

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0103	
1. Location	Banshee, Co. Dublin.		
2. Development	Two storey house, septic tank and percolation.		
3. Date of Application	28/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: T. Colbert DIP. ARCH. TECH., Address: 169 Forest Hills, Rathcoole, Co. Dublin.		
5. Applicant	Name: A. Brady, Address: Banshee, Co. Dublin.		
6. Decision	O.C.M. No. 0773 Date 24/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1112 Date 10/06/97	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.

Telefon: 01-462 0000
Facs: 01-462 0104

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

Telephone: 01-462 0000
Fax: 01-462 0104

T. Colbert DIP. ARCH. TECH.,
169 Forest Hills,
Rathcoole,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1112	Date of Final Grant 10/06/97
Decision Order Number 0773	Date of Decision 24/04/97
Register Reference S97A/0103	Date 28th February 1997

Applicant A. Brady,

Development Two storey house, septic tank and percolation.

Location Banshee, Co. Dublin.

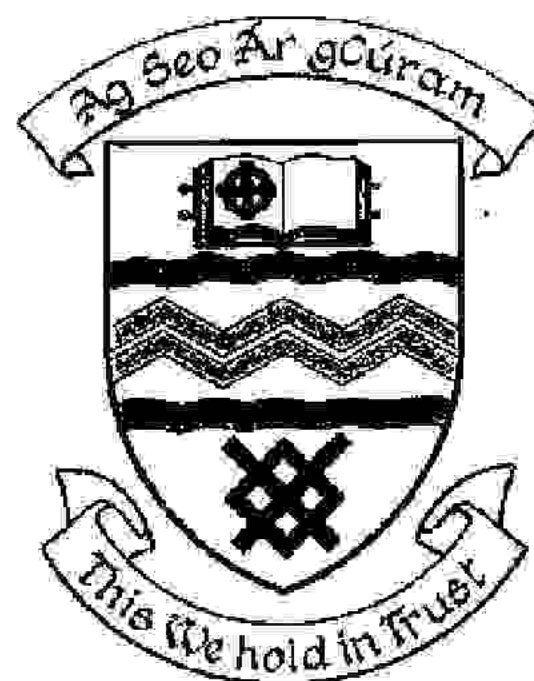
Floor Area 200.000 Sq Metres

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 (17) conditions.

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0104

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

Telephone: 01-462 0000
Fax: 01-462 0104

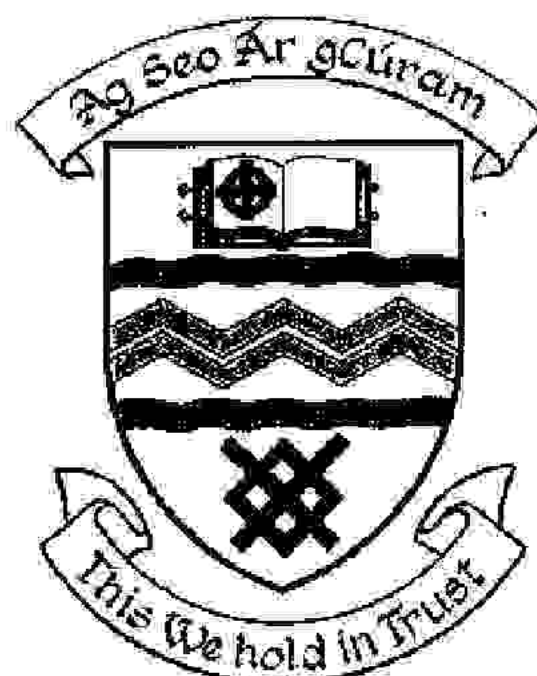
Conditions and Reasons

- 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 The house when first occupied shall be used as a place of permanent residence by the applicant and/or members of his immediate family.
REASON:
To secure, in the interests of the proper planning and development of the area, that the house is used to meet the applicant's stated housing needs.
- 3 The proposed dwelling shall be a dormer bungalow type dwelling. Revised details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area having regard to the location of the site in a rural area and the nature of surrounding dwellings.
- 4 External finishes to the dwelling shall be painted smooth or nap plaster. Roof materials shall be flat tiles or slate and shall be blue/black in colour.
REASON:
In the interests of the proper planning and development of the area.
- 5 That THE proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
 Facs: 01-462 0104



**PLANNING
 DEPARTMENT**
 P.O. Box 4122,
 Town Centre, Tallaght,
 Dublin 24.

Telephone: 01-462 0000
 Fax: 01-462 0104

- 6 Full details of the proposed access and entrance area shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development. The access and entrance area shall be designed and constructed in such a manner as to ensure that surface water drainage from the public road is not adversely interfered with. The entrance area shall be surfaced with a dust free and durable material. Gravel or other loose material is not acceptable.

REASON:

In the interests of a proper planning and development and the prevention of the creation of a traffic hazard.

