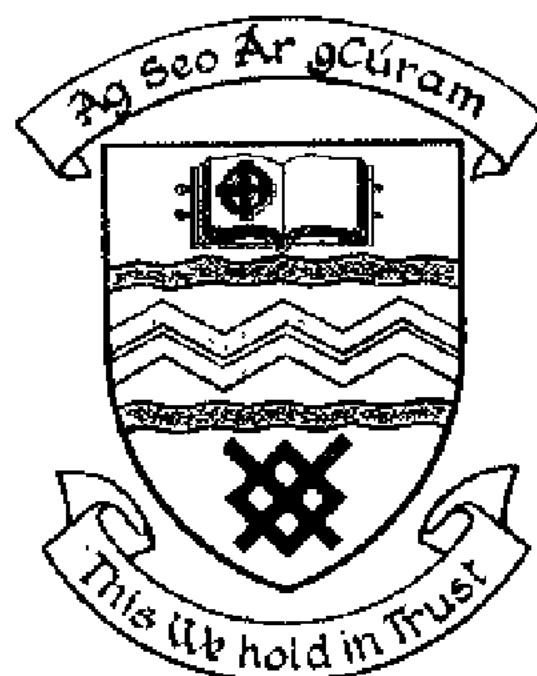


		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0824	
1. Location		Glenwood, Piperstown, Bohernabreena, Co. Dublin.			
2. Development		Bungalow, biocycle and associated works.			
3. Date of Application		22/11/99		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application		Permission		1. 2. 1. 2.	
4. Submitted by		Name: Robert Cotter, Address: Glenwood, Piperstown,			
5. Applicant		Name: Robert Cotter, Address: Glenwood, Piperstown, Bohernabreena, Co. Dublin.			
6. Decision		O.C.M. No. 0118 Date 20/01/2000		Effect AP GRANT PERMISSION	
7. Grant		O.C.M. No. 434 Date 02/03/2000		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.	

SOUTH DUBLIN COUNTY COUNCIL
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Robert Cotter,
Glenwood,
Piperstown,
Bohernabreena,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 434	Date of Final Grant 02/03/2000
Decision Order Number 0118	Date of Decision 20/01/2000
Register Reference S99A/0824	Date 22/11/99

Applicant Robert Cotter,

Development Bungalow, biocycle and associated works.

Location Glenwood, Piperstown, Bohernabreena, Co. Dublin.

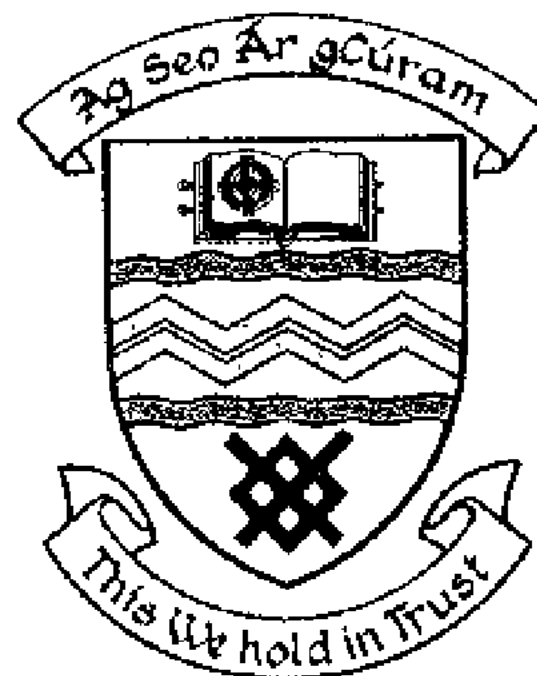
Floor Area 125.00 Sq Metres

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 (18) Conditions.

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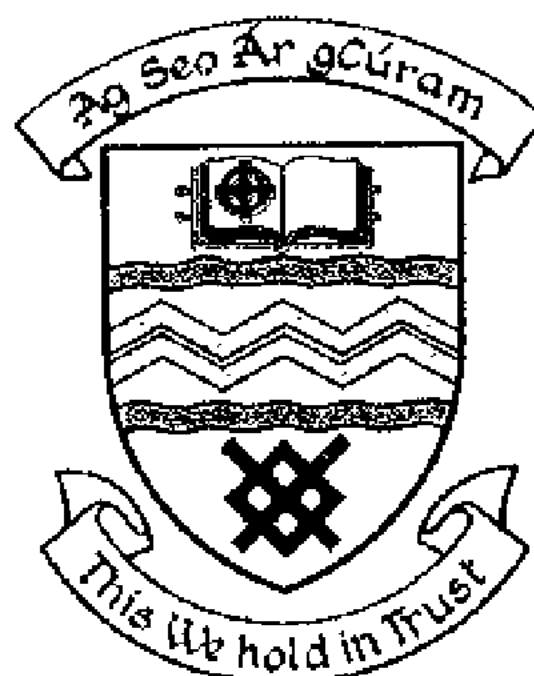
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Conditions and Reasons

- 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 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 not be occupied until all the services have been connected thereto and are operation.
 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 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

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REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 The requirements of the Environmental Services Department are to be strictly adhered to in the development. These requirements are:-

- . The wastewater package treatment plant and percolation area shall conform to B.S.6297 and to S.R.6:1991.
- . The proposed soakage area to be designed and constructed in accordance with BRE Digest 365, and certification of compliance by engineer to be submitted.
- . Separate connection for water is required. Connection and tapping of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide facilities for the 24 hour storage of water.

