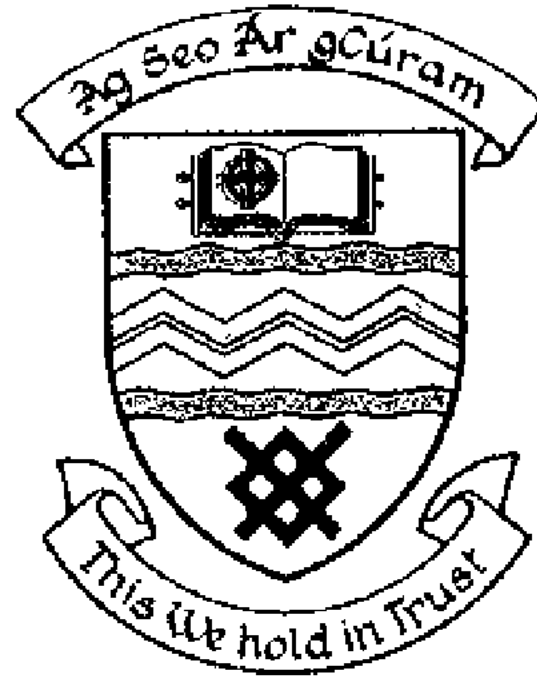


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0424	
1. Location	Glenaraneen, Brittas, Co. Dublin.			
2. Development	Dormer bungalow.			
3. Date of Application	30/06/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 30/09/1999 2. 20/01/20	1. 22/11/1999 2. 10/02/20	
4. Submitted by	Name: Jimmy Callaghan, Address: The Lugg, Brittas,			
5. Applicant	Name: Paddy Eustace, Address: Crosschapple, Blessington, Co. Wicklow.			
6. Decision	O.C.M. No. 0719 Date 06/04/2000	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 1083 Date 18/05/2000	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Dublin 24

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Jimmy Callaghan,
The Lugg,
Brittas,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1083	Date of Final Grant 18/05/2000
Decision Order Number 0719	Date of Decision 06/04/2000
Register Reference S99A/0424	Date 10/02/00

Applicant Paddy Eustace,

Development Dormer bungalow.

Location Glenaraneen, Brittas, Co. Dublin.

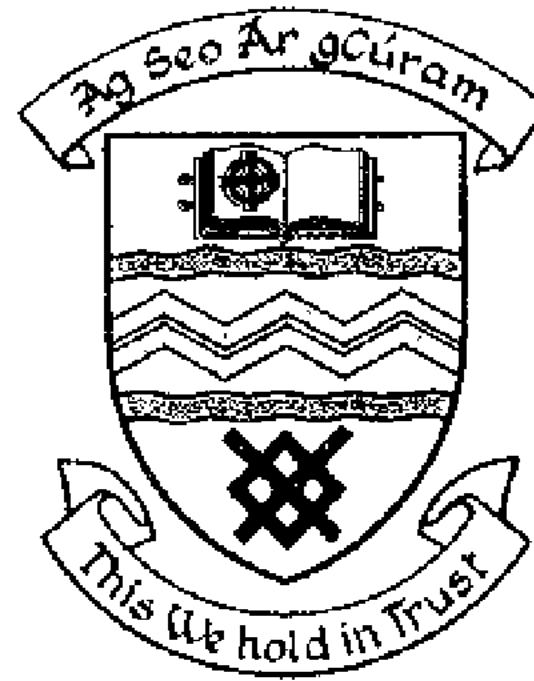
Floor Area 216.28 Sq Metres
Time extension(s) up to and including 01/10/1999
Additional Information Requested/Received 30/09/1999 /22/11/1999

A Permission has been granted for the development described above,
subject to the following (15) 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 as amended by additional information received by the Planning Authority on 22/11/99 and clarification of additional information received on 10/02/00, 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 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.

- 3 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.

