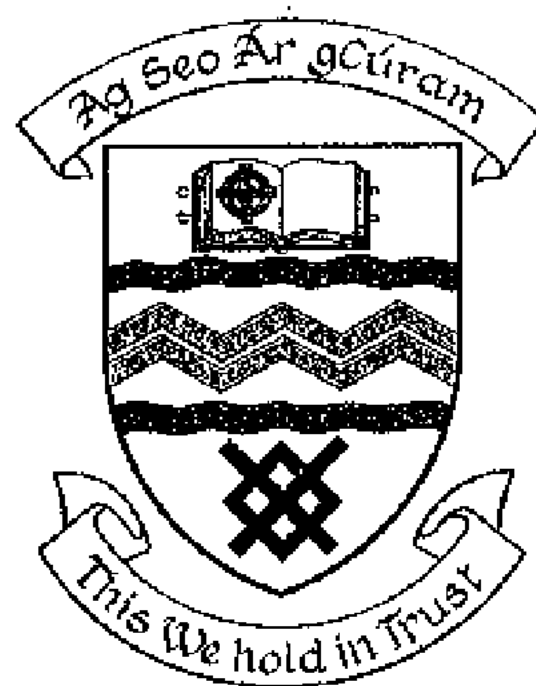


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S99A/0839	
1. Location	Tootenhill, Rathcoole, Co. Dublin.		
2. Development	Bungalow and biocycle unit.		
3. Date of Application	25/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/01/2000 2. 19/04/20	1. 23/02/2000 2. 19/12/20
4. Submitted by	Name: Edel Kenny, Address: Tootenhill, Rathcoole,		
5. Applicant	Name: Edel Kenny, Address: Tootenhill, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0356 Date 16/02/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0693 Date 06/04/2001	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

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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DEPARTMENT**
County Hall,
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0356	Date of Decision 16/02/2001
Register Reference S99A/0839	Date: 25/11/99

Applicant Edel Kenny,

Development Bungalow and biocycle unit.

Location Tootenhill, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/01/2000 /23/02/2000

Clarification of Additional Information Requested/Received 19/04/2000 / 19/12/2000

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.

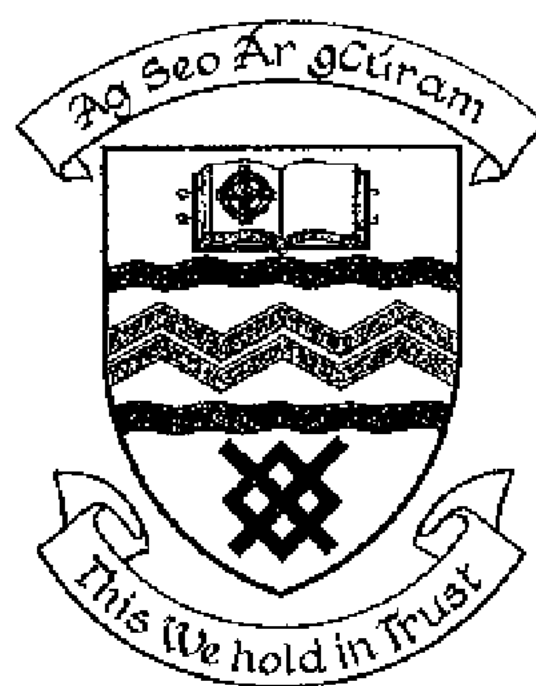
 16/02/01
for SENIOR ADMINISTRATIVE OFFICER

Edel Kenny,
Tootenhill,
Rathcoole,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S99A/0839

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, Additional Information received on the 23/03/2000, Clarification of Additional Information on the 19/12/2000, 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 The proposed dwelling on completion shall be first occupied as a permanent place of residence by the applicant or a member of her immediate family.

REASON:

To enable effective control to be maintained, having regard to policy RH1, 'Control of One-off Housing', in the interest of the proper planning and sustainable development of the area.

- 3 The entrance and vision splays shall be constructed in accordance with requirements of South Dublin County Council. The relevant section of the existing boundary hedge shall be removed and a new hedgerow, consisting of native and indigenous species, shall be sown with a setback of 3.3 metres from the existing metal edge of the roadway, allowing a sight line of approximately 90 metres of the public road. Details of the foregoing shall be submitted for the agreement of the Planning Authority prior to the commencement of development.

