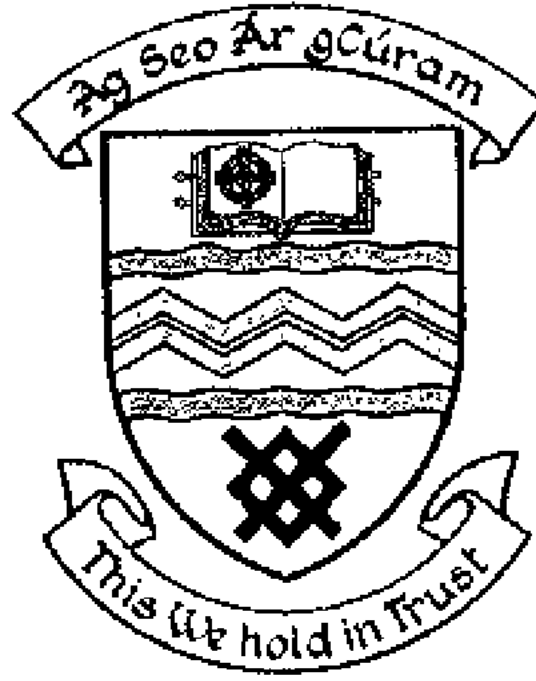


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0075	
1. Location	Famersvale, Steelstown, Rathcoole, Co. Dublin.		
2. Development	Change of use from industrial to agricultural/residential and for construction of bungalow and proprietary treatment plant.		
3. Date of Application	10/02/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/05/1999 2.	1. 19/08/1999 2.
4. Submitted by	Name: Joseph Kenna, Address: Blackchurch Inne, Steelstown,		
5. Applicant	Name: Joseph Kenna, Address: Blackchurch Inn, Steelstown, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2253 Date 14/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2623 Date 26/11/1999	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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Joseph Kenna,
Blackchurch Inne,
Steelstown,
Rathcoole,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2623	Date of Final Grant 26/11/1999
Decision Order Number 2253	Date of Decision 14/10/1999
Register Reference S99A/0075	Date 19/08/99

Applicant Joseph Kenna,

Development Change of use from industrial to agricultural/residential
and for construction of bungalow and proprietary treatment
plant.

Location Famersvale, Steelstown, Rathcoole, Co. Dublin.

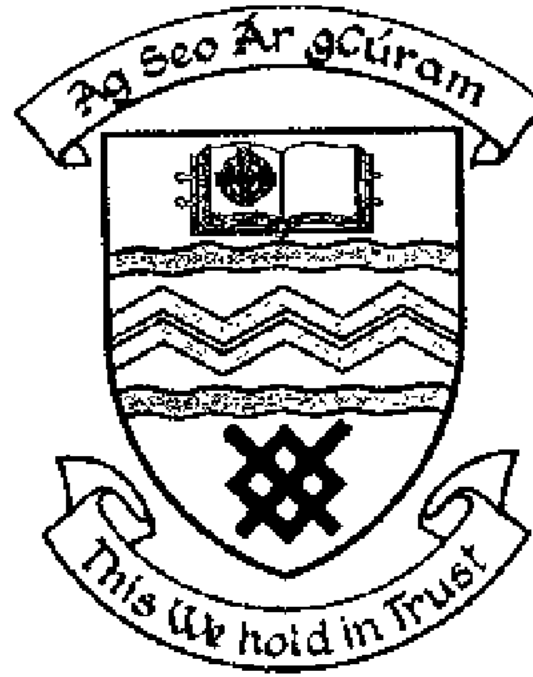
Floor Area 124.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 27/05/1999 /19/08/1999

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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Conditions and Reasons

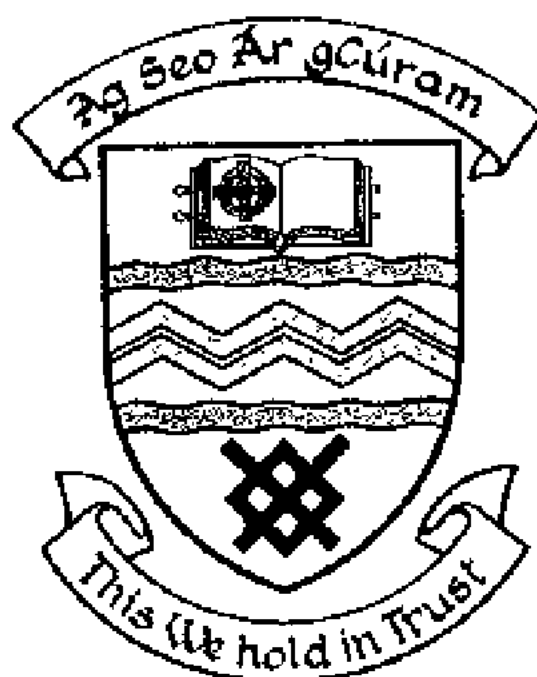
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 19/08/99, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
- 2 Vision splays of 90 metres shall be provided from a 3 metre setback in both directions at the proposed entrance. To facilitate this requirement the pier, small part of the wall and section of hedging shall be set back. Details shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development on the site.
REASON:
In the interest of visual amenity.
- 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 South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 6 The proposed effluent treatment unit shall be installed and maintained in accordance with the manufacturer's instructions. The developer shall enter into a maintenance agreement with the manufacturer of the proposed system. A copy of same shall be submitted to the Planning Authority.