- 4 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:

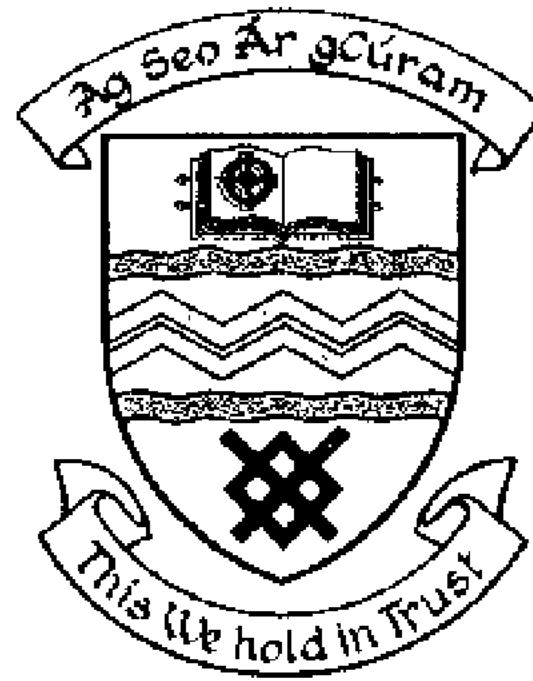
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 5 That the house shall be first occupied for a minimum period of one year as a place of permanent residence by the applicant or by a member of his immediate family.

REASON:

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

REG. REF. S99A/0424
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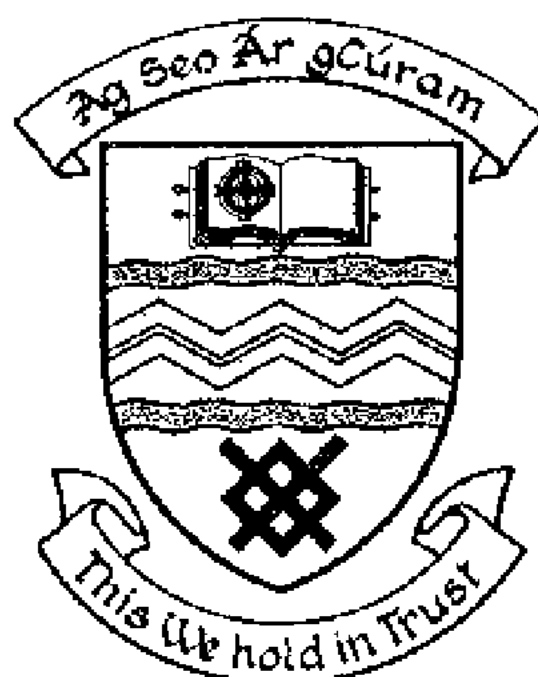
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- 6 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development particularly regarding the proposed means of wastewater treatment.
REASON:
In the interest of public health.
- 7 That the external roofing materials shall be slate or asbestos slate.
REASON:
In the interest of the proper planning and development of the area.
- 8 That the first floor side window to bedroom 5 shall be glazed with obscured or frosted glass and maintained as such thereafter.
REASON:
In the interest of residential amenity.
- 9 As regards water supply a separate connection is required for the proposed dwelling and the applicant shall provide 24 hour water storage facilities for the dwelling.
REASON:
In the interests of public health and the proper planning and development of the area.
- 10 As regards surface water drainage:-
- (1) The proposed soakage area shall be designed and constructed in accordance with BRE Digest 365, and certification of compliance by an engineer shall be submitted to the County Council.
 - (2) Soakage tests shall be carried out in accordance with BRE Digest 365 and the results shall be certified by an engineer and submitted to the County Council.
- REASON:
In the interest of the proper planning and development of the area.
- 11 Vision splays at the access shall be provided in accordance with the requirements of the Roads Department.
REASON:
In the interests of road safety.
- 12 Sufficient turning space shall be provided within the curtilage of the dwelling to enable vehicles to enter and leave the site in a forward gear.

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REASON:

In the interest of road safety.

- 13 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.

- 14 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.

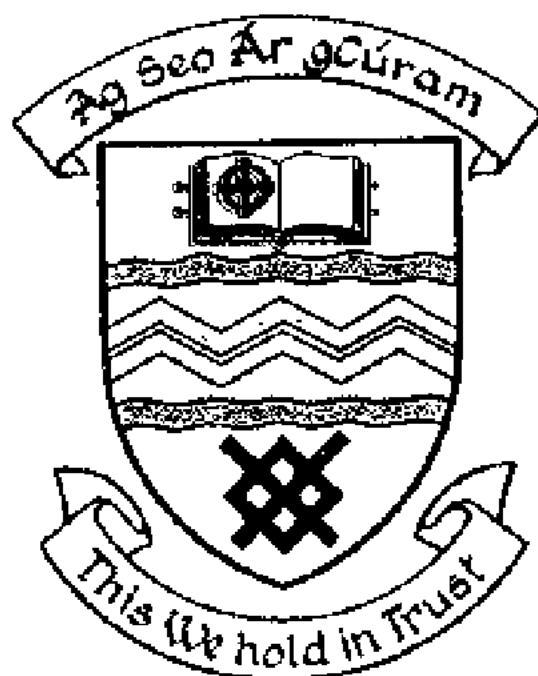
- 15 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development 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.

