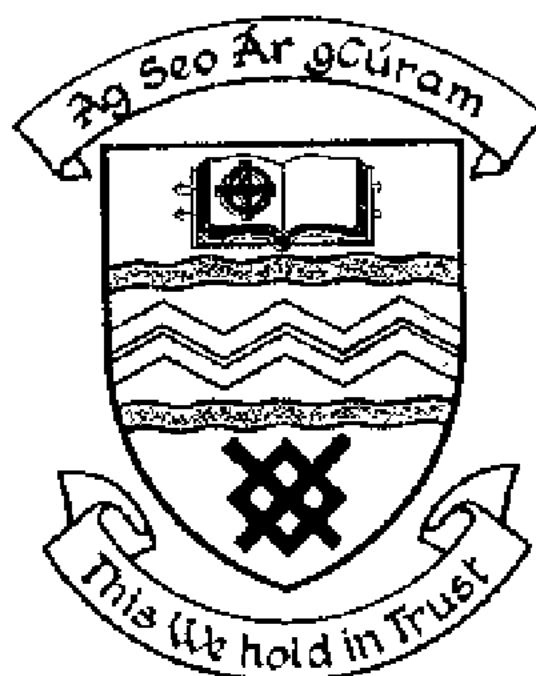


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0841	
1. Location	College Lands, Rathcoole, Co. Dublin.		
2. Development	Dormer style private dwelling with waste water treatment unit.		
3. Date of Application	26/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter McGillen, Dip.Arch., Address: Burgage, Blessington,		
5. Applicant	Name: Mary O'Brien, Address: College Lands, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0338 Date 18/02/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0608 Date 23/03/2000	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.			

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Peter McGillen, Dip.Arch.,
Burgage,
Blessington,
Co. Wicklow.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0608	Date of Final Grant 23/03/2000
Decision Order Number 0338	Date of Decision 18/02/2000
Register Reference S99A/0841	Date 26/11/99

Applicant Mary O'Brien,

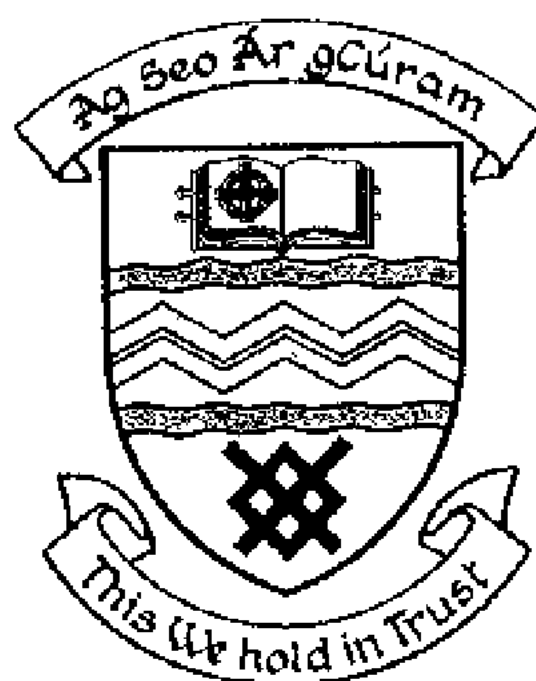
Development Dormer style private dwelling with waste water treatment unit.

