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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0071 | |
| 1. Location | Mill Road, Saggart, Co. Dublin. | | |
| 2. Development | Construction of a house on site. | | |
| 3. Date of Application | 17/02/97 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 15/04/97 2. | 1. 26/05/97 2. |
| 4. Submitted by | Name: Philip Brunkard & Associates, Address: 42 Monastery Park, Clondalkin, Dublin 22. | | |
| 5. Applicant | Name: Mr. R. Grassick, Address: The Glebe, Main Street, Rathcoole, Co. Dublin. | | |
| 6. Decision | O.C.M. No. 1455 Date 23/07/97 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 1810 Date 09/09/97 | 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
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 1455 | Date of Decision 23/07/97 |
| Register Reference S97A/0071 | Date 17th February 1997 |

Applicant Mr. R. Grassick,

Development Construction of a house on site.

Location Mill Road, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/04/97 /26/05/97

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.

.....
for **SENIOR ADMINISTRATIVE OFFICER** 23/07/97

Philip Brunkard & Associates,
42 Monastery Park,
Clondalkin,
Dublin 22.

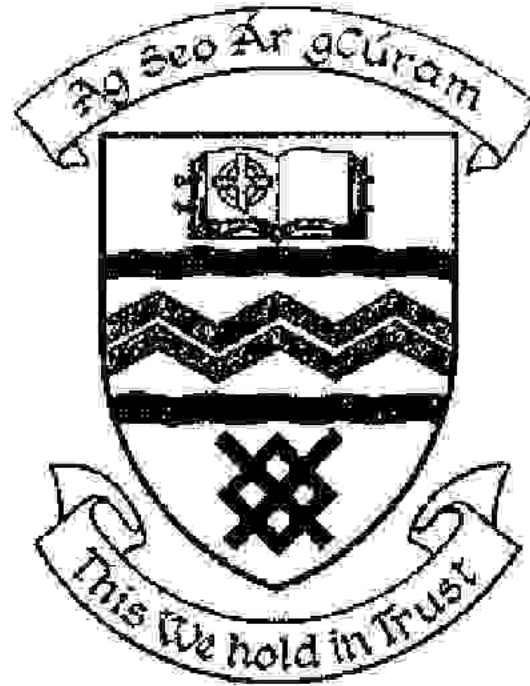
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Conditions and Reasons

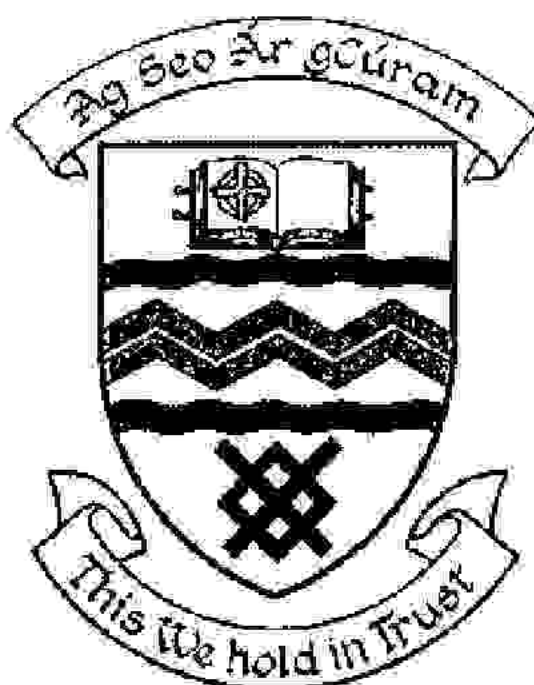
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information received by the Planning Authority on 26/5/97, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

- 3 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 facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON:
The provision of such water supply 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.

- 4 That all foul waste shall be discharged to a 'BIOCYCLE' unit installed as per details submitted with this application. Outfall from the BIOCYCLE unit shall be to a percolation area and reserve percolation area as indicated on Drawing No. G.4. received by the Planning Authority on 26/5/97. The applicant shall connect into the mains sewerage system when capacity in that system permits.

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REASON:

In the interest of public health.

- 5 The roadside boundary hedge shall be retained in full except at the proposed entrance. The mature trees on the rear boundary and the west boundary shall be retained in full.

REASON:

In the interest of visual amenity, residential amenity and proper planning and development.

- 6 That the footpath and kerb shall be dished at the proposed entrance to the standard of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.

REASON:

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

- 7 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 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.

