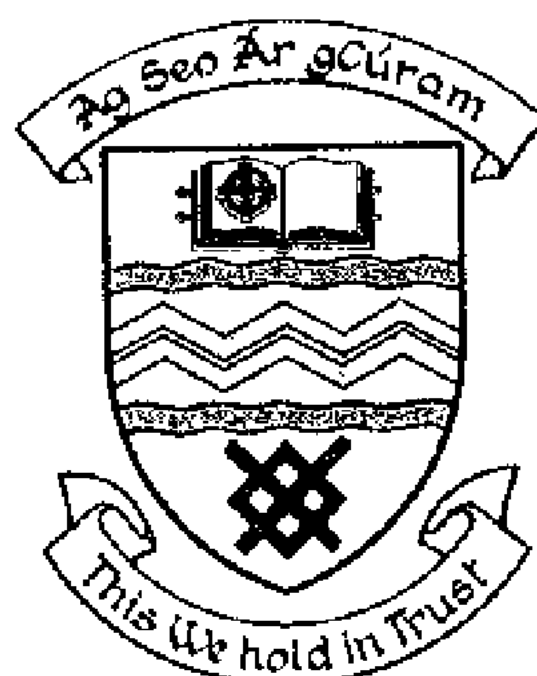


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0469	
1. Location	"Rikioli", Kingswood Village, Old Naas Road, Dublin 22.			
2. Development	Two Storey bungalow type house on site at rear.			
3. Date of Application	14/07/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 10/09/1999 2.	1. 20/10/1999 2.	
4. Submitted by	Name: L. Sweetman Address: Architectural Services, 58 Meadow Vale,			
5. Applicant	Name: John Russell, Address: "Rikioli", Kingswood Village, Old Naas Road, Dublin 22.			
6. Decision	O.C.M. No. 2779 Date 15/12/1999	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 168 Date 31/01/2000	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.		

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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L. Sweetman
Architectural Services,
58 Meadow Vale,
Dean's Grange,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 168	Date of Final Grant 31/01/2000
Decision Order Number 2779	Date of Decision 15/12/1999
Register Reference S99A/0469	Date 20/10/99

Applicant John Russell,

Development Two Storey bungalow type house on site at rear.

Location "Rikioli", Kingswood Village, Old Naas Road, Dublin 22.

Floor Area 124.00 Sq Metres

Time extension(s) up to and including

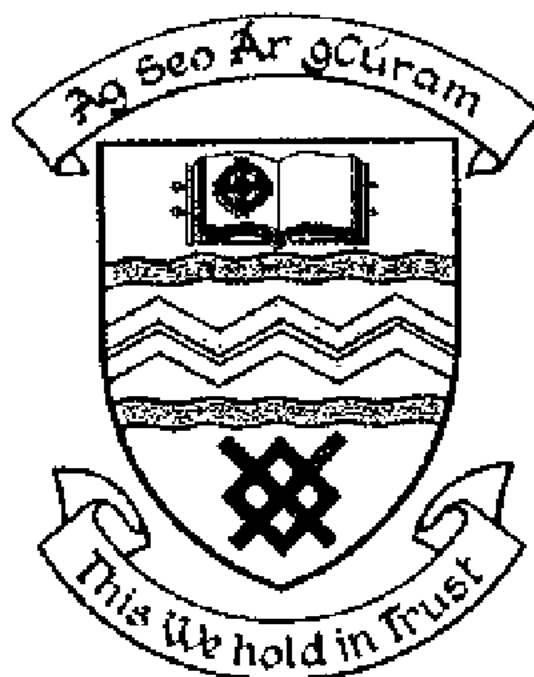
Additional Information Requested/Received 10/09/1999 /20/10/1999

A Permission has been granted for the development described above,
subject to the following (13) 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, and in accordance with the Additional Information received by the Planning Authority on the 20th October, 1999 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 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.

