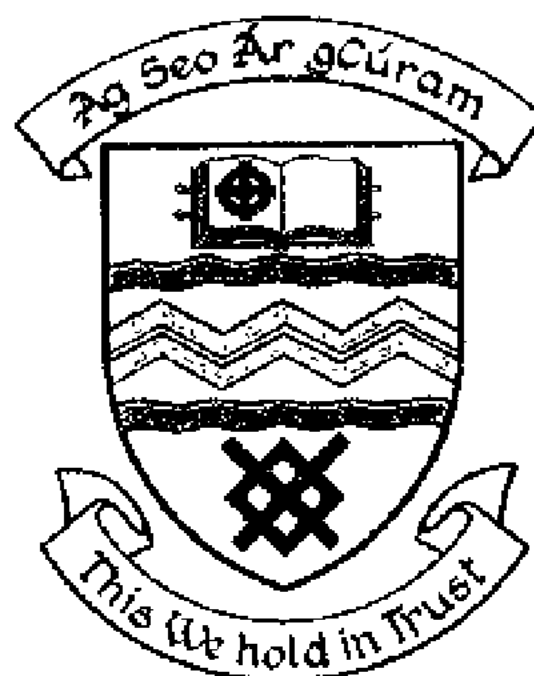


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0558	
1. Location	Coolmine, Saggart, Co. Dublin.		
2. Development	Two dormer style houses, each with septic tank and access roads.		
3. Date of Application	10/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/10/1999 2. 15/12/19	1. 01/11/1999 2. 14/01/20
4. Submitted by	Name: E & D Humphries, Address: Coolmine, Saggart,		
5. Applicant	Name: E & D Humphries, Address: Coolmine, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 0498 Date 10/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 832 Date 19/04/2000	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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E & D Humphries,
Coolmine,
Saggart,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 832	Date of Final Grant 19/04/2000
Decision Order Number 0498	Date of Decision 10/03/2000
Register Reference S99A/0558	Date 14/01/00

Applicant E & D Humphries,

Development Two dormer style houses, each with septic tank and access roads.

Location Coolmine, Saggart, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

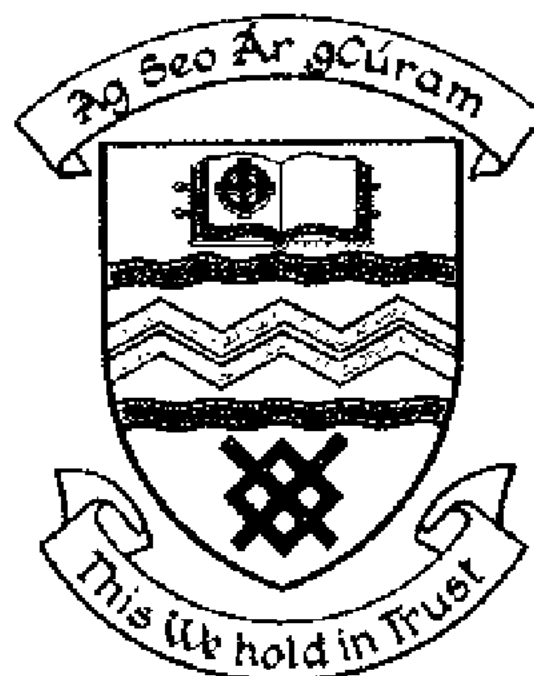
Additional Information Requested/Received 04/10/1999 /01/11/1999