REASON:

In the interest of safety, and visual and rural amenity.

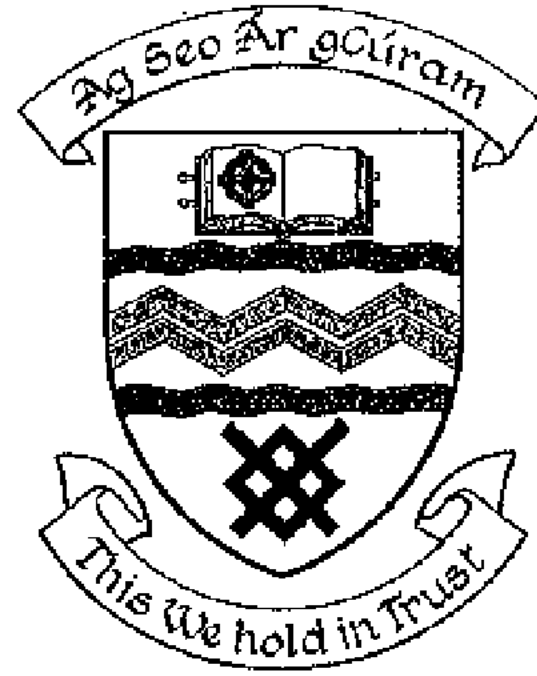
- 4 The following requirements of the Environmental Health Officer shall be satisfied:

- (i) The biocycle unit must be installed and maintained strictly in accordance with the manufacturer's instructions and recommendations. At least 40 linear metres of piping must be used in the percolation area.

**SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S99A/0839

- (ii) The applicant must enter into a maintenance contract with the manufacturer of the Biocycle unit or other approved organisation, for the lifetime of the waste management treatment system.

REASON:

In the interests of public health.

- 5 The recommendations listed on page 13 of the Environmental Assessment Report, submitted as Clarification of Additional Information on the 19/12/2000, shall be strictly adhered to.

REASON:

In the interests of public health.

- 6 The following requirements of the Environmental Services Department shall be satisfied:

- (a) The wastewater package treatment plant and percolation/irrigation area shall meet the requirements of BS 6297:1983 and the relevant manufacturers Agreement Certificate. A Certification of compliance by a qualified Engineer to the above standard or the relevant manufacturer's Agreement Certificate shall be submitted to South Dublin County Council.
- (b) The wastewater package treatment plant and percolation/irrigation area shall meet the requirements of the Environmental Health Officer.
- (c) The applicant shall enter into a maintenance agreement with the supplier.
- (d) The proposed surface water soakage area shall be designed and constructed in accordance with BRE digest 365 and certification of compliance by a qualified Engineer shall be submitted to South Dublin County Council. Soakage tests shall be carried out in accordance with BRE digest 365 and results shall be certified by a qualified Engineer and submitted to South Dublin County Council.
- (e) The applicant shall comply with any requirements imposed by Dublin Corporation in respect of their watermains.

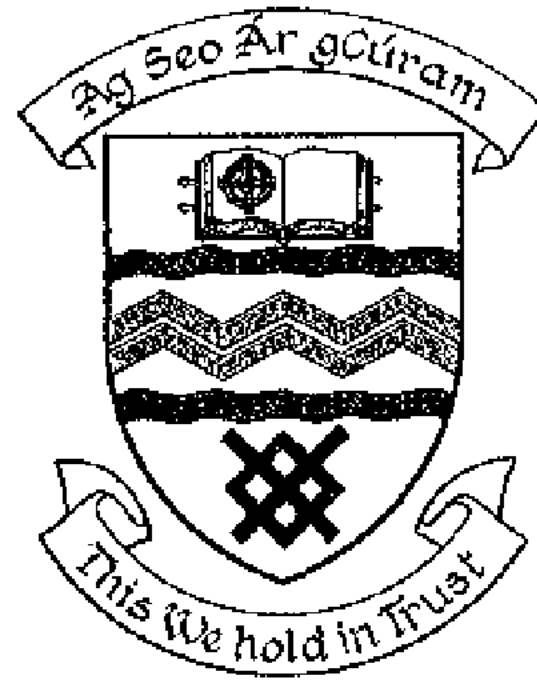
REASON:

In the interests of public health.