- 6 Foul and Surface Water Drainage :

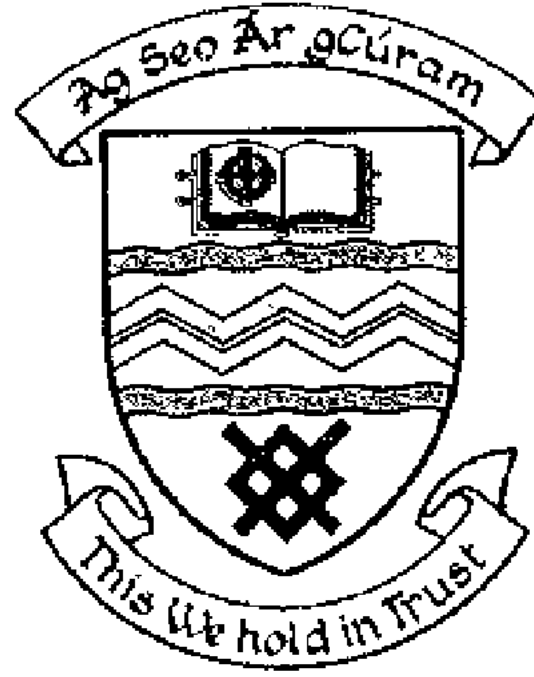
(a) All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where this is not possible pipes shall be bedded and surrounded in C20 concrete 150mm thick.

(b) The developer shall ensure that the invert level of the outfall of the surface water sewer is 200mm above

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the normal water level. Where periodic backflooding is likely to occur a non-return valve shall be fitted. The outfall shall be designed as to avoid localised erosion and should be angled as to discharge in the direction of the flow of the watercourse.

- (c) The developer shall ensure full and complete separation of the foul and surface water systems.

REASON:

In order to comply with the Sanitary Services Acts 1878-1964.

- 7 As regards water supply a separate connection is required for the proposed dwelling and the applicant shall provide 24 hour storage facilities for the dwelling.

REASON:

In the interests of proper planning and development and public health.

- 8 As per details lodged as additional information on the 20th October, 1999, a right of way to serve the existing undeveloped lands adjoining the proposed dwelling shall be maintained in perpetuity.

REASON:

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

- 9 Before development commences the access to the public road shall be improved in accordance with details to be submitted to and agreed by the Planning Authority.

REASON:

In the interest of road safety.

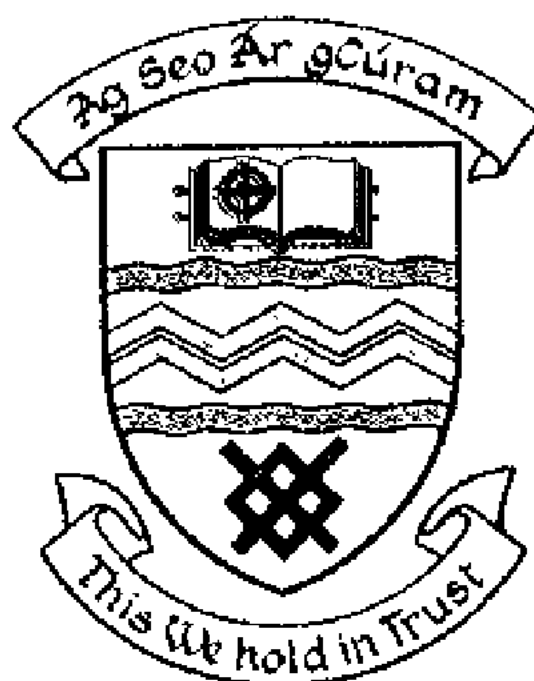
- 10 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

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.

- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty

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two 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.

- 12 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.

- 13 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 the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

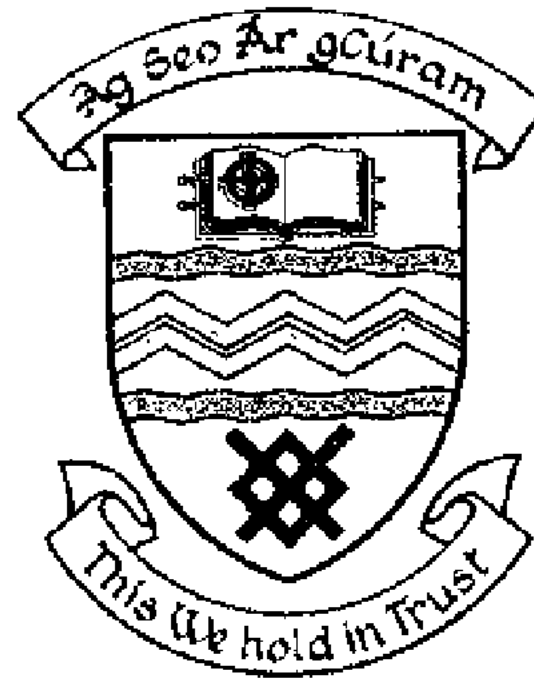
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- (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.

