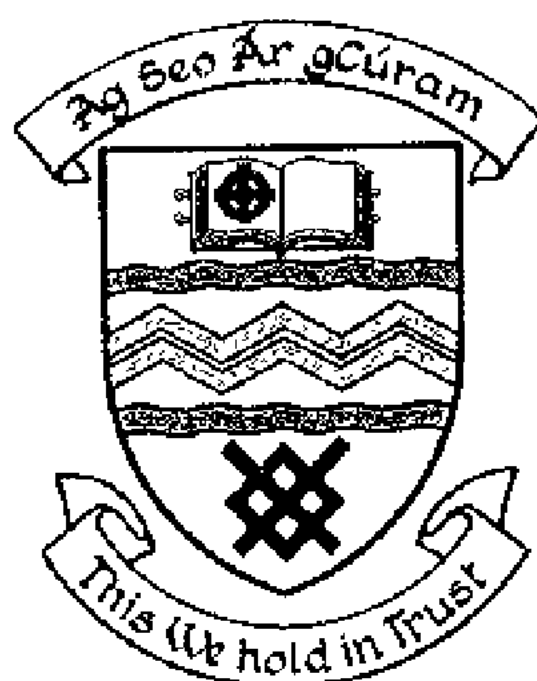


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0732	
1. Location	Raheen, Brittas, Co. Dublin.		
2. Development	2 no. single storey dwelling with detached storage/garage and separate septic tanks or water treatment system.		
3. Date of Application	15/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Delaney & Michael O'Keeffe, Address: Raheen, Brittas,		
5. Applicant	Name: John Delaney & Michael O'Keeffe, Address: Raheen, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 2730 Date 09/12/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 124 Date 20/01/2000	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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John Delaney & Michael O'Keeffe,
Raheen,
Brittas,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 124	Date of Final Grant 20/01/2000
Decision Order Number 2730	Date of Decision 09/12/1999
Register Reference S99A/0732	Date 15/10/99

Applicant John Delaney & Michael O'Keeffe,

Development 2 no. single storey dwelling with detached storage/garage
and separate septic tanks or water treatment system.

Location Raheen, Brittas, Co. Dublin.

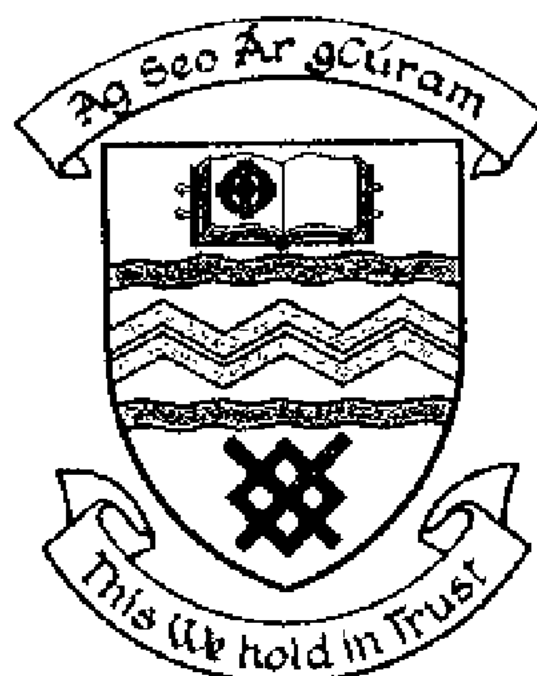
Floor Area 0.00 Sq Metres

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 (16) Conditions.

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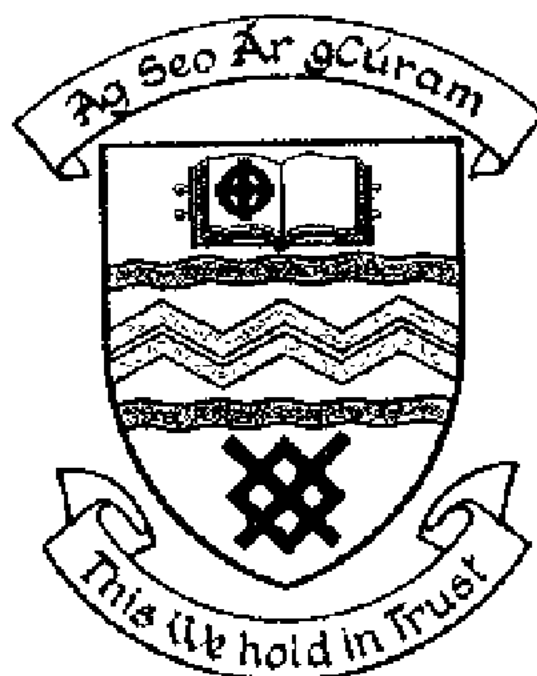
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Conditions and Reasons