REG. REF. S99A/0075

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REASON:

In the interests of public health.

- 7 All scrap metal and waste which currently obstructs the entrance to the site shall be removed prior to the carrying out of any development on the site.

REASON:

In the interests of visual amenity and orderly development.

- 8 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.

- 9 The applicant shall enter in to an Agreement with the Planning Authority under Section 38 of the Local Government (Planning and Development) Act 1963 to Sterilise from additional development of dwellings all of the land outlined in red on the 1:2500 scale plan received by the Planning Authority on 19/08/99.

REASON:

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

- 10 The bungalow shall be first occupied as a place of permanent residence by the applicant (or a member of the immediate family) for a minimum period of two years.

REASON:

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

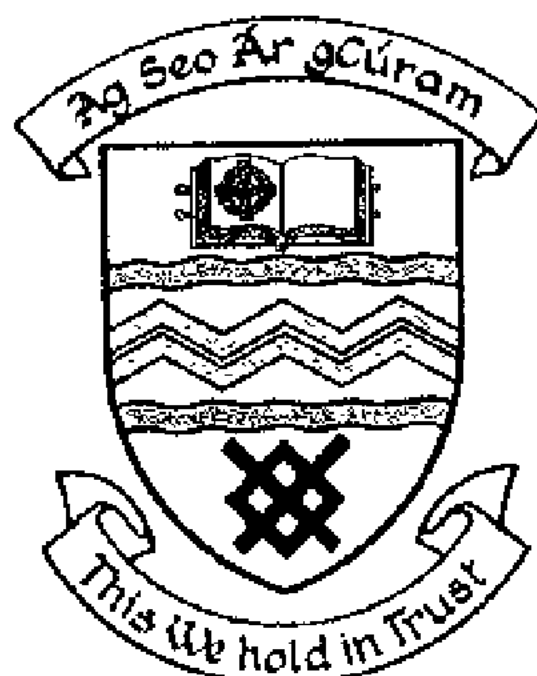
- 11 In the event of a connection to the public water supply a financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) shall be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply in the area of the proposed development and which facilitate this development.

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 In the event of a connection to the public sewer, a financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) shall be paid by the proposer to South Dublin County

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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.

- 13 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.
- (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.

E. Galloway29/11/99
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 2253	Date of Decision 14/10/1999
Register Reference S99A/0075	Date: 10/02/99

Applicant Joseph Kenna,

Development Change of use from industrial to agricultural/residential
and for construction of bungalow and proprietary treatment
plant.

Location Famersvale, Steelstown, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 27/05/1999 /19/08/1999

Clarification of 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 PERMISSION in respect of the above proposal.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 15/10/99
for SENIOR ADMINISTRATIVE OFFICER

Joseph Kenna,
Blackchurch Inne,
Steelstown,
Rathcoole,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0075

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 19/08/99, 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 Vision splays of 90 metres shall be provided from a 3 metre setback in both directions at the proposed entrance. To facilitate this requirement the pier, small part of the wall and section of hedging shall be set back. Details shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development on the site.
REASON:
In the interest of visual amenity.
- 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 South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S99A/0075

- 6 The proposed effluent treatment unit shall be installed and maintained in accordance with the manufacturer's instructions. The developer shall enter into a maintenance agreement with the manufacturer of the proposed system. A copy of same shall be submitted to the Planning Authority.

REASON:

In the interests of public health.

- 7 All scrap metal and waste which currently obstructs the entrance to the site shall be removed prior to the carrying out of any development on the site.

REASON:

In the interests of visual amenity and orderly development.

- 8 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.

- 9 The applicant shall enter in to an Agreement with the Planning Authority under Section 38 of the Local Government (Planning and Development) Act 1963 to Sterilise from additional development of dwellings all of the land outlined in red on the 1:2500 scale plan received by the Planning Authority on 19/08/99.

REASON:

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

- 10 The bungalow shall be first occupied as a place of permanent residence by the applicant (or a member of the immediate family) for a minimum period of two years.

REASON:

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

- 11 In the event of a connection to the public water supply a financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) shall be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply in the area of the proposed development

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and which facilitate this development.

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 In the event of a connection to the public sewer, a financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) shall 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.

- 13 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.

