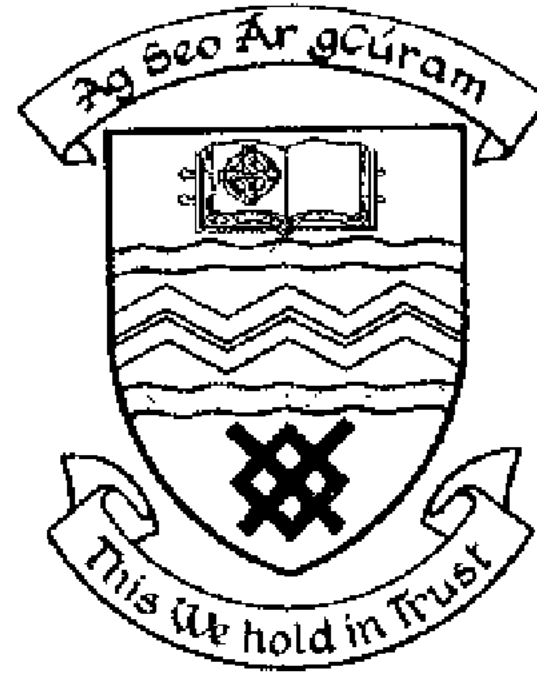


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0663	
1. Location	Site at Boherboy Road, Botherboy, Saggart, Co. Dublin.		
2. Development	Construction of a bungalow.		
3. Date of Application	25/09/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: N. J. O'Gorman & Associates, Address: 5 Adelaide Court, Adelaide Road,		
5. Applicant	Name: Mr. & Mrs. Declan Carroll, Address: Fortunestown Lane, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2357  Date 23/11/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0064  Date 13/01/99	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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



**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
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N. J. O'Gorman & Associates,  
5 Adelaide Court,  
Adelaide Road,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 0064	<b>Date of Final Grant</b> 13/01/99
<b>Decision Order Number</b> 2357	<b>Date of Decision</b> 23/11/98
<b>Register Reference</b> S98A/0663	<b>Date</b> 25th September 1998

**Applicant** Mr. & Mrs. Declan Carroll,

**Development** Construction of a bungalow.

**Location** Site at Boherboy Road, Botherboy, Saggart, Co. Dublin.

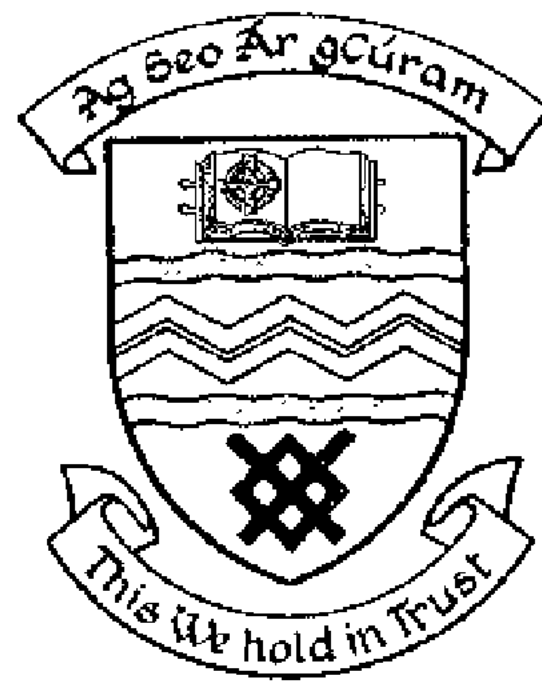
**Floor Area** 0.000 Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (12) Conditions.