**SOUTH DUBLIN COUNTY COUNCIL
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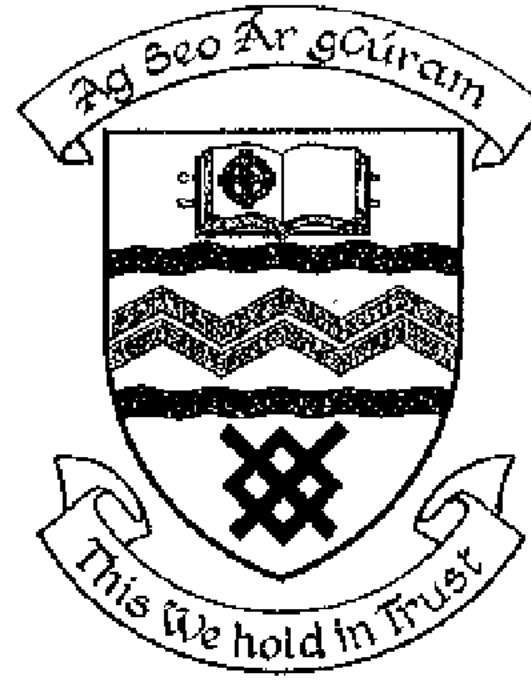
REG REF. S99A/0839

- 7 A separate watermains connection is required for the dwelling. All connection, swabbing, chlorination and tappings of mains are to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide 24-hour water storage for the dwelling.
REASON:
In the interests of public health.
- 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 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.
- 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.

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REG. REF. S99A/0839

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 £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:

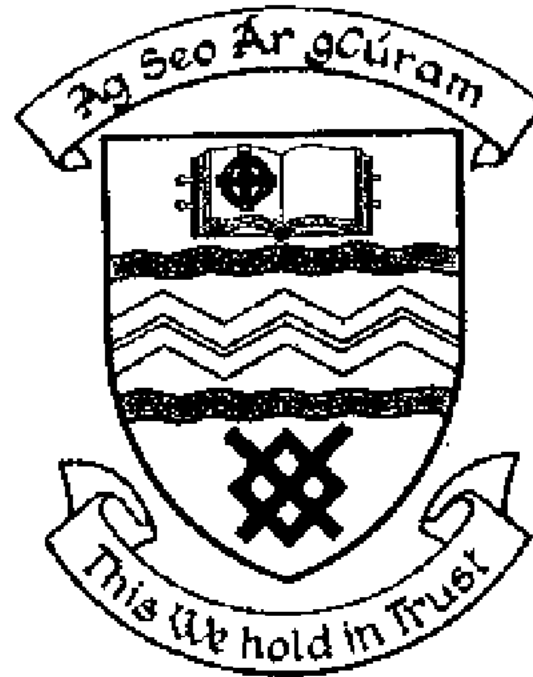
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S99A/0839	
1. Location	Tootenhill, Rathcoole, Co. Dublin.		
2. Development	Bungalow and biocycle unit.		
3. Date of Application	25/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/01/2000 2. 19/04/20	1. 23/02/2000 2. 19/12/20
4. Submitted by	Name: Edel Kenny, Address: Tootenhill, Rathcoole,		
5. Applicant	Name: Edel Kenny, Address: Tootenhill, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0356 Date 16/02/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0693 Date 06/04/2001	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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County Hall
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Edel Kenny,
Tootenhill,
Rathcoole,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0693	Date of Final Grant 06/04/2001
Decision Order Number 0356	Date of Decision 16/02/2001
Register Reference S99A/0839	Date 19/12/00

Applicant Edel Kenny,

Development Bungalow and biocycle unit.

Location Tootenhill, Rathcoole, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/01/2000 /23/02/2000

A Permission has been granted for the development described above,
subject to the following (11) 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, Additional Information received on the 23/03/2000, Clarification of Additional Information on the 19/12/2000, 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 The proposed dwelling on completion shall be first occupied as a permanent place of residence by the applicant or a member of her immediate family.

REASON:

To enable effective control to be maintained, having regard to policy RH1, 'Control of One-off Housing', in the interest of the proper planning and sustainable development of the area.

- 3 The entrance and vision splays shall be constructed in accordance with requirements of South Dublin County Council. The relevant section of the existing boundary hedge shall be removed and a new hedgerow, consisting of native and indigenous species, shall be sown with a setback of 3.3 metres from the existing metal edge of the roadway, allowing a sight line of approximately 90 metres of the public road. Details of the foregoing shall be submitted for the agreement of the Planning Authority prior to the commencement of development.