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- (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.

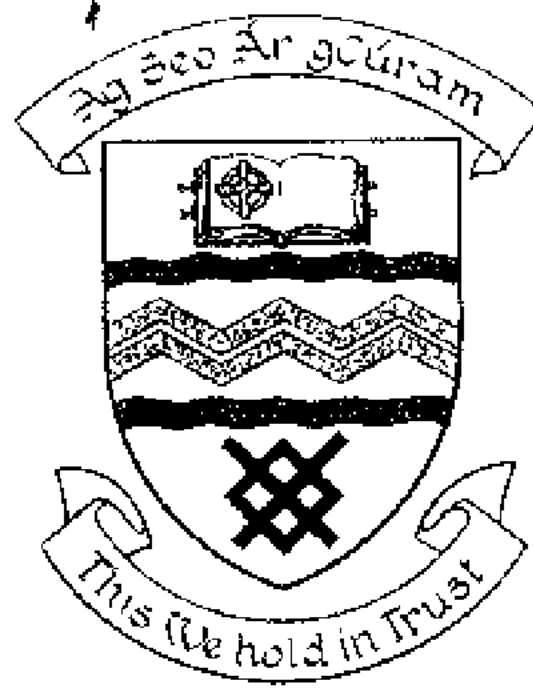
Signed on behalf of South Dublin County Council.

19/05/00
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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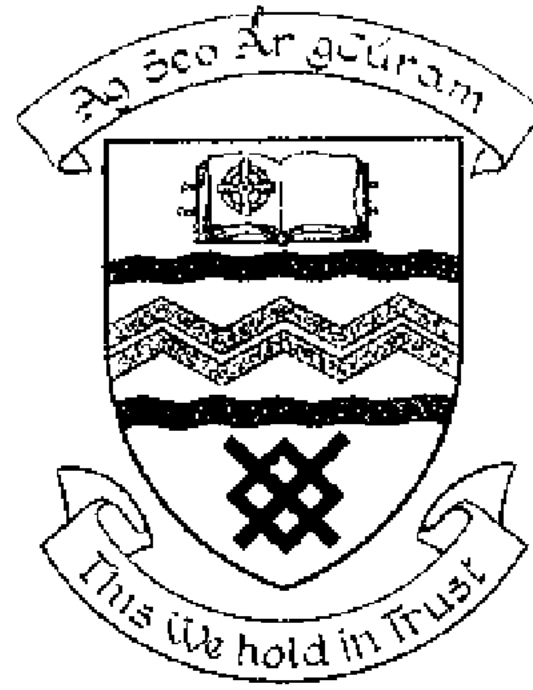
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received by the Planning Authority on 22/11/99 and clarification of additional information received on 10/02/00, 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 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.
- 3 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.
- 4 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.

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REG. REF. S99A/0424

- 5 That the house shall be first occupied for a minimum period of one year as a place of permanent residence by the applicant or by a member of his immediate family.
REASON:
In the interest of the proper planning and development of the area.
- 6 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development particularly regarding the proposed means of wastewater treatment.
REASON:
In the interest of public health.
- 7 That the external roofing materials shall be slate or asbestos slate.
REASON:
In the interest of the proper planning and development of the area.
- 8 That the first floor side window to bedroom 5 shall be glazed with obscured or frosted glass and maintained as such thereafter.
REASON:
In the interest of residential amenity.
- 9 As regards water supply a separate connection is required for the proposed dwelling and the applicant shall provide 24 hour water storage facilities for the dwelling.
REASON:
In the interests of public health and the proper planning and development of the area.
- 10 As regards surface water drainage:-
- (1) The proposed soakage area shall be designed and constructed in accordance with BRE Digest 365, and certification of compliance by an engineer shall be submitted to the County Council.
 - (2) Soakage tests shall be carried out in accordance with BRE Digest 365 and the results shall be certified by an engineer and submitted to the County Council.

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REASON:

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

- 11 Vision splays at the access shall be provided in accordance with the requirements of the Roads Department.

