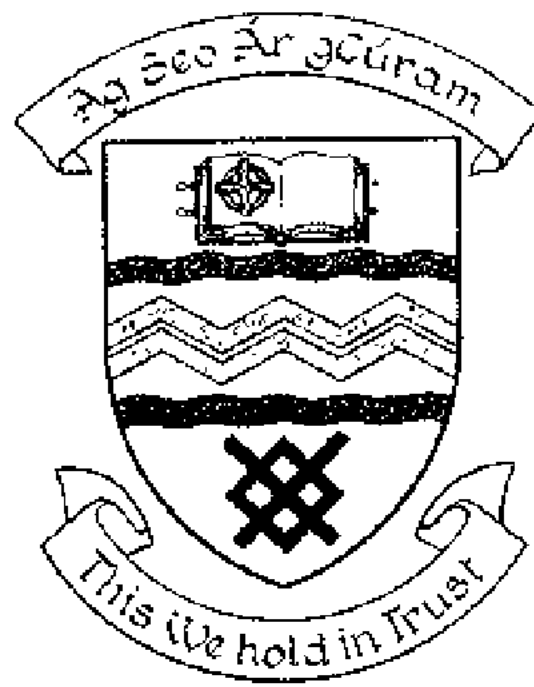
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

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

LM
..... 13/04/00
for SENIOR ADMINISTRATIVE OFFICER

Michael P. Gonran,
'Skellig Cottage',
Coolmine,
Saggart,
Co. Dublin.

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REG REF. S99A/0844

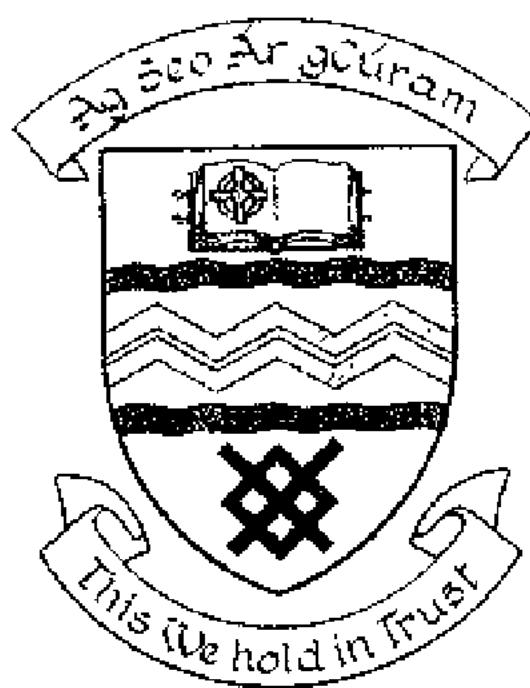
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with Additional Information received by the Planning Authority on the 17/02/00, 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 Vision splays shall be provided as per details lodged with the Planning Authority on the 17/02/00. A post and rail fence shall be provided along the recessed frontage and a new hedgerow shall be planted along the line of the new front boundary.
REASON:
In the interests of safety and visual amenity.
- 3 The proposed balcony to the rear elevation shall be omitted. Details shall be lodged and agreed with the Planning Authority prior to the commencement of development on the site.
REASON:
In the interest of the proper planning and development of the area.
- 4 That a legally binding sterilisation agreement be executed with the Planning Authority in relation to the lands coloured blue on the land registry map submitted with this application received on 17/02/00, providing that no further development other than exempted development takes place on these lands.
REASON:
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- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

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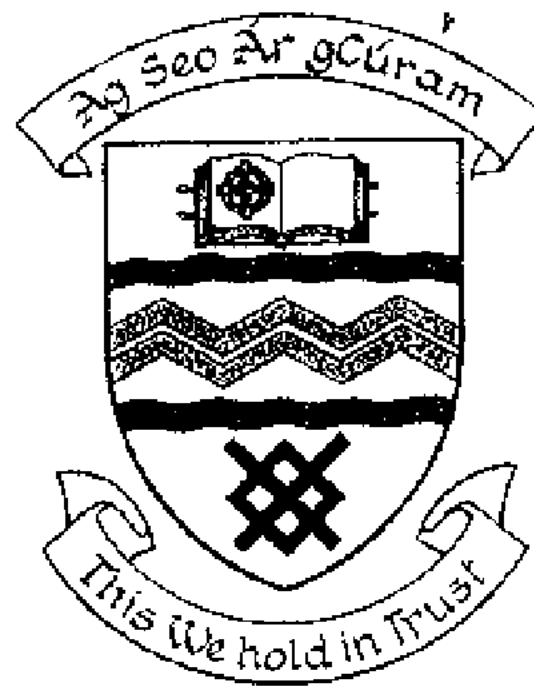
REG. REF. S99A/0844

REASON:

In the interest of health.

- 6 That the existing boundary trees and banks be retained and that additional landscaping and planting be carried out to the rear of the proposed development in order to minimise any adverse effect on the visual amenities of the area.
REASON:
In the interest of the proper planning and development of the area.
- 7 That septic tank and percolation area shall be constructed in accordance with SR6.1991.
REASON:
In the interest of public health.
- 8 The residence shall be first occupied by the applicant or by a member(s) of his immediate family for a minimum period of one year.
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- 9 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.
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- 11 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.

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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 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.

- 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.

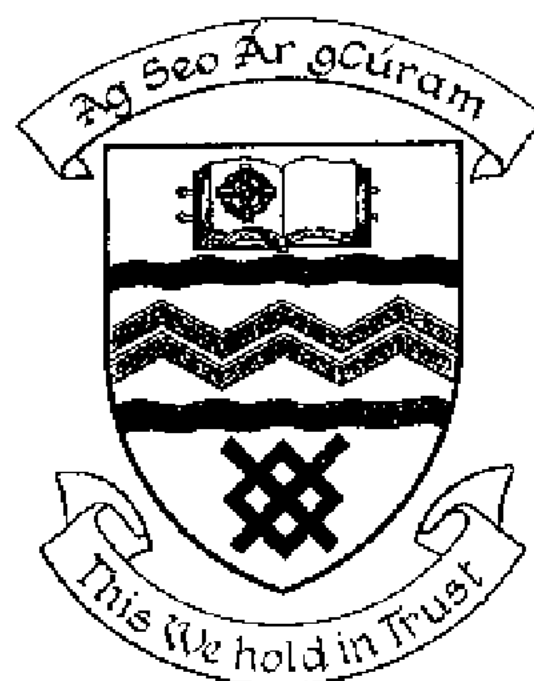
REASON:

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

Decision Order Number 0138	Date of Decision 25/01/2000
Register Reference S99A/0844	Date: 26/11/99

Applicant Development Dermot Reilly,
1 dormer type residence together with detached garage, new
entrance gates, and septic tank.

Location Crockshane, Rathcoole, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 26/11/99 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 advised that as the site frontage is only approximately 50 metres it would not be possible to provide 3m x 90m vision splays at the access point as required. The applicant is requested to indicate if he owns adjoining land to the north-east and if so to submit revised plans showing that land incorporated into the plot to make a wider frontage. These revised plans should show the access positioned so as to achieve satisfactory vision splays.
- 2 The applicant is requested to submit plans indicating the family landholding in the area and documentary evidence of the family's connections with the area.
- 3 The applicant is requested to submit revised plans omitting the front and rear dormers from the proposed house design.

Signed on behalf of South Dublin County Council

Michael P. Gonran,
'Skellig Cottage',
Coolmine,
Saggart,
Co. Dublin.

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REG REF. S99A/0844

.....
for Senior Administrative Officer

25/01/00