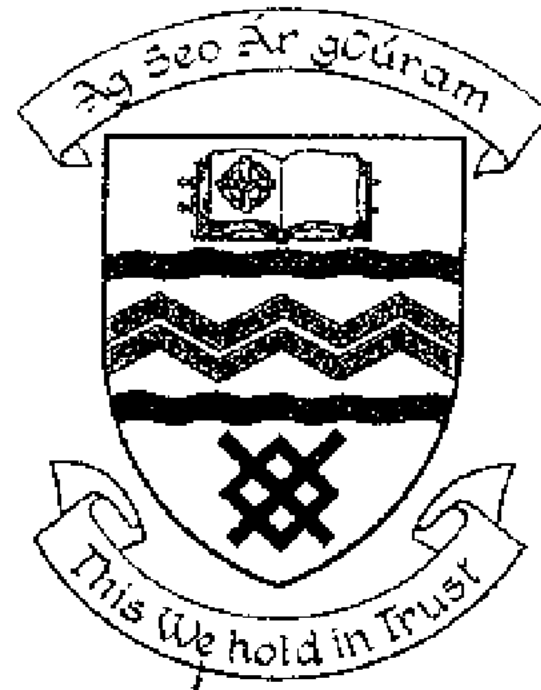


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0388	
1. Location	Redgap, Rathcoole, Co. Dublin.		
2. Development	Bungalow and waste water treatment system.		
3. Date of Application	11/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/08/1999 2. 21/07/20	1. 25/05/2000 2. 09/08/20
4. Submitted by	Name: Graine Mallon & Associates, Address: 6 Merrion Square, Dublin 2.		
5. Applicant	Name: Bernadette Mansfield, Address: Red Gap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1613  Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No.  Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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

Decision Order Number 1613	Date of Decision 21/07/2000
Register Reference S99A/0388	Date 11/06/99

Applicant                Bernadette Mansfield,  
App. Type                Permission  
Development             Bungalow and waste water treatment system.  
  
Location                 Redgap, Rathcoole, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 25/05/00 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 submit proof of ownership/sufficient legal interest which would allow the applicant to carry out the works to improve vision splays at the junction of the access road and the Redgap Road. An undertaking to enter contract is not considered to be sufficient. The vision splays which will be available on foot of the improvement works being carried out should be clearly shown on a Site Layout Plan at a scale of not less than 1:500.

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

Bernadette Mansfield,  
Redgap,  
Rathcoole,  
County Dublin.

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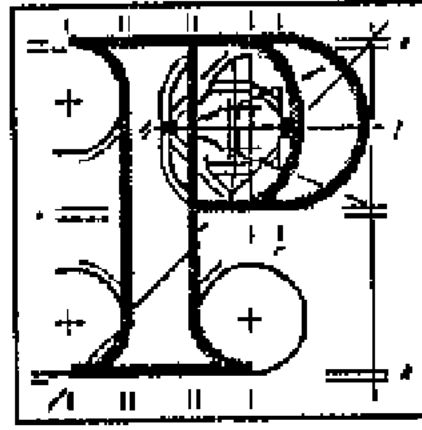
REG REF. S99A/0388

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

21/07/00

# An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S99A/0389

**APPEAL** by Kirwan Building Contractors care of James Furlong of 42 Grange Park Road, Raheny, Dublin against the decision made on the 6<sup>th</sup> day of April, 2000 by the Council of the County of South Dublin to refuse permission for development comprising six semi-detached two-storey houses on site at south western end of Saint Mels Avenue, Greenhills, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

## SCHEDULE

The proposed development would contravene materially a condition attached to an existing permission for development namely, condition number 14 attached to the permission granted by the planning authority on the 1<sup>st</sup> day of August 1972 under planning register reference number D2402, in that the site of the proposed development constitutes part of the public open space provision for the existing development. The proposed development would, therefore, be contrary to the proper planning and development of the area.



