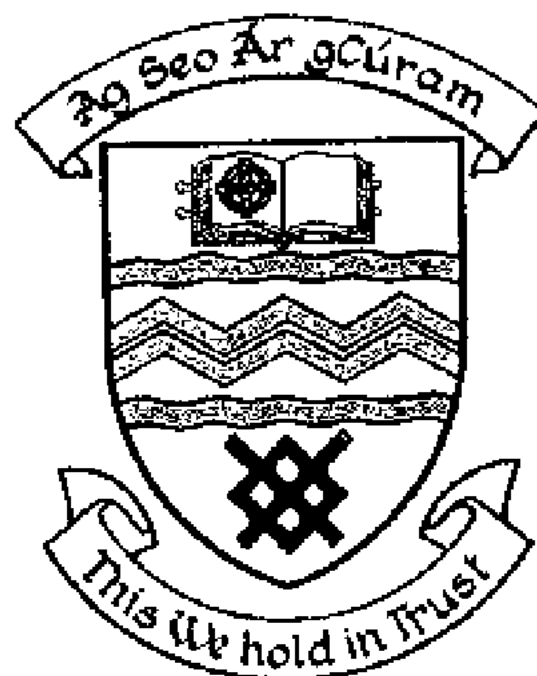


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0272	
1. Location	Callaighstown Upper, Rathcoole, Co. Dublin.		
2. Development	Dormer type bungalow, garage and septic tank.		
3. Date of Application	30/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 2.	1. 2.
4. Submitted by	Name: Thomas Murphy, Address: Coolmine, Saggart,		
5. Applicant	Name: Thomas Murphy, Address: Coolmine, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 1345 Date 28/06/1999	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 1713 Date 11/08/1999	Effect AA GRANT APPROVAL	
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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Baile Átha Cliath 24

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Dublin 24

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Thomas Murphy,
Coolmine,
Saggart,
Co. Dublin.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 1713	Date of Final Grant 11/08/1999
Decision Order Number 1345	Date of Decision 28/06/1999
Register Reference S99A/0272	Date 30/04/99

Applicant Thomas Murphy,

Development Dormer type bungalow, garage and septic tank.

Location Callaighstown Upper, Rathcoole, Co. Dublin.

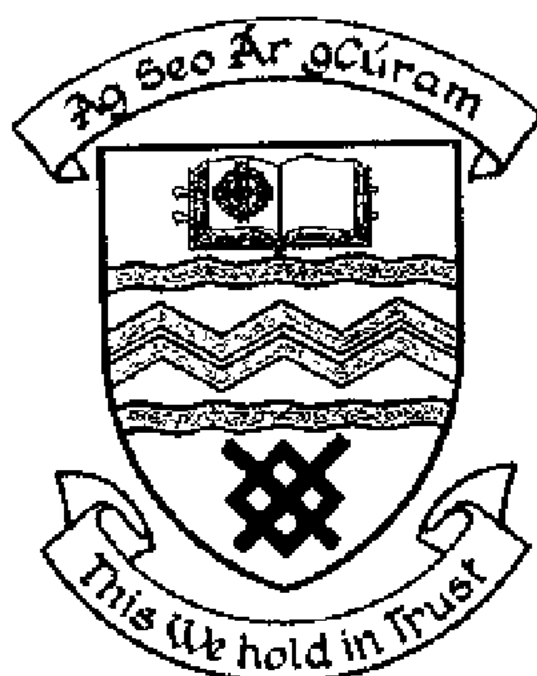
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