REASON:

In order to comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the council should recoup the cost.

- 9 The access point is to be relocated approximately 8m south-eastwards to provide vision splays of 3m x 90m in both directions. A section of hedge on the right hand side of the entrance will be required to be removed and a new boundary demarcation erected along the line required for visibility in accordance with details to be submitted beforehand to the Planning authority for agreement.

REASON:

In the interests of public safety and visual amenity.

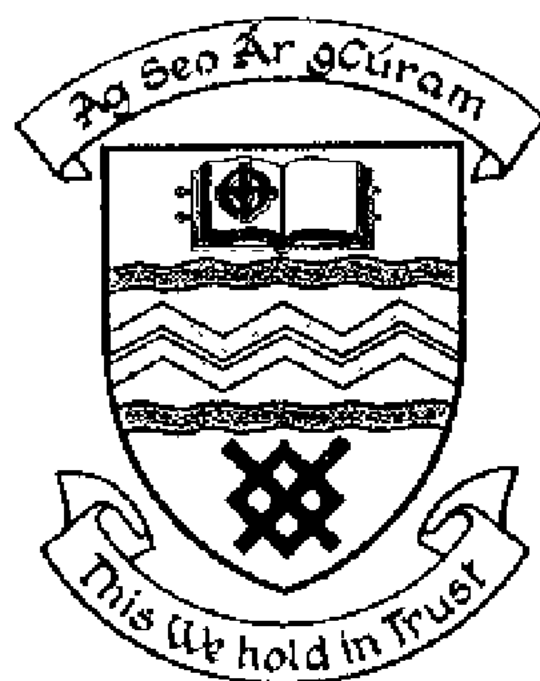
- 10 The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.

REASON:

In the interests of public safety.

- 11 The new entrance and driveway are to be designed and finished to the Council's satisfaction.

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REASON:

In the interest of public safety and visual amenity.

- 12 The roof finish to the house shall be black or blue/black concrete tiles, slates or asbestos slates.

REASON:

In the interests of visual amenity.

- 13 The dwelling is to be first occupied by the applicant and/or member(s) of his immediate family for a minimum period of five years following initial occupancy.

REASON:

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

- 14 The relocation of the Eircom pole (if required) shall be at the applicant's own expense.

REASON:

It is considered reasonable that the applicant should meet the cost of the relocation of the pole as a result of the development.

- 15 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

In particular:

- (i) The biocycle unit being installed in accordance with agreement certificate 96/0033.
- (ii) That a maintenance contract in respect of the biocycle unit be entered into by the applicant.

REASON:

In the interest of public health.

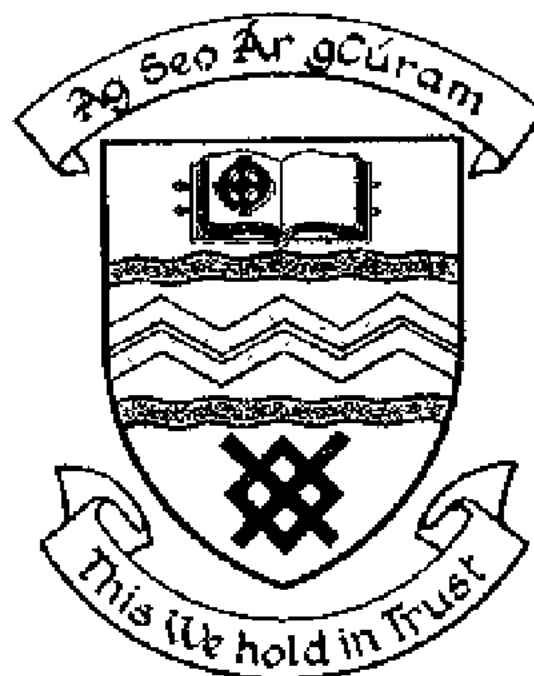
- 16 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) be paid by the proposer to South Dublin County Council towards the cost of provision of water supply in the area of the proposed development and which facilitate 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.

- 17 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

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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.