REASON:

In the interest of safety, and visual and rural amenity.

- 4 The following requirements of the Environmental Health Officer shall be satisfied:

- (i) The biocycle unit must be installed and maintained strictly in accordance with the manufacturer's instructions and recommendations. At least 40 linear metres of piping must be used in the percolation area.
- (ii) The applicant must enter into a maintenance contract with the manufacturer of the Biocycle unit or other approved organisation, for the lifetime of the waste management treatment system.

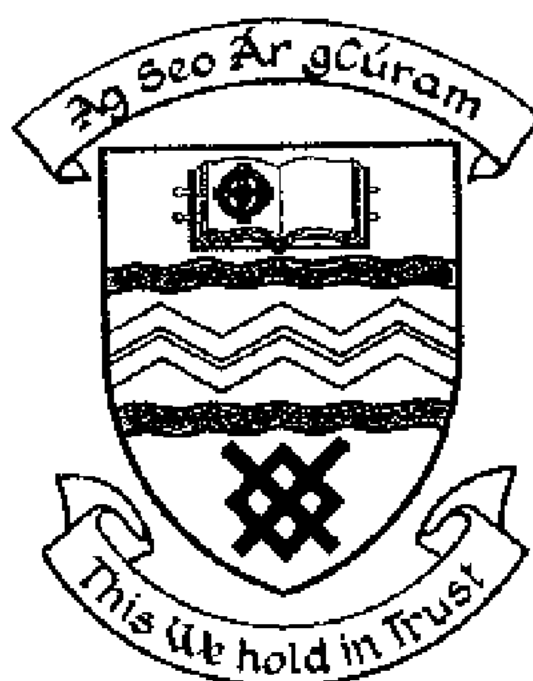
REASON:

In the interests of public health.

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- 5 The recommendations listed on page 13 of the Environmental Assessment Report, submitted as Clarification of Additional Information on the 19/12/2000, shall be strictly adhered to.
 REASON:
 In the interests of public health.

- 6 The following requirements of the Environmental Services Department shall be satisfied:
- (a) The wastewater package treatment plant and percolation/irrigation area shall meet the requirements of BS 6297:1983 and the relevant manufacturers Agreement Certificate. A Certification of compliance by a qualified Engineer to the above standard or the relevant manufacturer's Agreement Certificate shall be submitted to South Dublin County Council.
 - (b) The wastewater package treatment plant and percolation/irrigation area shall meet the requirements of the Environmental Health Officer.
 - (c) The applicant shall enter into a maintenance agreement with the supplier.
 - (d) The proposed surface water soakage area shall be designed and constructed in accordance with BRE digest 365 and certification of compliance by a qualified Engineer shall be submitted to South Dublin County Council. Soakage tests shall be carried out in accordance with BRE digest 365 and results shall be certified by a qualified Engineer and submitted to South Dublin County Council.
 - (e) The applicant shall comply with any requirements imposed by Dublin Corporation in respect of their watermains.

REASON:
 In the interests of public health.

- 7 A separate watermains connection is required for the dwelling. All connection, swabbing, chlorination and tappings of mains are to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide 24-hour water storage for the dwelling.

REASON:
 In the interests of public health.

- 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 services in the area of the proposed development and which

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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 £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.

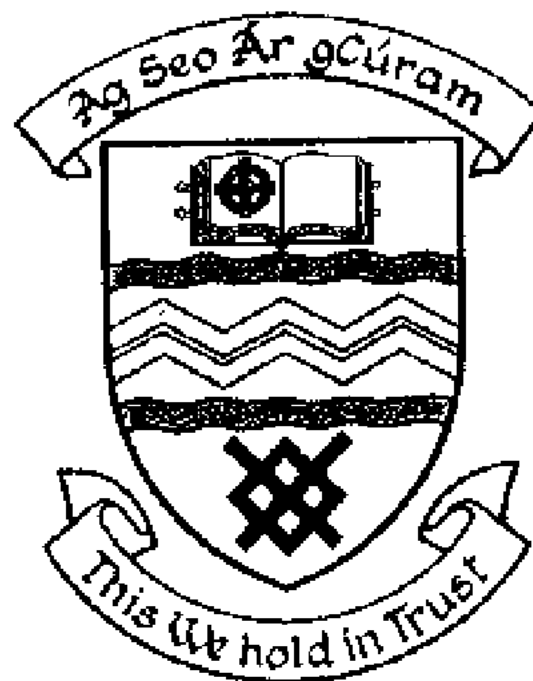
REASON:

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.