- 7 The proposed boundary wall shall be omitted. In this regard, other than that part of the hedgerow on the site frontage which is to be removed to provide the appropriate access and visibility the remaining trees and hedgerows on the front (eastern) boundary and northern boundary shall be protected during the development, and be retained at existing height thereafter and supplemented with additional planting.

REASON:

In the interests of the visual amenities of the area.

- 8 Entrance shall be recessed 1.5 metres from the new boundary splayed at 45 degrees. All underground or overhead services and poles at the site frontage, or within required visibility splays to be set back to a suitable location adjacent to the new boundary at the developer's expense.

REASON:

In the interests of the prevention of the creation of a traffic hazard.

- 9 Prior to the commencement of development a detailed landscaping and planting scheme for the site, including the site boundaries shall be submitted to and be to the satisfaction of the Planning Authority. The scheme shall provide for the retention of the existing mature trees on the site frontage and the provision of a new hedgerow on the southern boundary. All landscaping and planting shall be undertaken in the first planting season following the

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
 Facs: 01-462 0104

**PLANNING
 DEPARTMENT**
 P.O. Box 4122,
 Town Centre, Tallaght,
 Dublin 24.

Telephone: 01-462 0000
 Fax: 01-462 0104

commencement of development.

REASON:

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

- 10 That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1991" available from Eolas. In addition, the drain from the proposed house, which is to be laid beneath the driveway leading to the proposed garage, and then onto the septic tank shall be constructed so as to protect against impact damage".

REASON:

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

- 11 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business. The proposed garage shall be designed and constructed in keeping with the design of the dwelling house, including external finishes. The proposed garage shall have a pitched roof with a ridge height not exceeding 4 metres.

REASON:

To prevent unauthorised development.

- 12 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 13 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

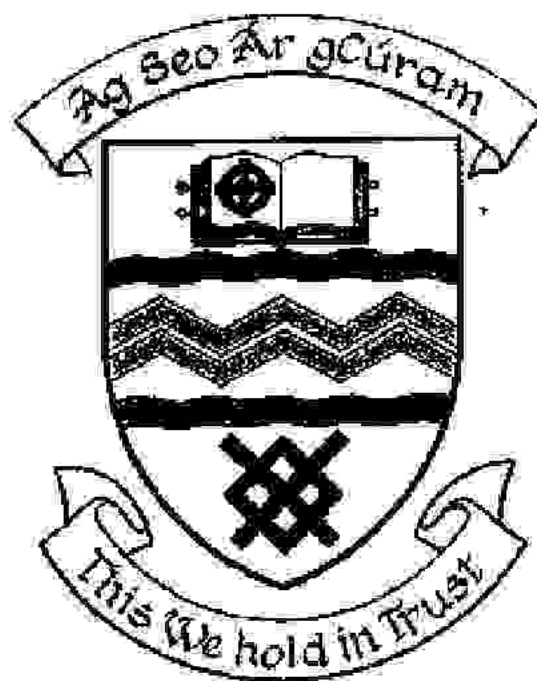
Telephone: 01-462 0000
Fax: 01-462 0104

- 14 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.
- 15 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 water supply 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:
The provision of this 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.
- 16 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) 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 proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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:
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.
- 17 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:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
 Facs: 01-462 0104



**PLANNING
 DEPARTMENT**
 P.O. Box 4122,
 Town Centre, Tallaght,
 Dublin 24.

Telephone: 01-462 0000
 Fax: 01-462 0104

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.

- (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.


 June 1997
 for SENIOR ADMINISTRATIVE OFFICER

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

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

Telefon: 01-462 0000
Facs: 01-462 0111



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0111

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

Decision Order Number 0773	Date of Decision 24/04/97
Register Reference S97A/0103	Date 28th February 1997

Applicant A. Brady,

Development Two storey house, septic tank and percolation.

Location Banshee, 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 PERMISSION** in respect of the above proposal.

Subject to the conditions (17) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....*LB*..... 24/04/97
for SENIOR ADMINISTRATIVE OFFICER

T. Colbert DIP. ARCH. TECH.,
169 Forest Hills,
Rathcoole,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0111
REG REF. S97A/0103

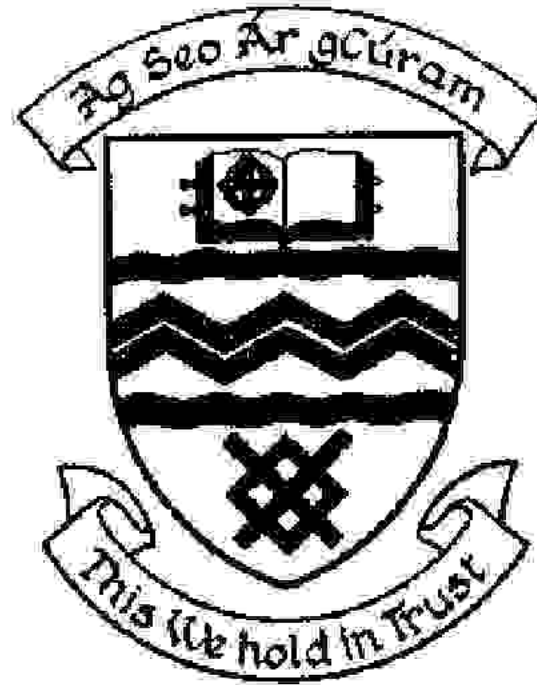
PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0111