*Brian Hunt*

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

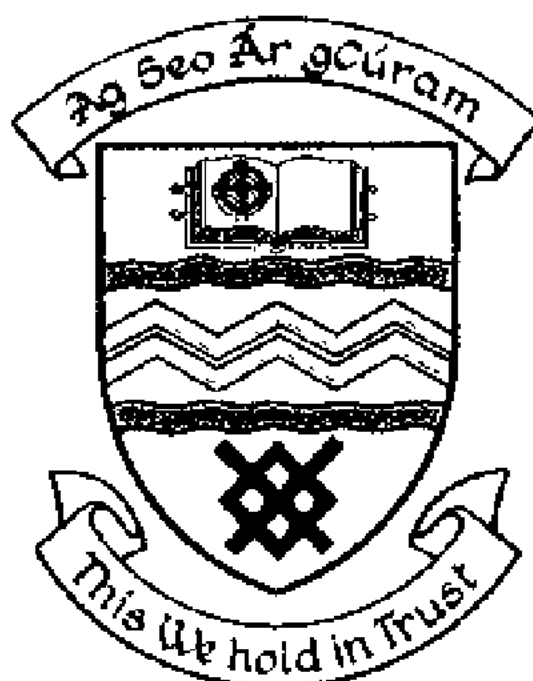
Dated this *28<sup>th</sup>* day of *November* 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0388	
1. Location	Redgap, Rathcoole, Co. Dublin.		
2. Development	Bungalow and waste water treatment system.		
3. Date of Application	11/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/08/1999 2. 21/07/20	1. 25/05/2000 2. 09/08/20
4. Submitted by	Name: Graine Mallon & Associates, Address: 6 Merrion Square, Dublin 2.		
5. Applicant	Name: Bernadette Mansfield, Address: Red Gap, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2257  Date 05/10/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2570  Date 20/11/2000	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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Lár an Bhaile, Tarnhlacht  
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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
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Dublin 24

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Graine Mallon & Associates,  
6 Merrion Square,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2570	Date of Final Grant 20/11/2000
Decision Order Number 2257	Date of Decision 05/10/2000
Register Reference S99A/0388	Date 09/08/00

**Applicant** Bernadette Mansfield,  
**Development** Bungalow and waste water treatment system.  
**Location** Redgap, Rathcoole, Co. Dublin.

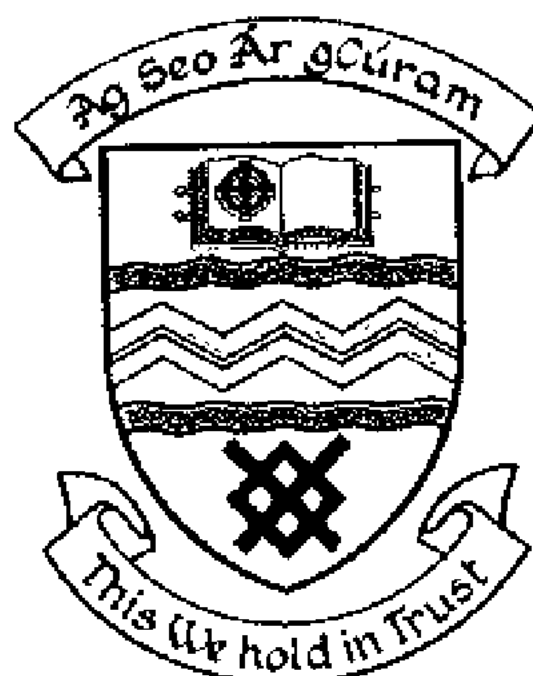
**Floor Area** 0.00 Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** 09/08/1999 /25/05/2000

A Permission has been granted for the development described above,  
subject to the following (10) Conditions.

REG REF. S99A/0388 **SOUTH DUBLIN COUNTY COUNCIL**  
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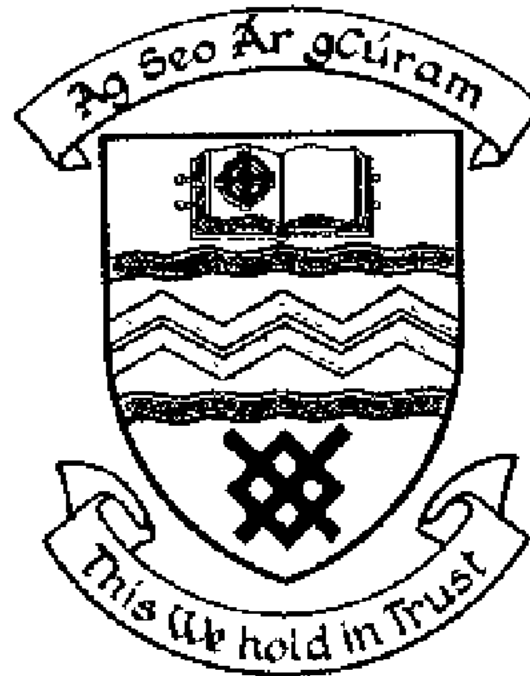
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with Additional Information lodged on the 25/05/00 and Clarification of Additional Information lodged on the 09/08/00, 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 The existing earthen banks located at the junction of the access lane with Redgap Road and which are now in the ownership of the applicant shall be set back along the line shown on the site layout plan lodged with the Planning Authority on the 09/08/2000. Details of the treatment of the additional area of laneway and of the new boundary shall be agreed with the Planning Authority prior to the commencement of development on the site.  
REASON:  
In the interests of traffic safety.
- 3 On completion the proposed dwelling shall be first occupied for a period of not less than 1 year by the applicant or a member of the immediate family.  
REASON:  
In order to comply with the settlement policy of the Planning Authority.
- 4 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 order to comply with the requirements of the Health Officer.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 6 That the existing boundary trees and hedgerows be retained and that additional landscaping and planting be carried out in order to minimise any adverse effect on the visual amenities of the area.