Location College Lands, Rathcoole, Co. Dublin.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 18/02/2000
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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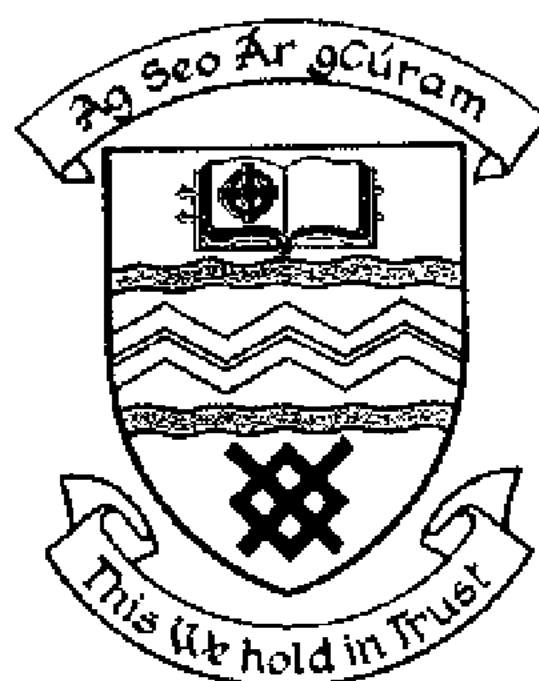
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 house when completed shall be first occupied by the applicant or a member of the applicants immediate family as a place of permanent residence.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 That no other dwelling house shall be erected within the curtilage of the proposed house as outlined in red colour on the site layout drawing submitted with the application and having a stated area of 4700sq.m.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. In this regard the following shall be complied with:-
 - (a) The proposed biocycle system shall be installed in accordance with the details submitted with the application and the assessment report submitted.
 - (b) Not less than 100 linear metres of piping shall be used in the proposed percolation area. Top soil may be imported to form a bank for irrigation purposes.
 - (c) The proposed biocycle treatment shall be installed as designed, and constructed by the manufacturer.
 - (d) The applicant shall enter into a maintenance contract with the manufacturer of the treatment system.
 - (e) No surface water shall be permitted to enter into the treatment unit.
 - (f) The treatment unit shall be accessible for maintenance purposes.

REASON:
 In the interest of health.

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- 5 (a) The wing wall/boundary fences within the vision splay shall not be greater than 0.9m in height.
 (b) No planting of any kind shall be carried out on the road side of the stream.
 (c) The applicant shall submit full details of the proposed bridge/culvert at the access point for the written agreement of the Planning Authority prior to any work commencing.

REASON:

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

- 6 The proposed dwelling house shall be finished with plaster render to external walls and blue/black roof tiles.

REASON:

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

- 7 The boundaries of the site with adjoining property and the public road shall be planted with suitable native hedge/tree species to provide a visual screen.

REASON:

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

- 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:

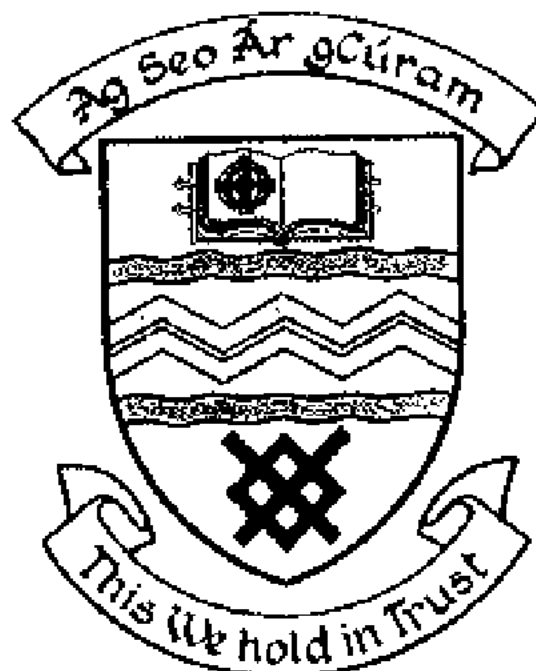
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 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

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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 1,270 (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 public open space in Rathcoole Park 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.

- (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.

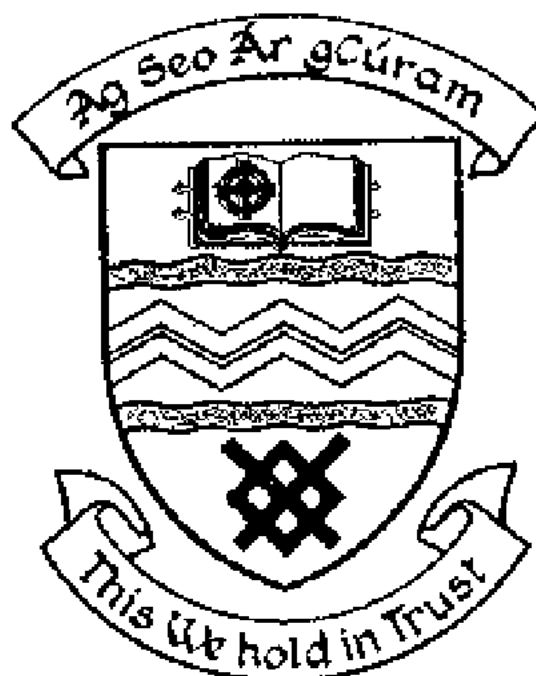
Signed on behalf of South Dublin County Council.