- 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 No further development is to occur on the site as outlined in the application.
 REASON:
 To ensure the proper planning and development of the area and that effective control be maintained.
- 3 That each proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 That no dwellinghouse be 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.
- 7 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.

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- 8 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.

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.

- 9 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 10 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.

- 11 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

REASON:

In the interest of amenity.

- 12 The roof finishes to houses shall be black, blue/black slate, grey or turf brown tiles or slates.

REASON:

In the interests of visual amenity.

- 13 That the access points for each house be agreed with the Councils Roads Department and suitable vision splays in both directions be provided to the satisfaction of the Council before work commences on site.

REASON:

In the interest of road safety.

- 14 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 per house (three hundred and seventy five pounds) Eur 476 per house (four hundred and seventy six Euros) to be paid by the proposer to

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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.

- 15 In the event of a connection to the water supply, a further financial contribution in the sum of £375 per house (three hundred and seventy five pounds) Eur 476 per house (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.

- 16 That a financial contribution in the sum of £2,100 per house (two thousand, one hundred pounds) Eur 2,666 per house (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.

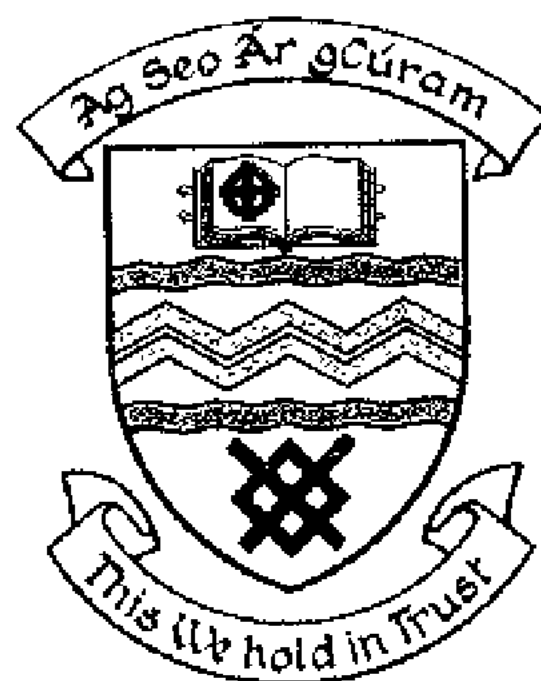
REASON:

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.

REG. REF. S99A/0732

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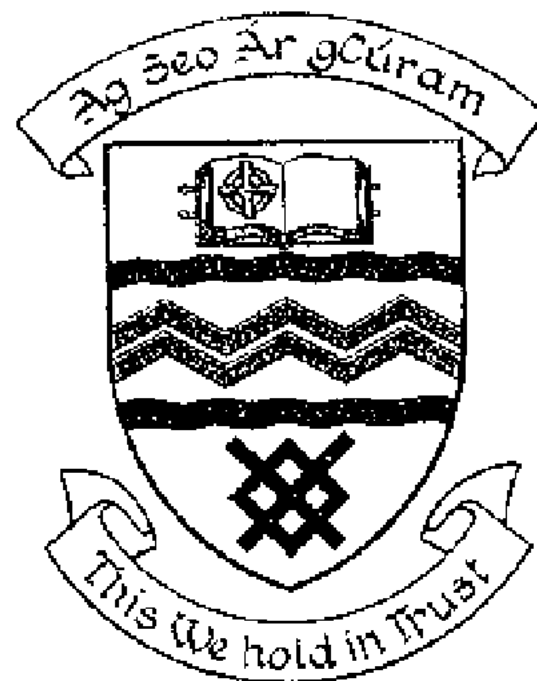
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- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