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- 8 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the applicant to South Dublin County Council to assist the Council towards the cost of provision and development of lands for public open space purposes in the area of the proposed development and which facilitate the proposed development; this contribution to be paid before the commencement of the development on the site.
REASON:
In the interests of the proper planning and development of the area.
- 9 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.
- 10 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 11 In the event of a connection to the main public sewerage system, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) 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 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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- 12 That prior to the commencement of development on site, the developer shall employ a suitably qualified archaeologist to assess the archaeological potential of the site. If the archaeologist considers it necessary, this assessment shall include the excavation of test trenches and the full archaeological excavation of any significant archaeological features that may be revealed. The report of the archaeologist shall be forwarded to the Planning Authority and to the Office of Public Works.

REASON:

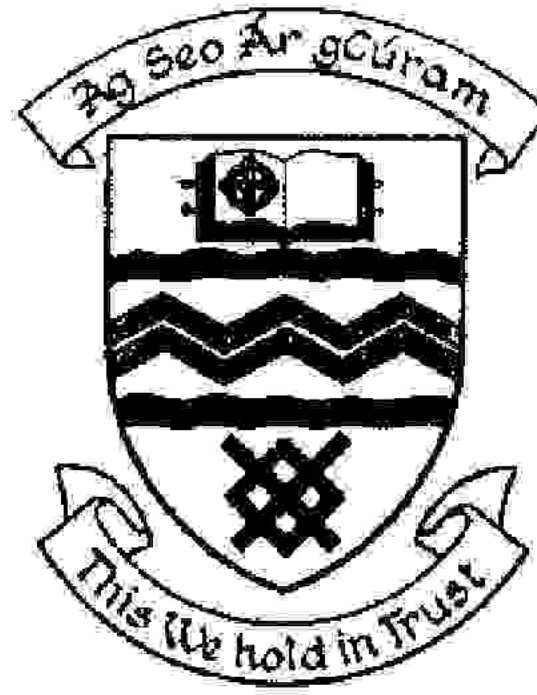
To assess the archaeological potential of the site in the interests of the proper planning and development of the area.

- 13 That all surface water shall be discharged to soakways designed to BRE Digest 365 Guidelines standards.

REASON:

In the interest of public health.

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

| | |
|------------------------------|---------------------------|
| Decision Order Number 0692 | Date of Decision 15/04/97 |
| Register Reference S97A/0071 | Date 17th February 1997 |

Applicant Mr. R. Grassick,
Development Construction of a house on site.
Location Mill Road, Saggart, Co. Dublin.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/02/97 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 a revised site layout plan to scale 1:500 to show the site itself and adjacent sites on either side including the position of all houses and boundaries. The house under construction to the east should also be shown Ref. S95A/0375 along with its curtilage. The drawing should also show whether there is vacant land between the applicant site and site Ref. S95A/0375.
- 2 The applicant is requested to submit revised proposals to reposition the proposed house on this site to meet the safety requirements of the ESB. There are set-back requirements from overhead high tension cables and pylons. The applicant is advised to contact: Aidan Corcoran, ESBI Engineering Ltd., Stephen Court, 18-21 St. Stephens Green, Dublin 2. Ph: (01) 7038000 prior to submission of revised proposals.

Philip Brunkard & Associates,
42 Monastery Park,
Clondalkin,
Dublin 22.

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- 3 The applicant is requested to submit revised proposals for effluent treatment on site. It is not acceptable to discharge to stream to the rear of the property. Revised proposals should be clearly outlined on a revised site layout plant to scale 1:500. Any proposal to use a proprietary treatment unit should be accompanied by a site survey from the manufacturer/supplier together with details of size of unit and irrigation area. The revised drainage drg. for the site should also show the following:

- a) the position of the water connection to the house;
- b) proposals for the disposal of surface water;
- c) the source of the stream to the north of the property and whether any portion of it is culverted beneath the site.

- 4 The applicant is requested to submit revised proposals for a house type such that no first floor windows other than bathroom or staircase windows overlook adjoining property.

NOTE: In line with the requirements set out above it may be necessary to completely redesign the proposed house on this site to have regard to constraints imposed on the site and the need to preserve the residential amenities of adjacent property.