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 The house when first occupied shall be used as a place of permanent residence by the applicant and/or members of his immediate family.
REASON:
To secure, in the interests of the proper planning and development of the area, that the house is used to meet the applicant's stated housing needs.
- 3 The proposed dwelling shall be a dormer bungalow type dwelling. Revised details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area having regard to the location of the site in a rural area and the nature of surrounding dwellings.
- 4 External finishes to the dwelling shall be painted smooth or nap plaster. Roof materials shall be flat tiles or slate and shall be blue/black in colour.
REASON:
In the interests of the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0111
REG. REF. S97A/0103

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

Telephone: 01-462 0000
Fax: 01-462 0111

- 5 That THE proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 6 Full details of the proposed access and entrance area shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development. The access and entrance area shall be designed and constructed in such a manner as to ensure that surface water drainage from the public road is not adversely interfered with. The entrance area shall be surfaced with a dust free and durable material. Gravel or other loose material is not acceptable.
REASON:
In the interests of a proper planning and development and the prevention of the creation of a traffic hazard.
- 7 The proposed boundary wall shall be omitted. In this regard, other than that part of the hedgerow on the site frontage which is to be removed to provide the appropriate access and visibility the remaining trees and hedgerows on the front (eastern) boundary and northern boundary shall be protected during the development, and be retained at existing height thereafter and supplemented with additional planting.
REASON:
In the interests of the visual amenities of the area.
- 8 Entrance shall be recessed 1.5 metres from the new boundary splayed at 45 degrees. All underground or overhead services and poles at the site frontage, or within required visibility splays to be set back to a suitable location adjacent to the new boundary at the developer's expense.
REASON:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0111
REG REF. S97A/0103

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

Telephone: 01-462 0000
Fax: 01-462 0111

In the interests of the prevention of the creation of a traffic hazard.

- 9 Prior to the commencement of development a detailed landscaping and planting scheme for the site, including the site boundaries shall be submitted to and be to the satisfaction of the Planning Authority. The scheme shall provide for the retention of the existing mature trees on the site frontage and the provision of a new hedgerow on the southern boundary. All landscaping and planting shall be undertaken in the first planting season following the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 10 That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1991" available from Eolas. In addition, the drain from the proposed house, which is to be laid beneath the driveway leading to the proposed garage, and then onto the septic tank shall be constructed so as to protect against impact damage".
REASON:
In the interest of the proper planning and development of the area.
- 11 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business. The proposed garage shall be designed and constructed in keeping with the design of the dwelling house, including external finishes. The proposed garage shall have a pitched roof with a ridge height not exceeding 4 metres.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0111
REG. REF. S97A/0103

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

Telephone: 01-462 0000
Fax: 01-462 0111

REASON:

To prevent unauthorised development.

- 12 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 13 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.

- 14 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.

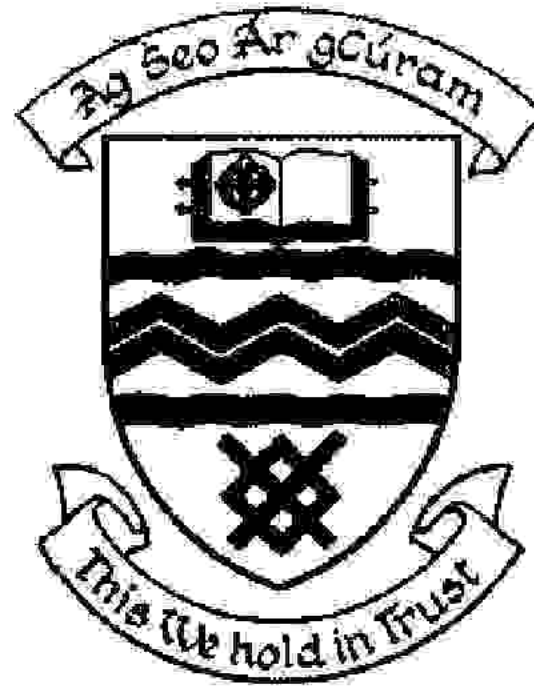
- 15 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of this 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.

- 16 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0111
REG REF. S97A/0103

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

Telephone: 01-462 0000
Fax: 01-462 0111

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 proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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:

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.

- 17 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.