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

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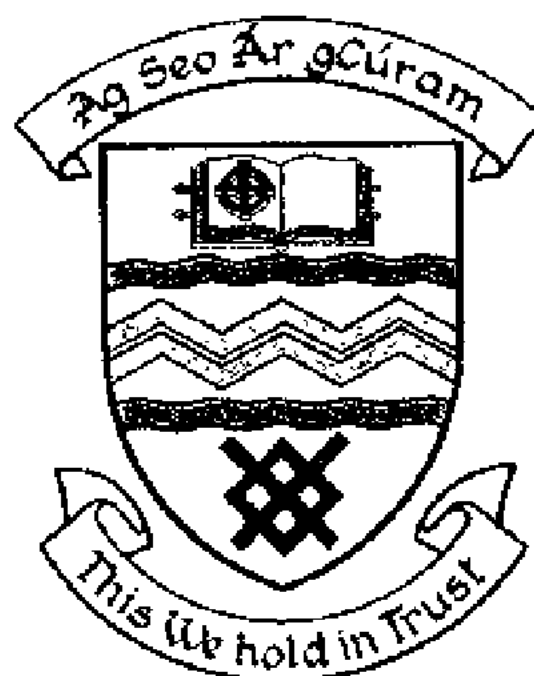
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with Additional Information received on 01/11/99 and Clarification of Additional Information received on 14/01/00, 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 This permission is for the erection of one no. dwelling only on site adjoining the public road being for Mr. David Humphries as shown on drawings lodged with the Planning Authority on the 14th January 1999.
 REASON:
 In order to comply with the provisions of the Development Plan and in the interests of the proper planning and development of the area.
- 3
 - (a) Vision splays of 3m x 90m shall be provided on the right side of the entrance (uphill).
 - (b) All stormwater shall be disposed of to soakpits or natural watercourses within the site and shall not be allowed to discharge onto the public road.
 - (c) The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.
 Details shall be agreed in writing 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 The proposed dwelling shall be occupied for a period of one year subsequent to completion by the applicant or a member of his immediate family.
 REASON:
 In order to ensure compliance with the requirements of the Development Plan.
- 5 The existing boundary trees and banks be retained as far as possible and that additional landscaping and planting be carried out in order to minimise any adverse effect on the visual amenities of the area. Details shall be agreed in writing with the Planning Authority prior to the

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commencement of development.

REASON:

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

- 6 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.

- 7 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) PER DWELLING 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.

- 8 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) PER DWELLING 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.

- 9 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) PER DWELLING 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.

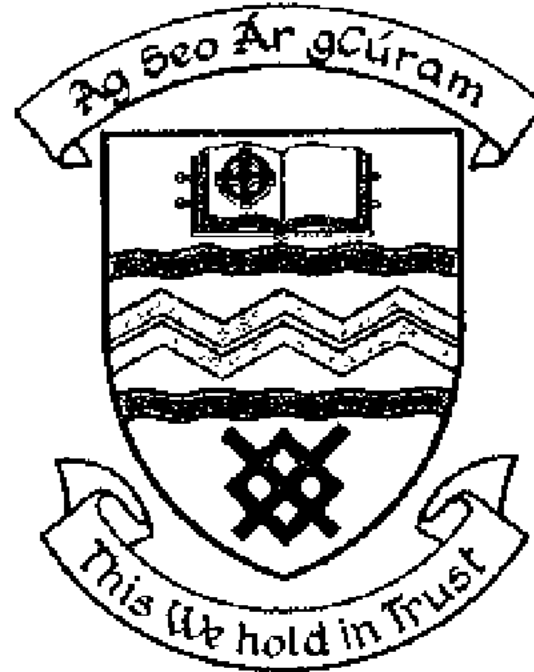
REASON:

The provision of such service in the area by the Council

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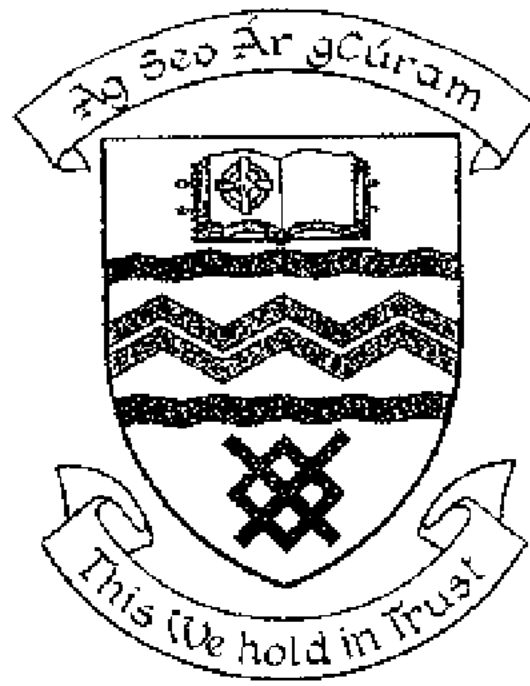
will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- (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.