Signed on behalf of South Dublin County Council

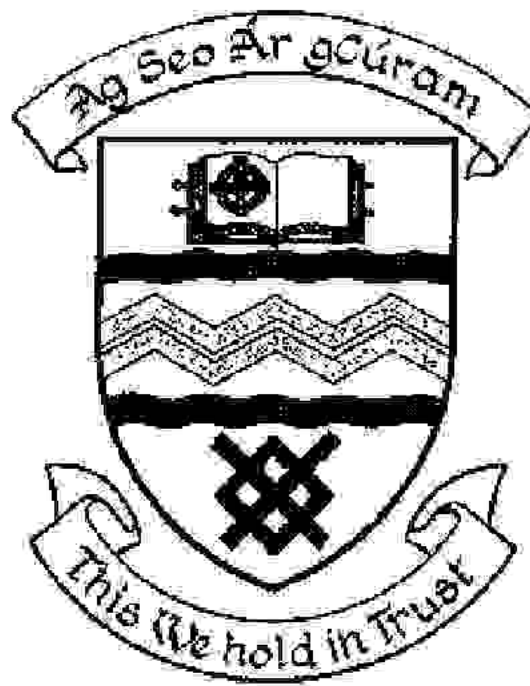

.....
for Senior Administrative Officer

15/04/97

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NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|------------------------------|
| Final Grant Order Number 1810 | Date of Final Grant 09/09/97 |
| Decision Order Number 1455 | Date of Decision 23/07/97 |
| Register Reference S97A/0071 | Date 26th May 1997 |

Applicant Mr. R. Grassick,

Development Construction of a house on site.

Location Mill Road, Saggart, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

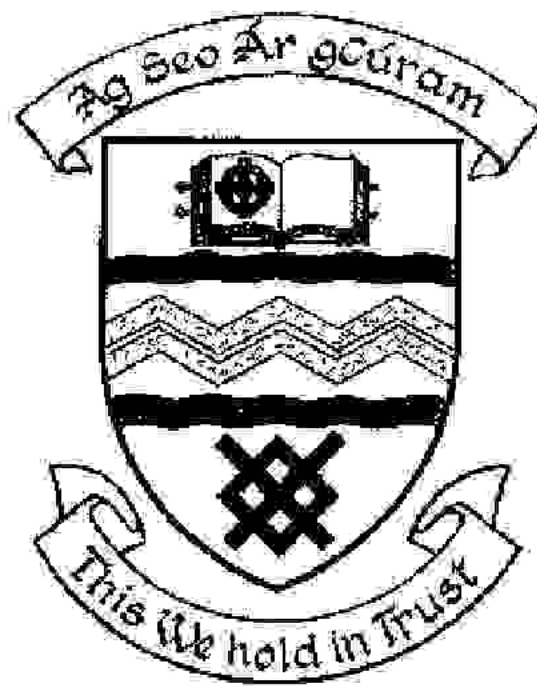
Additional Information Requested/Received 15/04/97 /26/05/97

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

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REASON:
In the interest of public health.
- 5 The roadside boundary hedge shall be retained in full except at the proposed entrance. The mature trees on the rear

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boundary and the west boundary shall be retained in full.

REASON:

In the interest of visual amenity, residential amenity and proper planning and development.

- 6 That the footpath and kerb shall be dished at the proposed entrance to the standard of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.

REASON:

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

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REASON:

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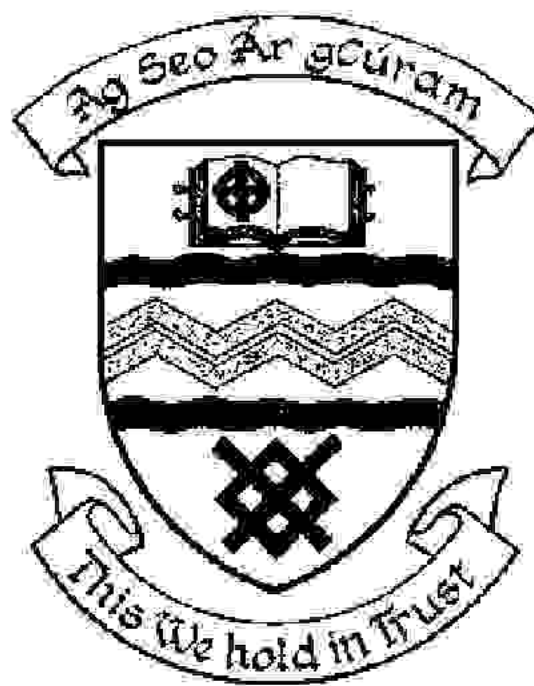
REASON:

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

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REASON:
To assess the archaeological potential of the site in the interests of the proper planning and development of the area.

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- 13 That all surface water shall be discharged to soakways designed to BRE Digest 365 Guidelines standards.
REASON:
In the interest of public health.
- (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.

.....*Annette Doherty*.....September 1997
for SENIOR ADMINISTRATIVE OFFICER