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**REASON:**

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

- 7 The proposed dwelling shall have a plaster/nap or dash finish. All brick shall be omitted from the development.

**REASON:**

In the interests of visual amenity.

- 8 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.

- 9 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.

- 10 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:**

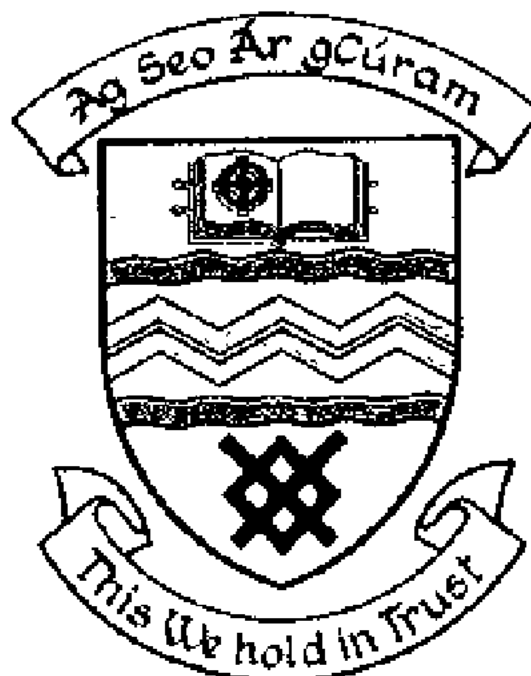
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.



**SOUTH DUBLIN COUNTY COUNCIL**  
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- (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.

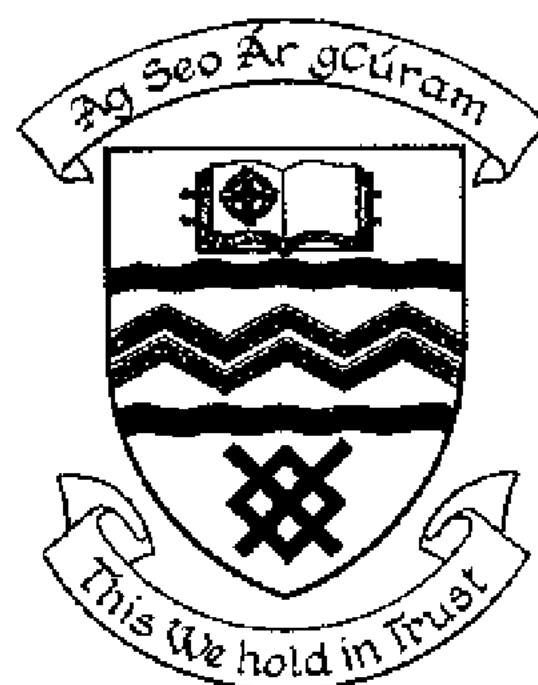
Signed on behalf of South Dublin County Council.

  
.....21/11/00  
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1683	Date of Decision 09/08/1999
Register Reference S99A/0388	Date: 11/06/99

Applicant           Bernadette Mansfield,  
Development       Bungalow and waste water treatment system.

Location           Redgap, Rathcoole, Co. Dublin.

App. Type          Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/06/99 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     The applicant is requested to furnish to the Planning Authority documentation sufficient to prove full ownership or legal control over the land required for vision splays at the junction of the access lane with Redgap Road. A letter of agreement from the land owners is not considered sufficient. The existing earth banks severely reduce vision splays and these banks or an alternative boundary need to be set back behind the necessary sight lines.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

09/08/99

Bernadette Mansfield,  
Red Gap,  
Rathcoole,  
Co. Dublin