James G. G. G. 21/01/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2730	Date of Decision 09/12/1999 <i>MM</i>
Register Reference S99A/0732	Date: 15/10/99

Applicant John Devaney & Michael O'Keeffe,
Development 2 no. single storey dwelling with detached storage/garage
and separate septic tanks or water treatment system.
Location Raheen, 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 (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

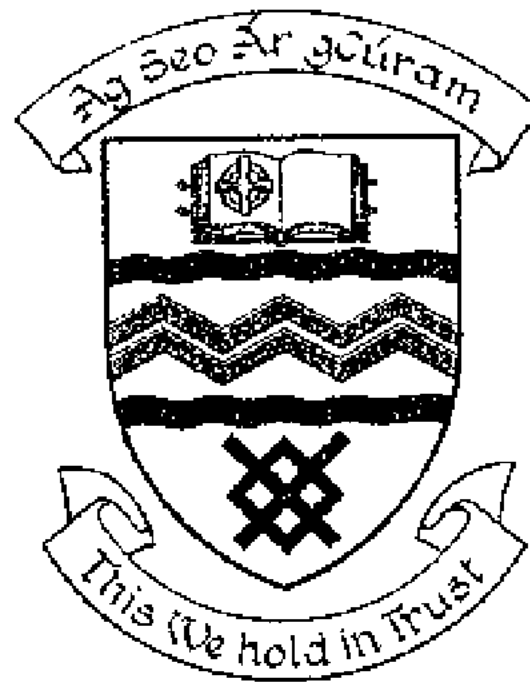
MM 09/12/99
for SENIOR ADMINISTRATIVE OFFICER

John Devaney & Michael O'Keeffe,
Raheen,
Brittas,
Co. Dublin.

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REASON:
In the interest of amenity.
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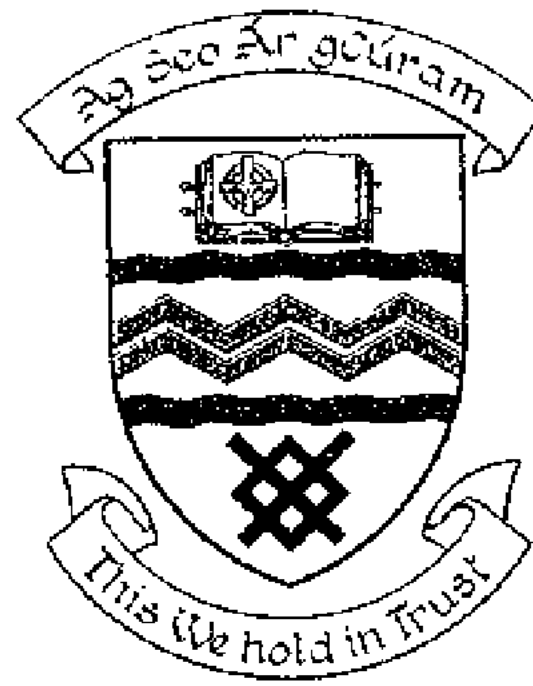
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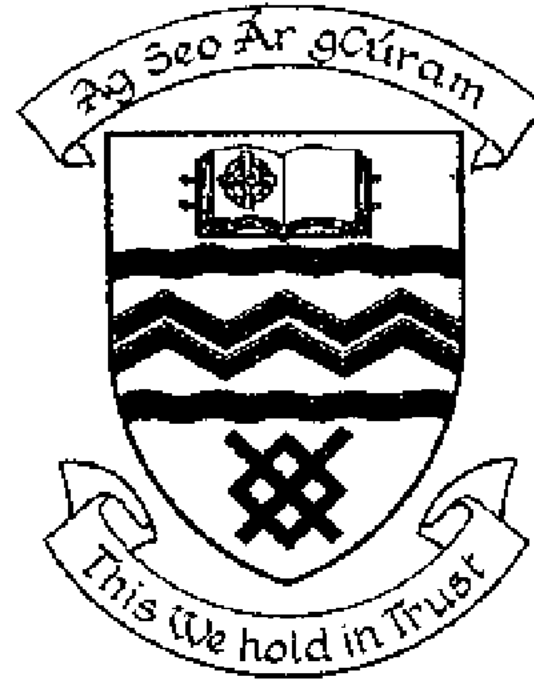
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commencement of development on the site.

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.