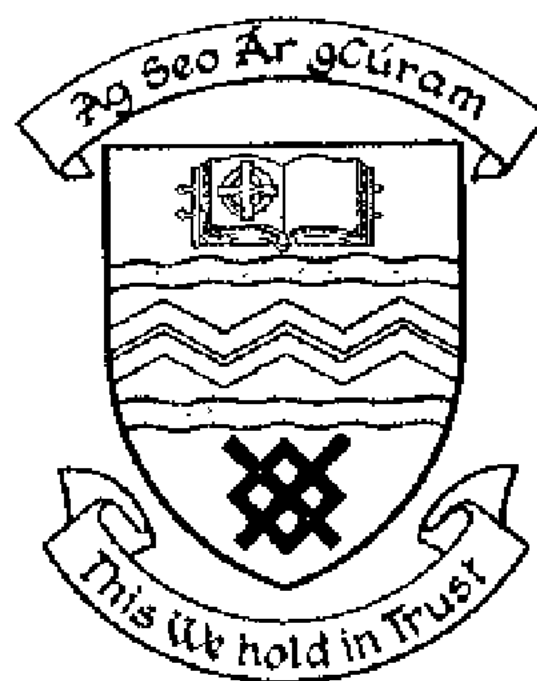


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0546	
1. Location	Blessington Road, Boherboy, Co. Dublin.		
2. Development	A single storey and partial two storey dwelling house and septic tank, utilising approved (S94A/0476) vehicle access to the Boherboy Road.		
3. Date of Application	06/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Philip J. Staunton Architects, Address: The Old Coach House, Rear 22 Aungier Street, Dublin 2.		
5. Applicant	Name: Mr. James Gray, Address: Blessington Road, Boherboy, Co. Dublin.		
6. Decision	O.C.M. No. 2059  Date 09/10/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2324  Date 18/11/98	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



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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**PLANNING  
DEPARTMENT**

P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9000  
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Philip J. Staunton Architects,  
The Old Coach House,  
Rear 22 Aungier Street,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2324	Date of Final Grant 18/11/98
Decision Order Number 2059	Date of Decision 09/10/98
Register Reference S98A/0546	Date 6th August 1998

**Applicant** Mr. James Gray,

**Development** A single storey and partial two storey dwelling house and septic tank, utilising approved (S94A/0476) vehicle access to the Boherboy Road.

**Location** Blessington Road, Boherboy, Co. Dublin.

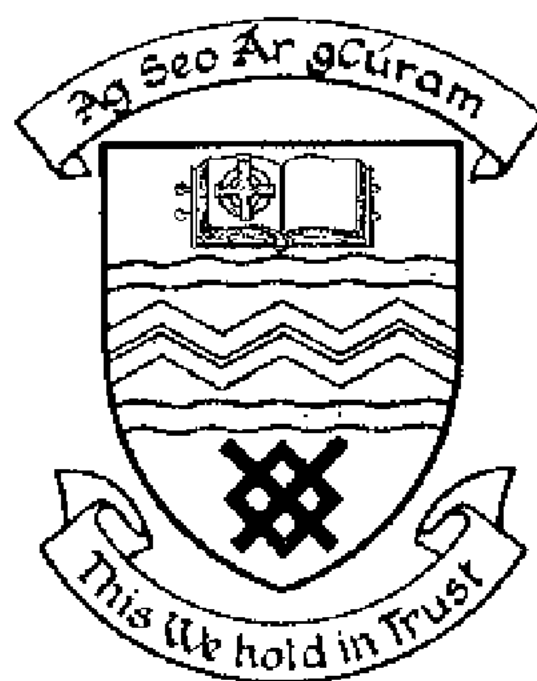
**Floor Area** 0.000 Sq Metres

**Time extension(s)** up to and including 12/10/98

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (7) Conditions.