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- (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.

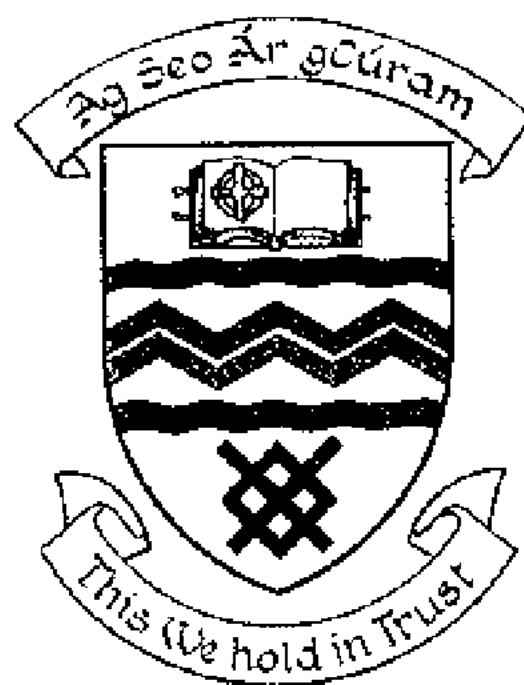
Signed on behalf of South Dublin County Council.


.....31/01/00
for SENIOR ADMINISTRATIVE OFFICER

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- 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

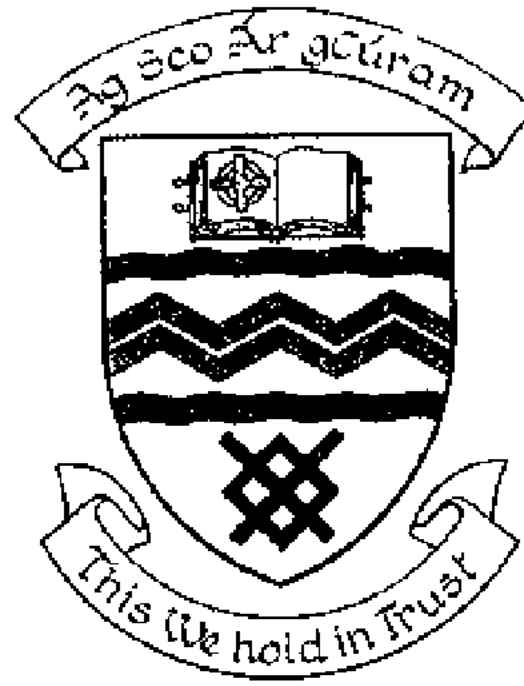
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- 6 Foul and Surface Water Drainage :

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- (a) All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where this is not possible pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (b) The developer shall ensure that the invert level of the outfall of the surface water sewer is 200mm above the normal water level. Where periodic backflooding is likely to occur a non-return valve shall be fitted. The outfall shall be designed as to avoid localised erosion and should be angled as to discharge in the direction of the flow of the watercourse.
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REASON:

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- 7 As regards water supply a separate connection is required for the proposed dwelling and the applicant shall provide 24 hour storage facilities for the dwelling.

REASON:

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- 8 As per details lodged as additional information on the 20th October, 1999, a right of way to serve the existing undeveloped lands adjoining the proposed dwelling shall be maintained in perpetuity.

REASON:

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

- 9 Before development commences the access to the public road shall be improved in accordance with details to be submitted to and agreed by the Planning Authority.