- 18 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:

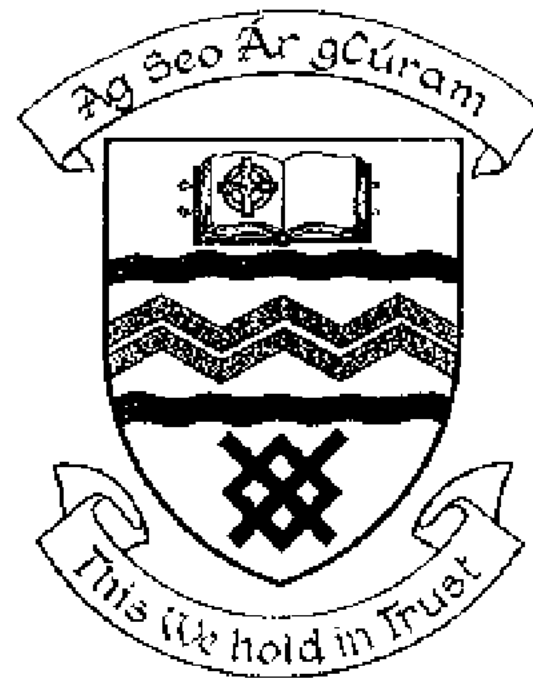
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

.....02/03/00
 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 0118	Date of Decision 20/01/2000
Register Reference S99A/0824	Date: 22/11/99

Applicant Robert Cotter,
Development Bungalow, biocycle and associated works.
Location Glenwood, Piperstown, Bohernabreena, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /
Clarification of Additional Information Requested/Received /

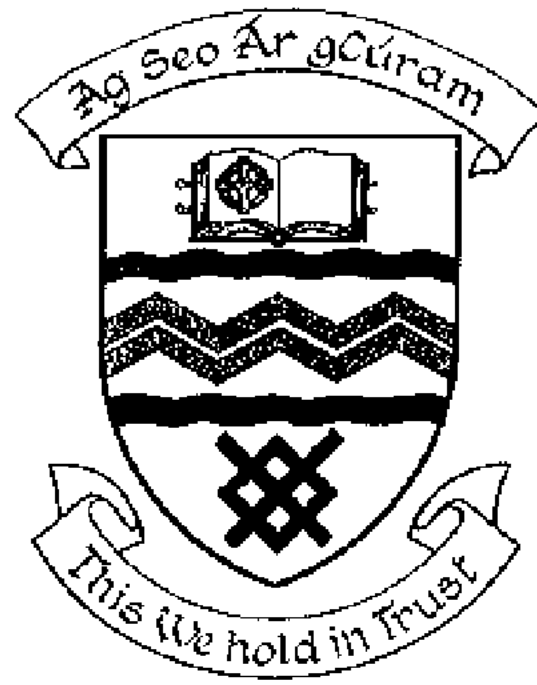
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (18) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 20/01/00
for SENIOR ADMINISTRATIVE OFFICER

Robert Cotter,
Glenwood,
Piperstown,
Bohernabreena,
Co. Dublin.

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REG REF. S99A/0824

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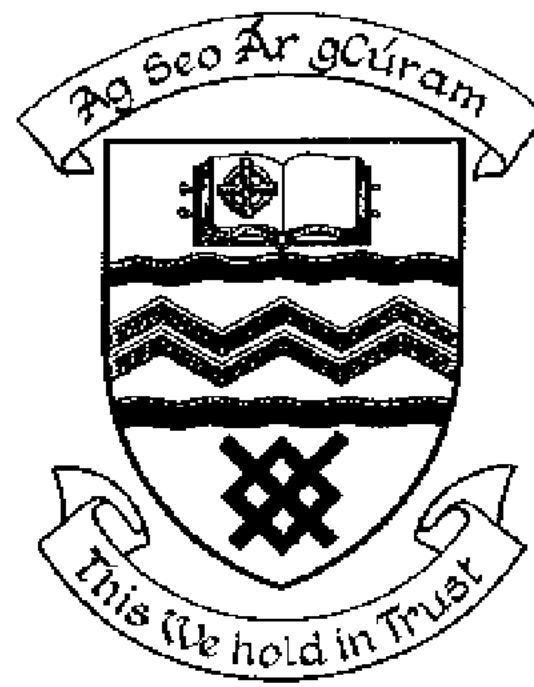
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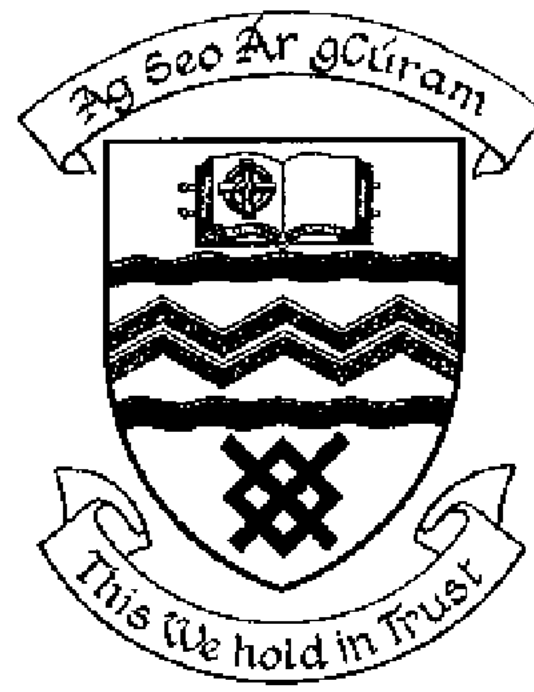
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