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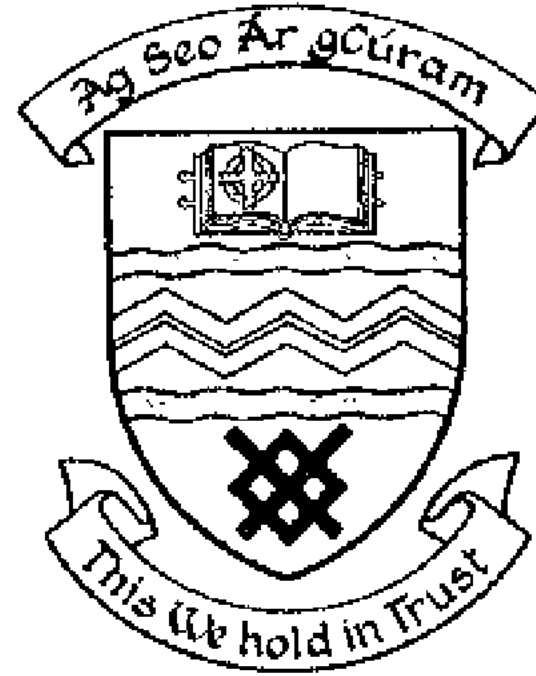
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 a revised house design of single storey only be submitted to the Planning Authority for approval before any development is commenced on site. Details for approval shall include finished floor level relative to surrounding ground contours.  
REASON:  
In order to minimise the visual impact of the house on the surrounding area.
- 3 That details of the septic tank and percolation area be approved by the Principal Environmental Health Officer before any development is commenced on site.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 The access arrangements shall be as provided for in the permission granted by An Bord Pleanála on 11/05/98 in relation to planning application S94A/0476 and subject to the following:-
  - (i) Remove existing clay bank and hedgerow;
  - (ii) Remove existing block wall and realign as shown on eastern side of entrance. Remove existing gate and block up;
  - (iii) Existing gates and piers and wall to be lowered to 0.9 metres height on west side of entrance;
  - (iv) A letter of consent from the owner of the site (derelict house) on the western side of the entrance to the carrying out of the above works at (iii) in order to provide adequate vision splays should be submitted before any works area commenced on site.
 REASON:  
In the interest of traffic safety.

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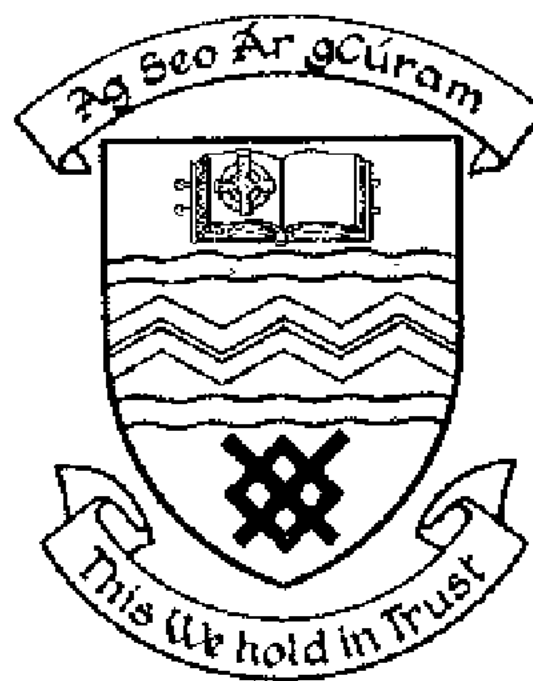
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- 5 A financial contribution, in the sum of money equivalent to the value of £800 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to South Dublin County Council towards the cost of road improvement and Traffic Management proposals in the area serving this 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.
- 6 In the event of a connection to the public sewer, a 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.
- 7 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 water supply 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 service.

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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.

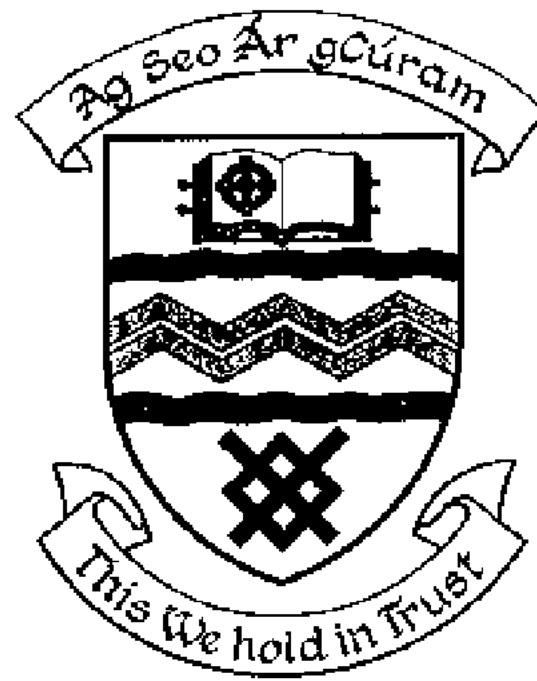
Signed on behalf of South Dublin County Council.

 ..... November 1998  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

<b>Decision Order Number</b> 2025	<b>Date of Decision</b> 05/10/98
<b>Register Reference</b> S98A/0546	<b>Date</b> 6th August 1998

**Applicant** Mr. James Gray,  
**App. Type** Permission  
**Development** A single storey and partial two storey dwelling house  
and septic tank, utilising approved (S94A/0476) vehicle  
access to the Boherboy Road.

**Location** Blessington Road, Boherboy, 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 12/10/98

Yours faithfully

.....*LB*..... 05/10/98  
for SENIOR ADMINISTRATIVE OFFICER

Philip J. Staunton Architects,  
The Old Coach House,  
Rear 22 Aungier Street,  
Dublin 2.