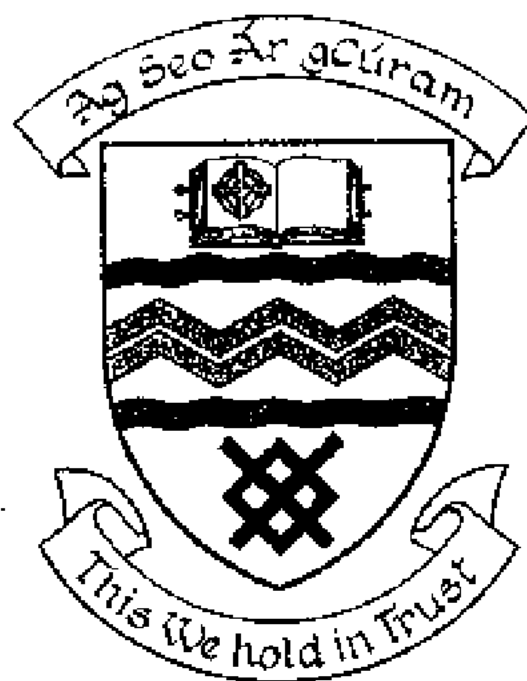
REASON:

In the interest of road safety.

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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.

- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two 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.

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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.

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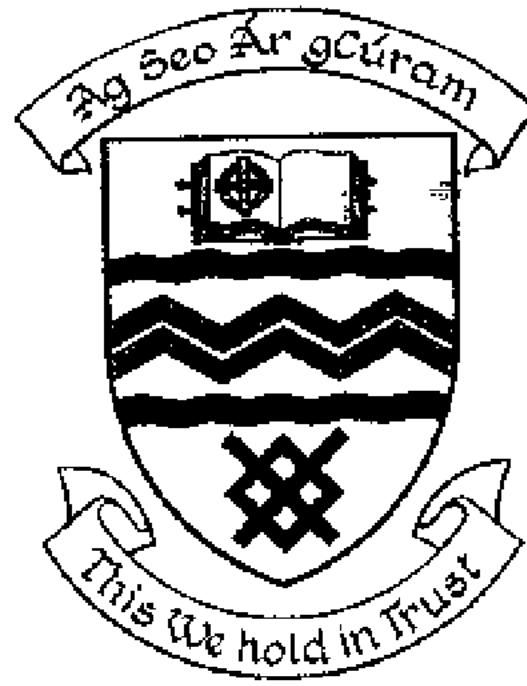
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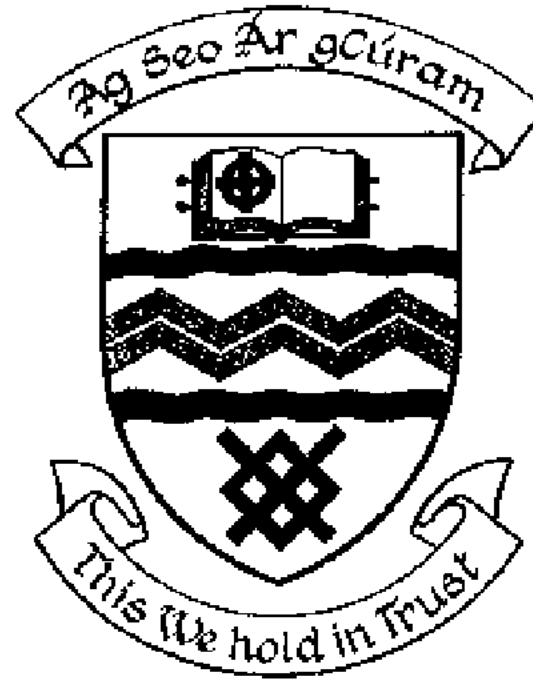
REASON:

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.

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

Decision Order Number 1981	Date of Decision 10/09/1999
Register Reference S99A/0469	Date: 14/07/99

Applicant John Russell,
Development Two Storey bungalow type house on site at rear.
Location "Rikioli", Kingswood Village, Old Naas Road, Dublin 22.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 14/07/99 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:

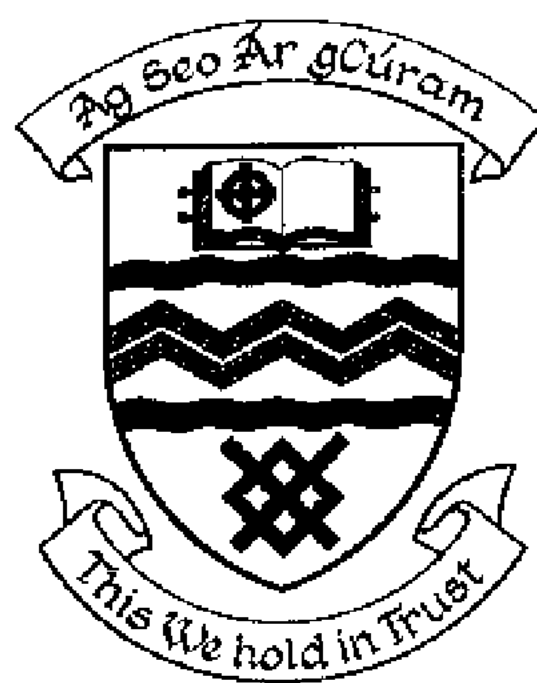
- 1 The Planning Authority note that the applicant proposes to connect into a private sewer. The applicant is requested to submit written evidence of permission from the owners of the sewer to the proposed connection.
- 2 The applicant is requested to submit full details of the design and construction of the proposed soakage area. Soakage tests shall be carried out and the results certified by an engineer. The results shall be submitted to the Planning Authority. The design, construction and tests shall conform to BRE Digest 365, and certification of compliance by an engineer shall be submitted.
- 3 The applicant is advised that it is the policy of South Dublin County Council to provide a minimum setback of 30 metres from the road side boundary of National Primary Routes. The proposed development is shown approx. 22.94 metres from the road boundary of the Naas Dual Carriageway. It is also the policy of the Planning Authority to require the provision of a minimum of 22 metres between the respective directly opposing rear walls of dwellings other

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Architectural Services,
58 Meadow Vale,
Dean's Grange,
Co. Dublin.

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than where both are single storey in order to ensure privacy. The applicant is requested to submit any proposals which he may have to meet both these requirements and to protect the privacy of the existing and proposed development. The applicant is advised that an amended design may be required, possibly amending the proposal to single storey as 14 metres separation between single storey dwellings is acceptable instead of 22 metres.

- 4 The applicant is requested to clarify if he owns any other lands adjoining the proposed site and is requested to submit a landholding map in respect of same. The applicant is requested to submit broad details of his plans for the future development of lands in his ownership in this area and to indicate how access to these lands is to be attained.
- 5 The applicant is requested to submit evidence of any legal interest in or right of way held by himself or others over the existing access and to clarify how a right of way over this access is to be guaranteed to a future occupier of the proposed house and the occupier of the existing dwelling and any owner/occupier of the field to the south west of the site. The applicant is requested to clarify whether any person other than himself has a legal interest in or right of way over this access and if so, how their right of access is to be protected.
- 6 The applicant is requested to submit revised plans showing the access to the public road within the red line.
- 7 The applicant is requested to indicate in general terms what measures would be taken in the design/construction to provide insulation from aircraft noise.

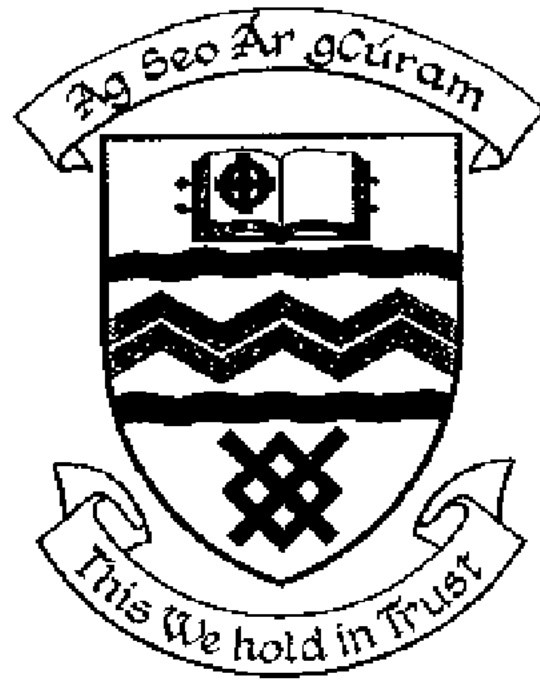
NOTE: The building must not be sited within 5m of a watermain less than 225mm in diameter or within 8m of a watermain greater than 225mm diameter.

Signed on behalf of South Dublin County Council

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.....
for Senior Administrative Officer

10/09/99