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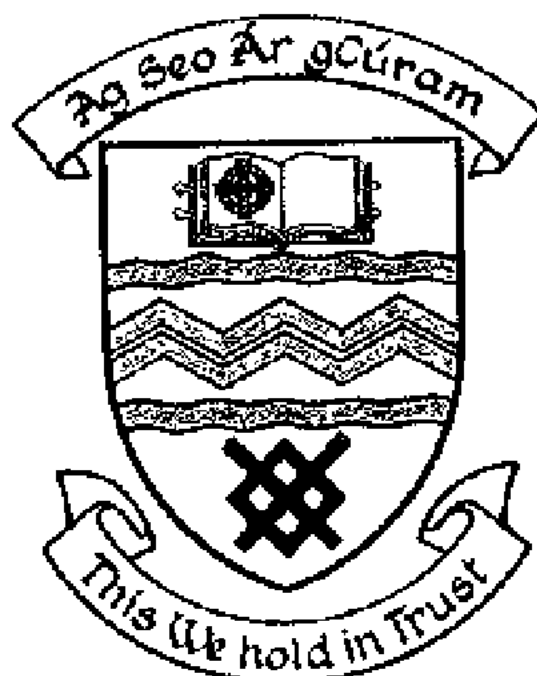
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Conditions and Reasons

- 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 That the house on completion first be occupied as a place of permanent residence by the applicant or a member of his immediate family, for a minimum period of one year.
REASON:
In the interest of the proper planning and development of the area.
- 3 That the external roofing materials to the dormer type bungalow and garage shall be matching slate or asbestos slate and the external walls of the dormer type bungalow and garage shall be rendered or plastered in a matching white or pale colour.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the site boundaries shall be planted with native hedging and trees before the dwelling is first occupied. The species indicated on the submitted plans are not considered suitable. The new roadside boundary shall be formed with a sod/stone embankment and planted with native hedging.
REASON:
In the interest of the proper planning and development of the area.
- 5 That the septic tank and percolation areas shall accord with the standards set out in Standard Recommendations for Septic Tank Systems SR6:1991 published by the National Standards Authority of Ireland.
REASON:
To secure satisfactory septic tank drainage.
- 6 That the access and vision splays as indicated on the submitted plans shall be constructed before construction of the dwelling or garage commences.
REASON:
In the interest of road safety.

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- 7 Prior to the commencement of the development the applicant shall submit cross sections of the site to illustrate in profile the proposed house and garage relative to the public road for the written agreement of the Planning Authority. The sections shall indicate proposed finished floor levels of the house and garage, the existing level of the public road and the existing and proposed ground level profile.

REASON:

In the interest of protecting the visual amenities of this high amenity area.

- 8 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) 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) 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) 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:

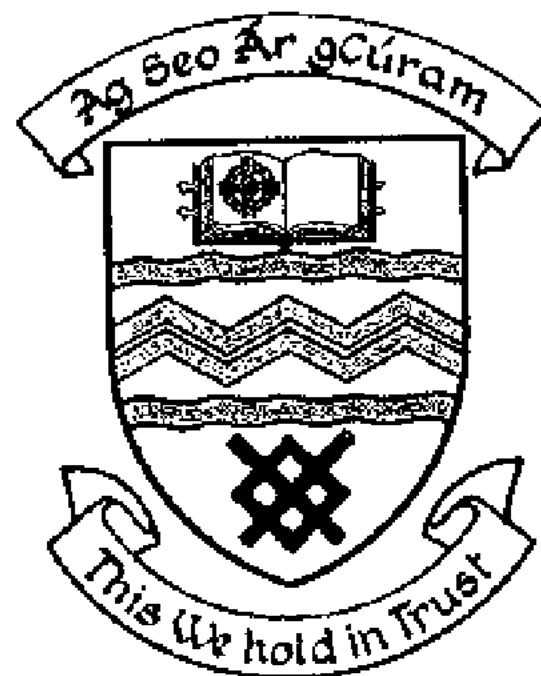
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

REG REF. S99A/0272

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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

Shirley Bowler 12/08/99
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1345	Date of Decision 28/06/1999
Register Reference S99A/0272	Date: 30/04/99

Applicant Thomas Murphy,
Development Dormer type bungalow, garage and septic tank.
Location Callaighstown Upper, Rathcoole, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
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 APPROVAL in respect of the above proposal.

Subject to the conditions (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 28/06/99
for SENIOR ADMINISTRATIVE OFFICER

Thomas Murphy,
Coolmine,
Saggart,
Co. Dublin.