REG. REF. S99A/0841

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Eamonn Conlon

.....27/03/00
for SENIOR ADMINISTRATIVE OFFICER

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 0338	Date of Decision 18/02/2000
Register Reference S99A/0841	Date: 26/11/99

Applicant Mary O'Brien,
Development Dormer style private dwelling with waste water treatment unit.
Location College Lands, Rathcoole, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including 18/02/2000
Additional Information Requested/Received /
Clarification of Additional Information Requested/Received /

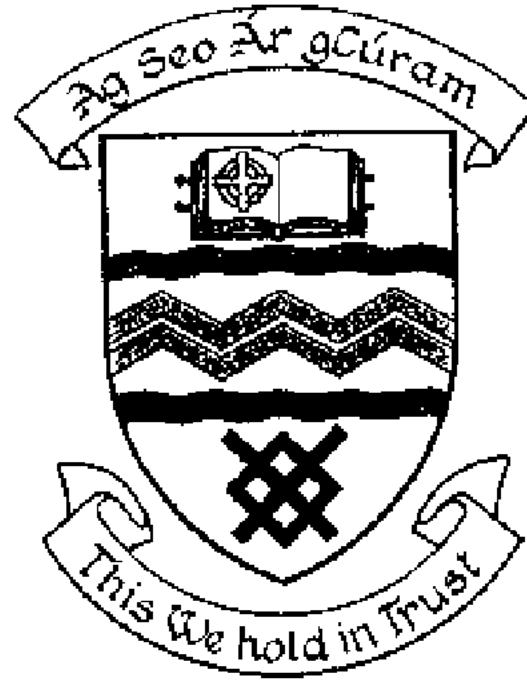
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 18/02/00
for SENIOR ADMINISTRATIVE OFFICER

Peter McGillen, Dip.Arch.,
Burgage,
Blessington,
Co. Wicklow.

SOUTH DUBLIN COUNTY COUNCIL
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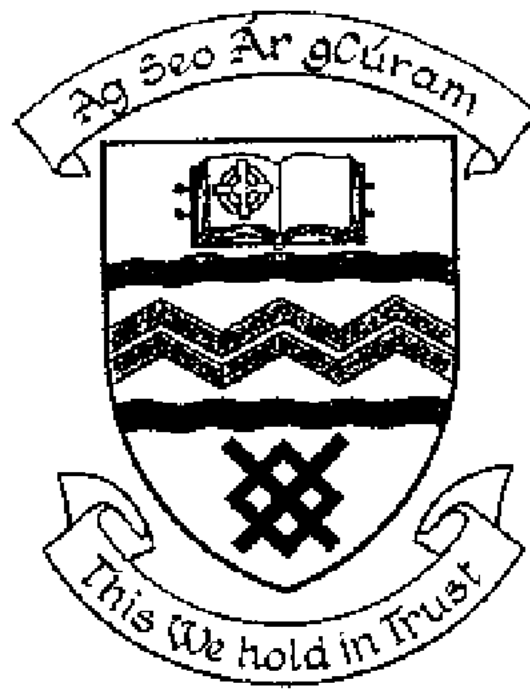
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 - (c) The proposed biocycle treatment shall be installed as designed, and constructed by the manufacturer.
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REG. REF. S99A/0841

- (e) No surface water shall be permitted to enter into the treatment unit.
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REASON:

In the interest of health.