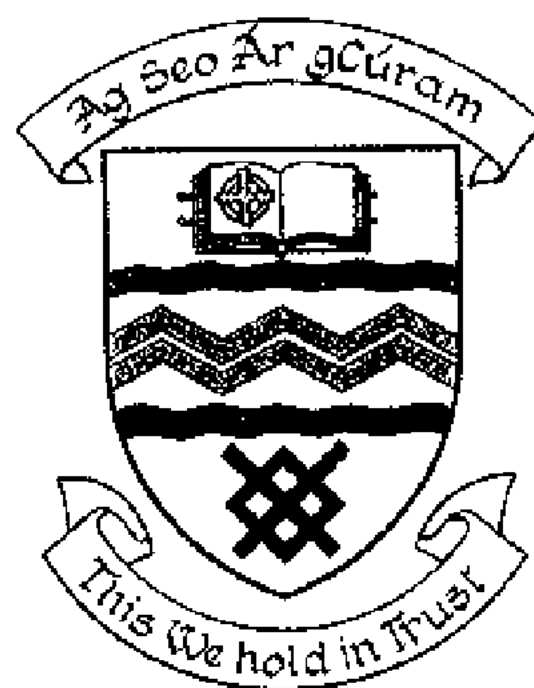
REASON:

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.

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

Decision Order Number 1120	Date of Decision 27/05/1999
Register Reference S99A/0075	Date: 10/02/1999

Applicant Joseph Kenna,
Development Change of use from industrial to agricultural/residential
 and for construction of bungalow and proprietary treatment
 plant.

Location Famersvale, Steelstown, Rathcoole, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 10/02/1999 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 submit revised plans showing the proposed access from the site to the public road outlined in red as well as the proposed site itself.
- 2 The applicant is requested to submit revised plans showing vision splays of 90 metres from a 3 metre setback in both directions at the access point with the public road.
- 3 The applicant is requested to submit revised plans showing the roof of the proposed bungalow as slate or asbestos slate and the external walls as to be rendered or plastered walls finished in a white or pale colour.
- 4 The applicant is requested to indicate whether he would be willing to enter in to an agreement under Section 38 of the Local Government (Planning and Development) Act 1963 restricting the land outlined in red on the 1:2500 scale site plan submitted with the application from further

Joseph Kenna,
Blackchurch Inn,
Steelstown,
Rathcoole,
Co. Dublin.

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REG REF. S99A/0075

development if permission were granted for the current proposal.

- 5 The applicant is requested to clarify by what date the sitting tenant is to vacate the site subject to the planning application and remove all his vehicles, scrap and associated materials and equipment from the site. The applicant is also requested to clarify by what date the sitting tenant will vacate the area between the site and the public road, including the former farm buildings and remove all his vehicles, scrap and associated materials and equipment from the land and buildings. The applicant is invited to consider the possibility of the sitting tenant vacating the application site and the area between it and the public road, including the old farm buildings, and removing all his vehicles, scrap, associated materials and equipment prior to commencement of work on the proposed bungalow.
- 6 The applicant is requested to indicate the possible future uses of the farm buildings (subject to any necessary planning permissions).
- 7 The applicant is requested to indicate whether the sitting tenant is willing not to pile scrap vehicles materials/ machinery any higher than single storey height in the open while the sitting tenants business is still in operation.

Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

28/05/1999

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

Order Number 0433	Date of Order 02/03/1999
Register Reference S99A/0075	Date 10/02/1999

Applicant Joseph Kenna,

Development Change of use from industrial to agricultural/residential
 and for construction of bungalow and proprietary treatment
 plant.

Location Famersvale, Steelstown, Rathcoole, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 16/02/99 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice was not erected in a conspicuous position and was not easily visible by persons using the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

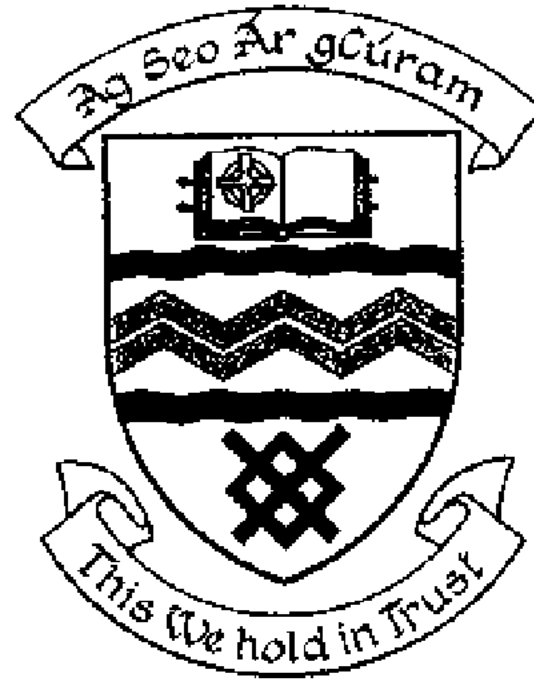
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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:

Joseph Kenna,
Blackchurch Inn,
Steelstown,
Rathcoole,
Co. Dublin.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

.....
for Senior Administrative Officer.

02/03/1999