REASON:

In the interests of road safety.

- 12 Sufficient turning space shall be provided within the curtilage of the dwelling to enable vehicles to enter and leave the site in a forward gear.

REASON:

In the interest of road safety.

- 13 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.

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REASON:

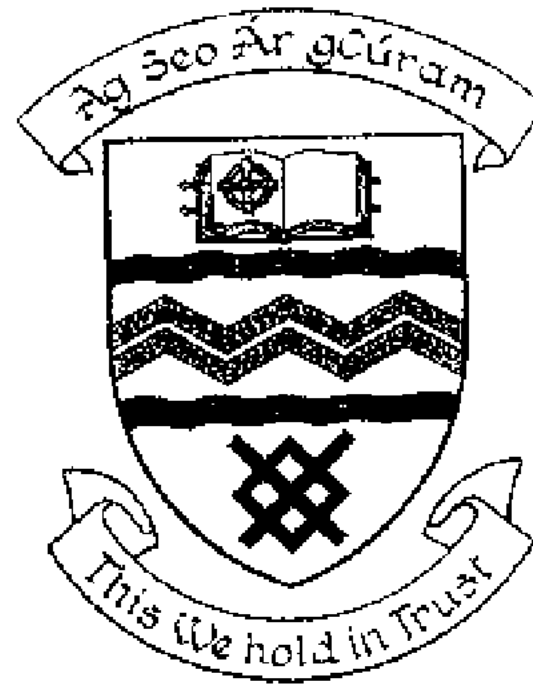
The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 15 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six

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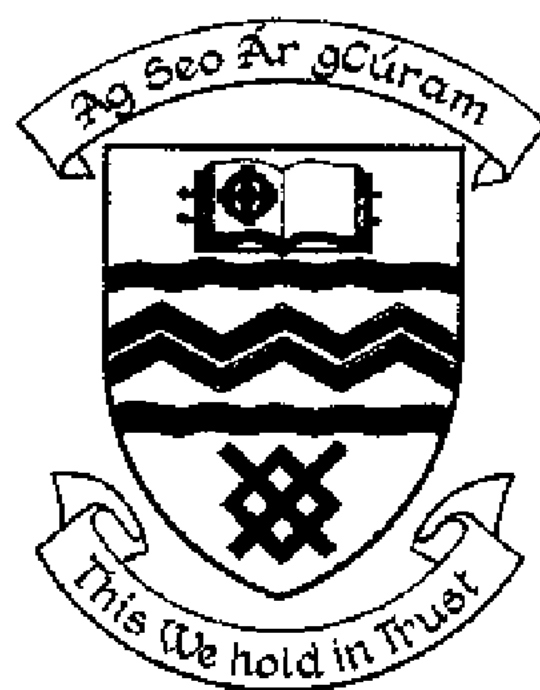
REG. REF. S99A/0424

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.

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

Decision Order Number 0110	Date of Decision 20/01/2000
Register Reference S99A/0424	Date 30/06/99

Applicant Paddy Eustace,
App. Type Permission
Development Dormer bungalow.

Location Glenaraneen, Brittas, Co. Dublin.

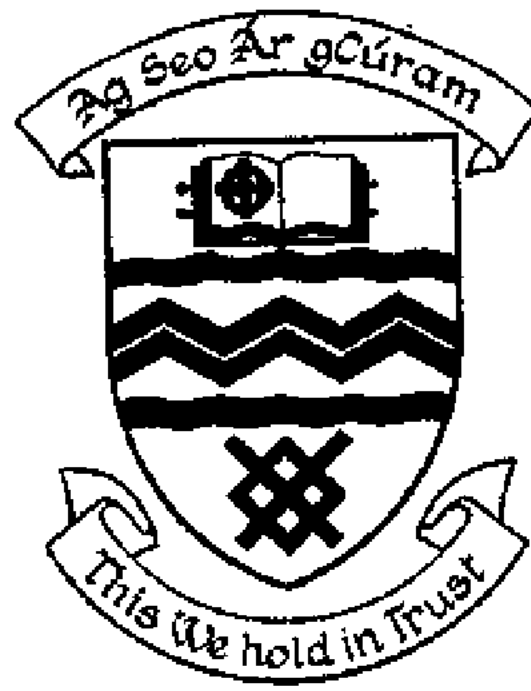
Dear Sir / Madam,

With reference to your planning application, additional information received on 22/11/99 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 The applicant is requested to respond, submitting such plans, details and information as are necessary, to the following points which make the proposal unacceptable to the Eastern Health Board Environmental Health Officer's Department as regards waste water treatment.
 - (1) The applicant has submitted drainage information that will not be relevant to the site. The percolation tests have been completed on the site as it stands. J. Callaghan states in Point 2 of his letter dated 19th November 1999, that it is intended to lower the site by 1 metre. This will invalidate the results on the proposed drainage system. Therefore it has not been established whether the

Jimmy Callaghan,
The Lugg,
Brittas,
Co. Dublin.