- 5
 - (a) The wing wall/boundary fences within the vision splay shall not be greater than 0.9m in height.
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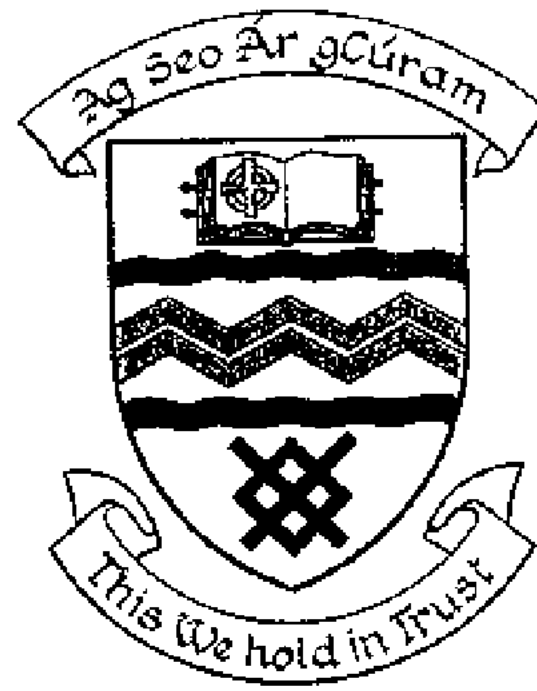
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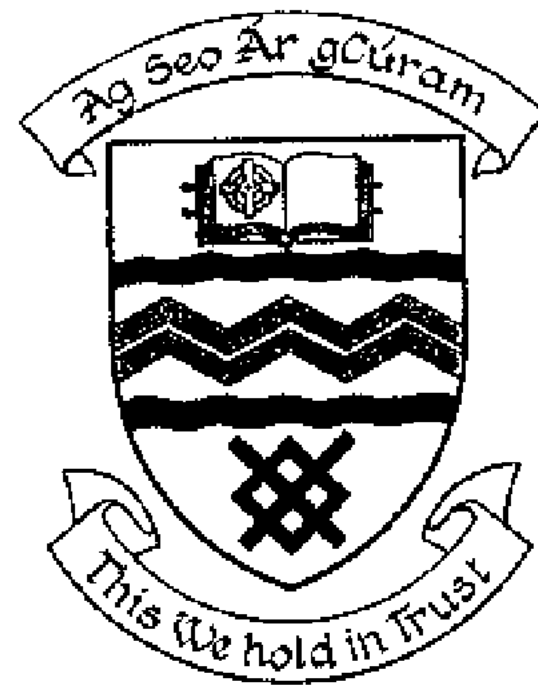
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REASON:

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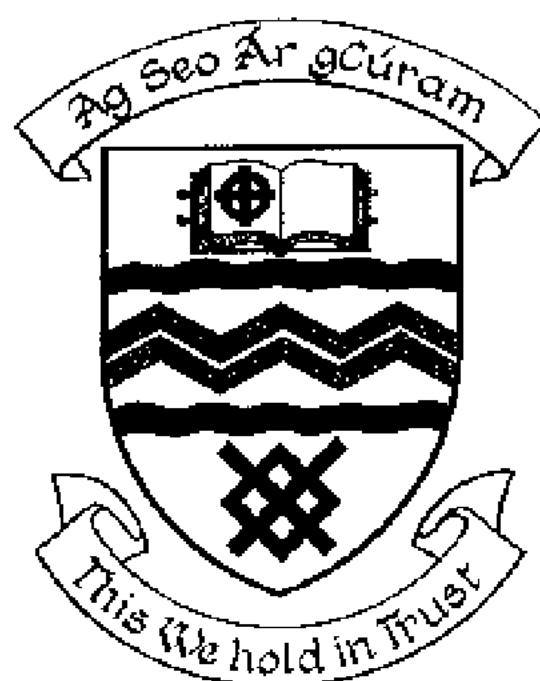
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development and improvement of amenity lands in the area
which will facilitate the proposed development.

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

Decision Order Number 0139	Date of Decision 25/01/2000 <i>EM</i>
Register Reference S99A/0841	Date 26/11/99

Applicant Mary O'Brien,
App. Type Permission
Development Dormer style private dwelling with waste water treatment unit.

Location College Lands, Rathcoole, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 18/02/2000

Yours faithfully

PA
..... 25/01/00
for SENIOR ADMINISTRATIVE OFFICER

Peter McGillen, Dip.Arch.,
Burgage,
Blessington,
Co. Wicklow.