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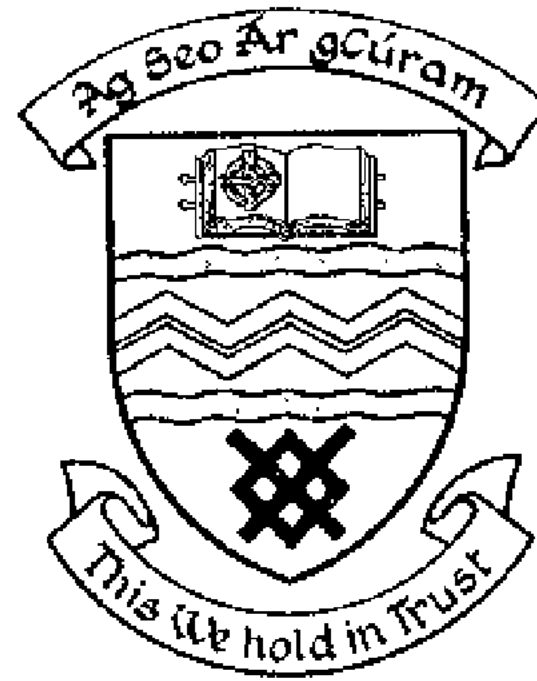
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**Conditions and Reasons**

- 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 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.
- 3 All foul waste shall be discharged to the BIOCYCLE unit and percolation area which shall be installed and maintained by the manufacturers/suppliers on a contract basis.  
REASON:  
In the interest of public health.
- 4 All surface water shall be discharged to soakways which shall be located at least 20m from the BIOCYCLE unit and percolation area.  
REASON:  
In the interest of public health.
- 5 The roadside boundary hedgerow shall be retained in its entirety except at the proposed new access road.  
REASON:  
In the interest of visual amenity.
- 6 That the proposed dwelling house when completed shall be first occupied by the applicants and or members of their immediate family as a place of permanent residence.  
REASON:  
To meet the stated housing need of the applicants in an area which is zoned to "preserve a green belt between development areas".
- 7 The finished floor level of the proposed house shall be not greater than 156.5 sq. m. The gable projection above the livingroom window shall be omitted in favour of a fully hipped roof projection.  
REASON:  
IN the interest of visual amenity.

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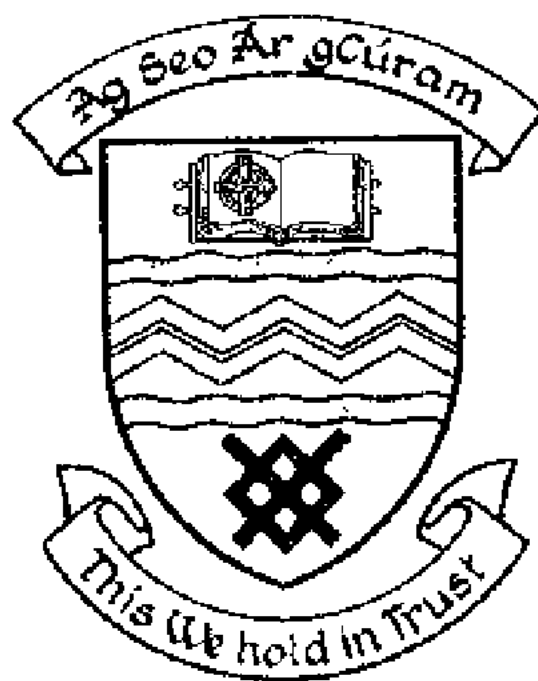
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- 8 The south and west boundaries of the site shall be planted with a hedgerow of native species within SIX months of the first occupation of the dwelling house.  
REASON:  
In the interest of visual amenity.
  - 9 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
  - 10 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.  
REASON:  
In the interest of public health and proper planning and development of the area.
  - 11 That all watermain tapplings, 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.
  - 12 This permission is subject to the agreements made between the applicants and Citywest Limited which gave rise to the original application on this site Ref. S98A/0102.  
REASON:  
In the interest of clarity and proper planning and development of the area.
- 
- (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

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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.

  
...../16 January 1999  
for SENIOR ADMINISTRATIVE OFFICER