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soil is suitable for the receipt and treatment of
puraflow effluent.

The applicant has submitted details of percolation
tests only. No details have been received on the
trial hole results.

- (2) The site layout fails to indicate the position of
the septic tank. A Puraflow system works in
conjunction with a septic tank, not in exclusion.
- (3) The site layout does not show the drainage system in
use by the public house and how this could impinge
on the dwelling.

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

Yours faithfully

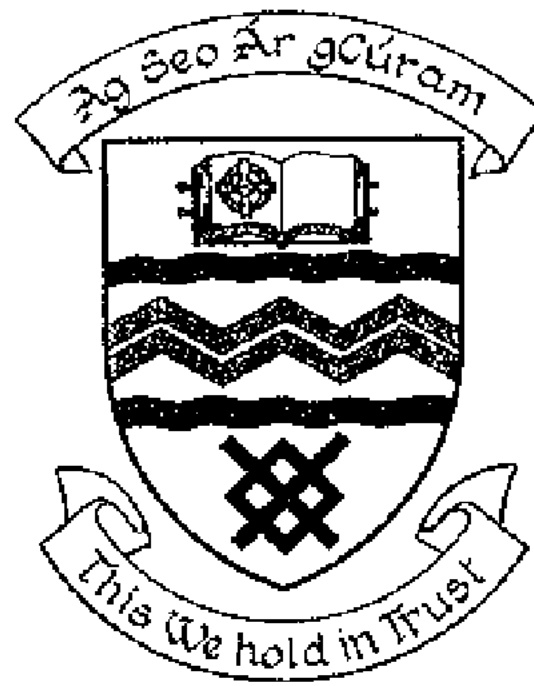
MA
.....
for SENIOR ADMINISTRATIVE OFFICER

20/01/00

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

Decision Order Number 2133	Date of Decision 30/09/1999
Register Reference S99A/0424	Date: 30/06/99

Applicant Paddy Eustace,
Development Dormer bungalow.

Location Glenaraneen, Brittas, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 30/06/99 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:

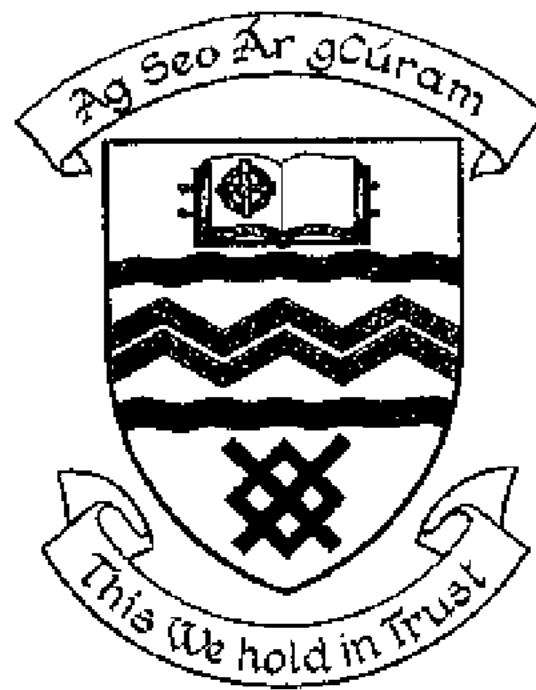
- 1 (a) The Planning Authority note that the applicant proposes to use one wastewater treatment system to serve both the existing public house on the adjoining site and the proposed development, the wastewater treatment unit being located on the current site. The applicant is advised that this proposal is unacceptable to the Planning Authority. The applicant is requested to submit a revised proposal which will incorporate the provision of one effluent treatment system to serve each of the existing and proposed developments.
- (b) In respect of any proposal involving the wastewater treatment system for the existing public house, the applicant shall submit details of the on-site wastewater treatment works including daily wastewater arising from the existing public house, current effluent quality from the works and the design specifications for the wastewater treatment works.