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- (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.

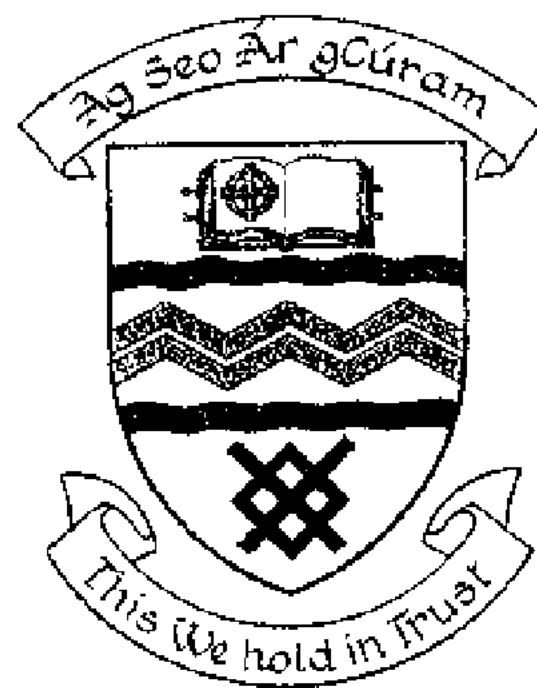
g.k.05/04/01
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0839	
1. Location	Tootenhill, Rathcoole, Co. Dublin.		
2. Development	Bungalow and biocycle unit.		
3. Date of Application	25/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/01/2000 2. 19/04/20	1. 23/02/2000 2.
4. Submitted by	Name: Edel Kenny, Address: Tootenhill, Rathcoole,		
5. Applicant	Name: Edel Kenny, Address: Tootenhill, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0808 Date 19/04/2000	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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.	

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

Decision Order Number 0808	Date of Decision 19/04/2000
Register Reference S99A/0839	Date 25/11/99

Applicant Edel Kenny,
App. Type Permission
Development Bungalow and biocycle unit.

Location Tootenhill, Rathcoole, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 23/02/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is requested to clarify how the proposal will conform to the requirements of Standard Recommendations for Septic Tank Systems S.R.6 1991 published by the National Standards Authority of Ireland as regards the site area that would be left with the existing dwelling.
- 2 The applicant is requested to submit a site assessment report for the biocycle wastewater treatment plant. The applicant may wish to discuss this and 1) above with the Eastern Health Boards Environmental Health Officer to ascertain their requirements.

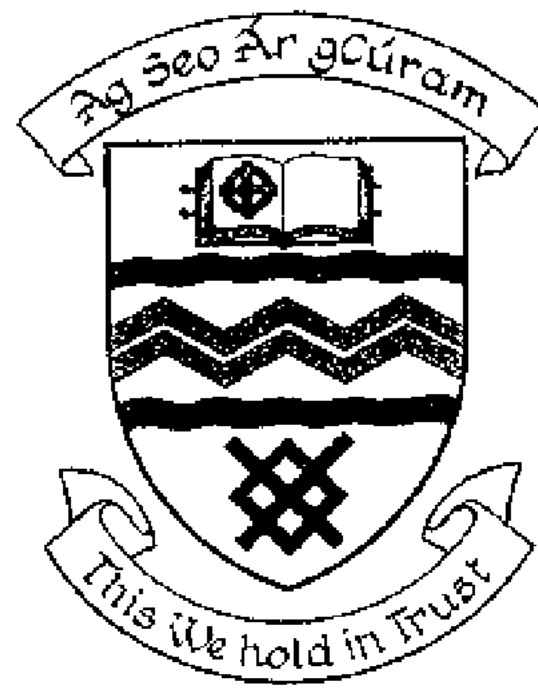
NOTE: Although not part of this request for clarification of additional information it would be of assistance

Edel Kenny,
Tootenhill,
Rathcoole,
Co. Dublin.