S. A. O. Bowler
20/04/00
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 0498	Date of Decision 10/03/2000 <i>LM</i>
Register Reference S99A/0558	Date: 10/08/99

Applicant E & D Humphries,
Development Two dormer style houses, each with septic tank and access roads.
Location Coolmine, Saggart, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 04/10/1999 / 01/11/1999
Clarification of Additional Information Requested/Received 15/12/1999 / 14/01/2000

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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

LM
..... 10/03/00
for SENIOR ADMINISTRATIVE OFFICER

E & D Humphries,
Coolmine,
Saggart,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0558

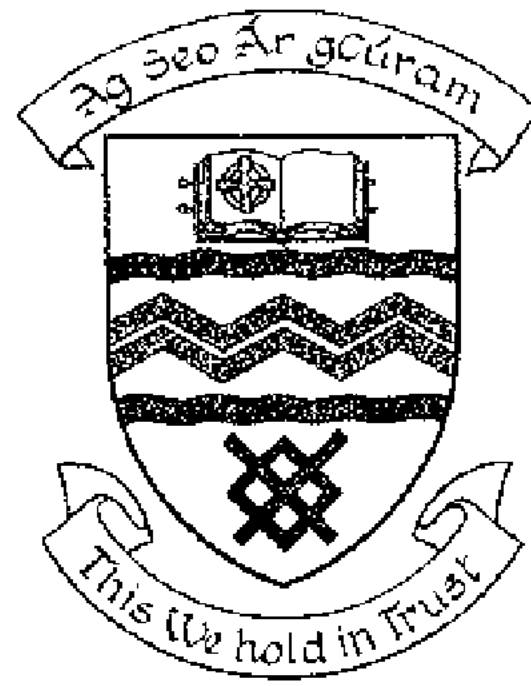
Conditions and Reasons

- 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 on 01/11/99 and Clarification of Additional Information received on 14/01/00, 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 This permission is for the erection of one no. dwelling only on site adjoining the public road being for Mr. David Humphries as shown on drawings lodged with the Planning Authority on the 14th January 1999.
REASON:
In order to comply with the provisions of the Development Plan and in the interests of the proper planning and development of the area.
- 3
 - (a) Vision splays of 3m x 90m shall be provided on the right side of the entrance (uphill).
 - (b) All stormwater shall be disposed of to soakpits or natural watercourses within the site and shall not be allowed to discharge onto the public road.
 - (c) The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.Details shall be agreed in writing 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 The proposed dwelling shall be occupied for a period of one year subsequent to completion by the applicant or a member of his immediate family.
REASON:

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In order to ensure compliance with the requirements of the
Development Plan.

- 5 The existing boundary trees and banks be retained as far as possible and that additional landscaping and planting be carried out in order to minimise any adverse effect on the visual amenities of the area. Details shall be agreed in writing with the Planning Authority prior to the commencement of development.

REASON:

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

- 6 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.

- 7 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) PER DWELLING 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.

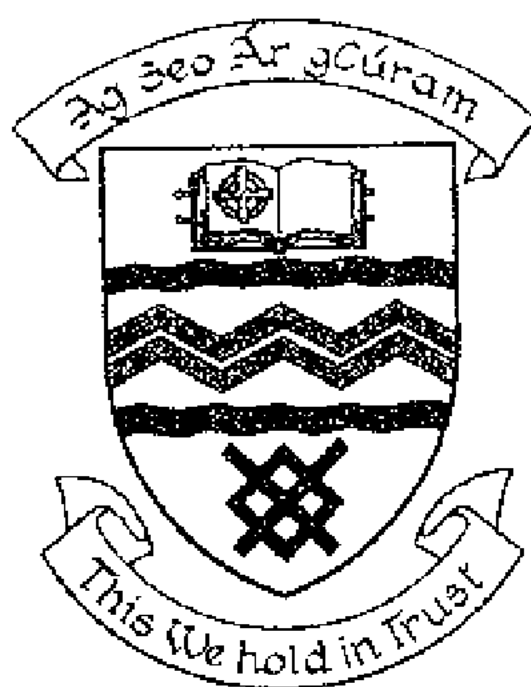
- 8 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) PER DWELLING to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

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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.

- 9 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) PER DWELLING 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.

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

Decision Order Number 2775	Date of Decision 14/12/1999
Register Reference S99A/0558	Date 10/08/99

Applicant E & D Humphries,
App. Type Permission
Development Two dormer style houses, each with septic tank and access roads.