Jimmy Callaghan,
The Lugg,
Brittas,
Co. Dublin.

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- 2 The Planning Authority note that the proposal is for the provision of a large dormer style house on an elevated part of the site. Given the elevated nature of the site and the height and scale of the proposed development relative to the existing single storey dwelling located on the site to the north east the applicant is requested to submit any proposals which he may have to reduce the height and scale of the proposed development and to prevent the overlooking of the adjoining property. The applicant is advised that a revised proposal may need to be submitted to the Planning Authority in this regard.
- 3 The applicant shall submit details of the vision splays to be provided at the entrance to the proposed site. The sightline visibility should be to the requirements of the Planning Authority.
- 4 The applicant shall submit full details of proposed surface water drainage, including pipe sizes, gradients and cover and invert levels up to and including discharge to the stream.

Signed on behalf of South Dublin County Council

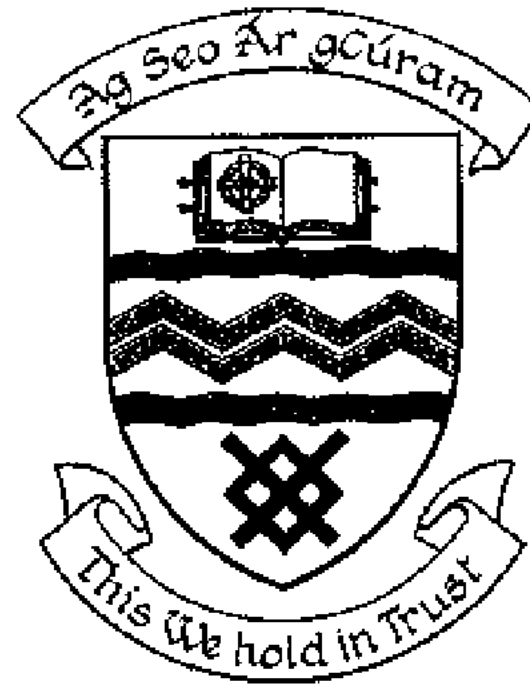

.....
for Senior Administrative Officer

30/09/99

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

Decision Order Number 2091	Date of Decision 24/09/1999
Register Reference S99A/0424	Date 30/06/99

Applicant Paddy Eustace,
App. Type Permission
Development Dormer bungalow.

Location Glenaraneen, Brittas, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 01/10/1999

Yours faithfully

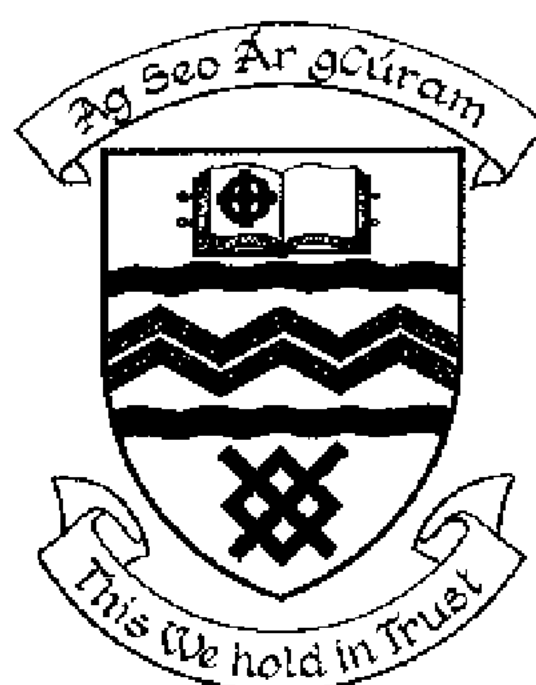
JM
..... 24/09/99
for SENIOR ADMINISTRATIVE OFFICER

Jimmy Callaghan,
The Lugg,
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Co. Dublin.

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

Order Number 1451	Date of Order 14/07/1999
Register Reference S99A/0424	Date 30/06/99

Applicant Paddy Eustace,
Development Dormer bungalow.
Location Glenaraneen, Brittas, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 07/07/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

Jimmy Callaghan,
The Lugg,
Brittas,
Co. Dublin.

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REG REF. S99A/0424

- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

LA
..... 14/07/99
for Senior Administrative Officer. _____