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REG REF. S99A/0272

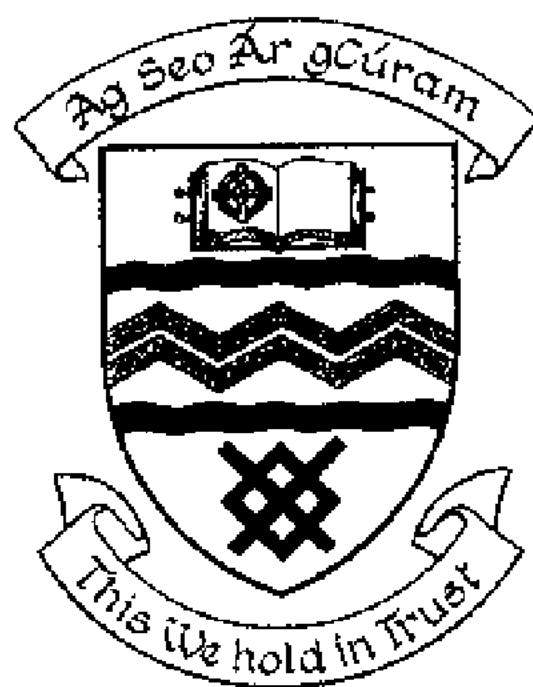
Conditions and Reasons

- 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 That the house on completion first be occupied as a place of permanent residence by the applicant or a member of his immediate family, for a minimum period of one year.
REASON:
In the interest of the proper planning and development of the area.
- 3 That the external roofing materials to the dormer type bungalow and garage shall be matching slate or asbestos slate and the external walls of the dormer type bungalow and garage shall be rendered or plastered in a matching white or pale colour.
REASON:
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- 4 That the site boundaries shall be planted with native hedging and trees before the dwelling is first occupied. The species indicated on the submitted plans are not considered suitable. The new roadside boundary shall be formed with a sod/stone embankment and planted with native hedging.
REASON:
In the interest of the proper planning and development of the area.
- 5 That the septic tank and percolation areas shall accord with the standards set out in Standard Recommendations for Septic Tank Systems SR6:1991 published by the National Standards Authority of Ireland.

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REG. REF. S99A/0272

REASON:

To secure satisfactory septic tank drainage.

- 6 That the access and vision splays as indicated on the submitted plans shall be constructed before construction of the dwelling or garage commences.

REASON:

In the interest of road safety.

- 7 Prior to the commencement of the development the applicant shall submit cross sections of the site to illustrate in profile the proposed house and garage relative to the public road for the written agreement of the Planning Authority. The sections shall indicate proposed finished floor levels of the house and garage, the existing level of the public road and the existing and proposed ground level profile.

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REASON:

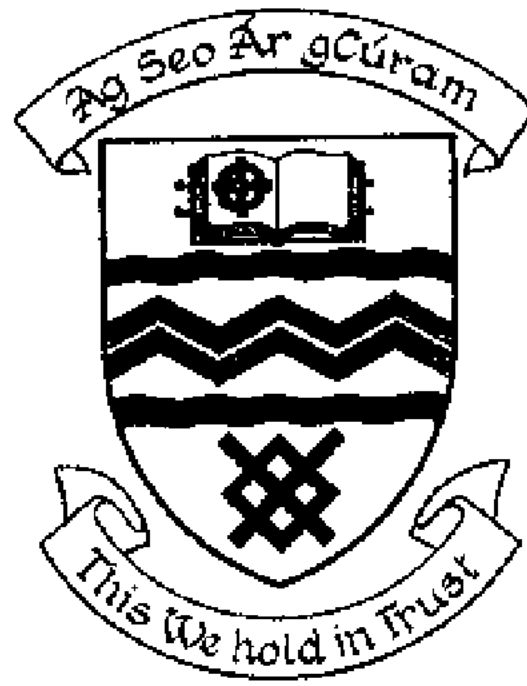
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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REASON:

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.