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REG REF. S99A/0839

in dealing with this application if the applicant would obtain from Dublin Corporation Water Division and submit to the Planning Authority details of the position of their watermain in the vicinity and confirmation in writing that Dublin Corporation Water Division has no objection to the proposed development.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

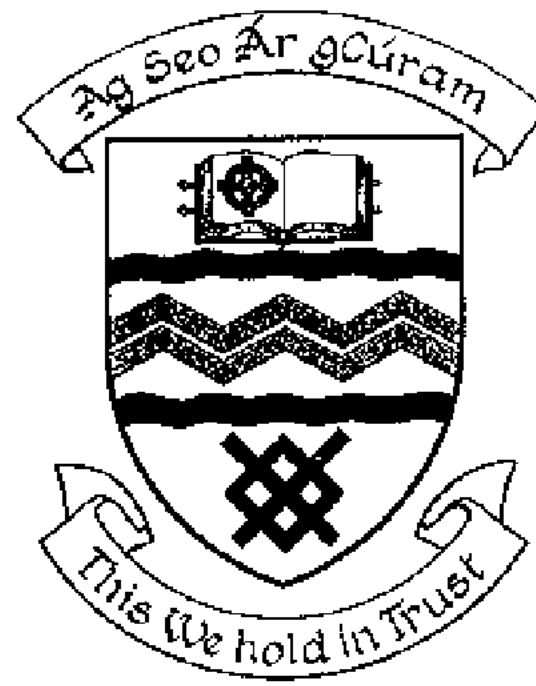
.....
for SENIOR ADMINISTRATIVE OFFICER

19/04/00

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

Decision Order Number 0127	Date of Decision 21/01/2000 <i>mm</i>
Register Reference S99A/0839	Date: 25/11/99

Applicant Edel Kenny,
Development Bungalow and biocycle unit.

Location Tootenhill, Rathcoole, Co. Dublin.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 25/11/99 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:

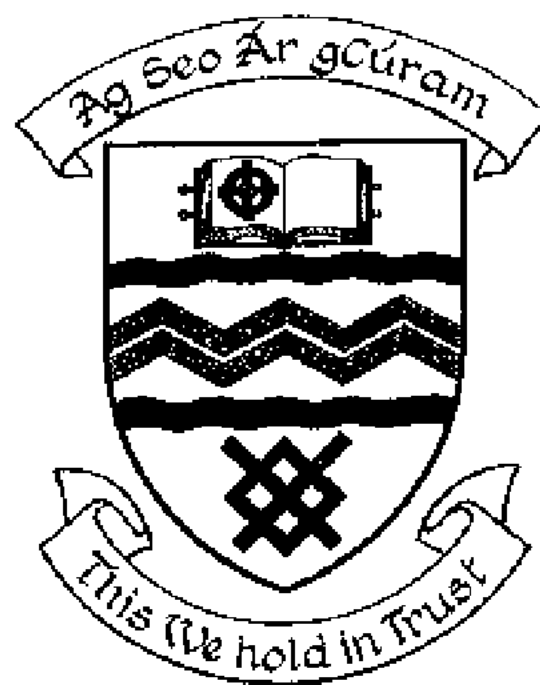
- 1 The vision splay on the right hand side of the proposed access point is obscured by existing hedging/fencing on the adjoining property (family house). The applicant is requested to submit revised plans indicating whether:
 - (i) it is possible to eliminate the hedging/fencing within the area required for visibility or;
 - (ii) to relocate the proposed access point to provide vision splays of 3m x 90m in both directions.
- 2 The applicant is requested to submit revised plans to show a new site boundary set back 3.3 metres from the edge (metal) of the public roadway.
- 3 The applicant is requested to demonstrate how the proposed development and the existing dwelling and its curtilage will conform with the Standard Recommendations for Septic Tank Systems S.R.6.1991 published by the National Standards Authority of Ireland. Of particular importance in this regard is the resultant site size of the existing dwelling.

Edel Kenny,
Tootenhill,
Rathcoole,
Co. Dublin.

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REG REF. S99A/0839

- 4 The applicant is requested to submit details of the proposed bio-cycle treatment unit and a site assessment report.
- 5 The applicant is requested to submit plans indicating the relationship of the proposed development to nearby Dublin Corporation watermains.

Signed on behalf of South Dublin County Council

RAH
.....
for Senior Administrative Officer

21/01/00