Location Coolmine, Saggart, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 01/11/99 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:

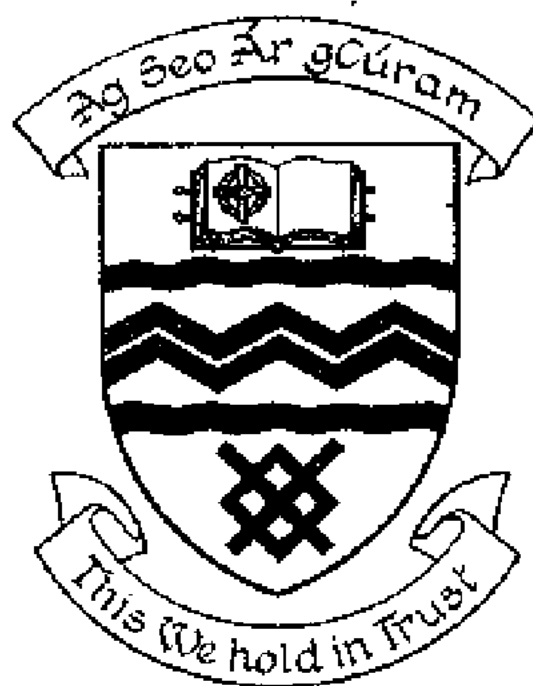
- 1 In respect of the submission that the applicants were born in this area and have close family ties with the area, the applicants are requested to submit to the Planning Authority documentary evidence (in the form of birth or baptismal certificates or other documents) confirming the statements made in the submission to the Planning Authority on the 1st November, 1999. In respect of the submission that the family run a Christmas Tree business from Coolmine, the applicants are requested to submit a landholding map showing all lands owned by the family in the area and outlining any proposals which they may have for the future development of such lands. The landholding map should be at a scale of not less than 1:10,000 and the relevant lands should be outlined in blue.

E & D Humphries,
Coolmine,
Saggart,
Co. Dublin.

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REG REF. S99A/0558

- 2 The applicant is advised that the sites are extremely restricted in size. The applicant is advised that the development must meet the requirements of the S.R.6 1991 in respect of distances from septic tanks and percolation areas. The applicant is advised that the site as proposed is more suitable for one number dwellinghouse. The applicant is requested to respond to this and is advised to contact the Area Planner beforehand.

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

Yours faithfully

Jeff
.....
for SENIOR ADMINISTRATIVE OFFICER

15/12/99

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2160	Date of Decision 04/10/1999
Register Reference S99A/0558	Date: 10/08/99

Applicant E & D Humphries,
Development Two dormer style houses, each with septic tank and access
 roads.

Location Coolmine, Saggart, Co. Dublin.

App. Type Permission

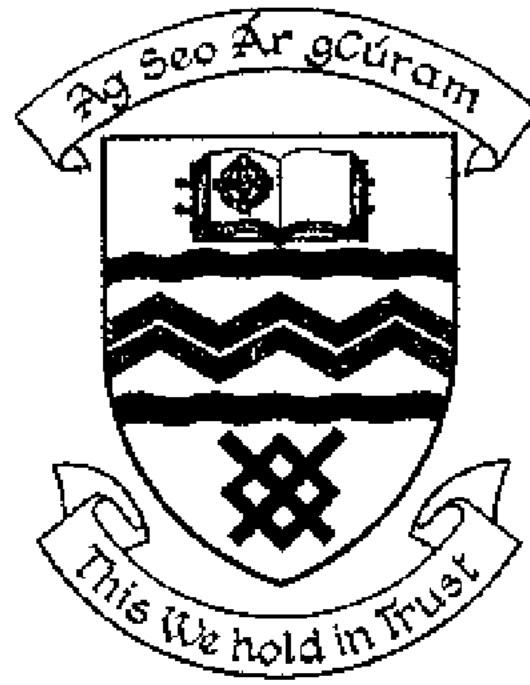
Dear Sir/Madam,

With reference to your planning application, received on 10/08/99 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 the proposed site is zoned 'B' 'to protect and improve rural amenity and to provide for the development of agriculture' in the 1998 County Development Plan. Section 2.3.1 of the 1998 Development Plan restricts the spread of one off housing in such zoned areas except where the applicant can establish a genuine need to reside in proximity to their employment or where the applicant has close family ties with the rural community. The applicant is advised that the planning authority is not satisfied that the criteria outlined above have been met in this case. The applicant is requested to submit any evidence that he/she can meet the requirements of the Development Plan as stated above.
- 2 The applicant is requested to submit details showing the provision of sufficient sightline visibility at the entrance to the sites from the public road. Vision splays of 3m x 90m should be provided in either direction.

E & D Humphries,
Coolmine,
Saggart,
Co. Dublin.

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- 3 Access to the north-westerly most site is insufficient to allow for adequate access for service vehicles. The applicant should submit any proposals which he/she may have in respect of same.

Signed on behalf of South Dublin County Council

HH
.....
for Senior Administrative Officer

04/10/99