

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0686	
1. Location	Hazelhatch, Co. Dublin.		
2. Development	2 storey dwelling house, installation of septic tank, formation of new site entrance, and carrying out of all other associated site works.		
3. Date of Application	20/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 05/03/97 2.
4. Submitted by	Name: Philip J. Ward Associates, Address: Liffey House, Hazelhatch Road, Celbridge,		
5. Applicant	Name: P. Bane Jnr., Address: 1 St. Wolstan's Apartments, Lucan Road, Celbridge, Co. Kildare.		
6. Decision	O.C.M. No. 0811 Date 01/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1165 Date 16/06/97	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

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Philip J. Ward Associates,
Liffey House,
Hazelhatch Road,
Celbridge,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1165	Date of Final Grant 16/06/97
Decision Order Number 0811	Date of Decision 01/05/97
Register Reference S96A/0686	Date 5th March 1997

Applicant P. Bane Jnr.,

Development 2 storey dwelling house, installation of septic tank, formation of new site entrance, and carrying out of all other associated site works.

Location Hazelhatch, Co. Dublin.

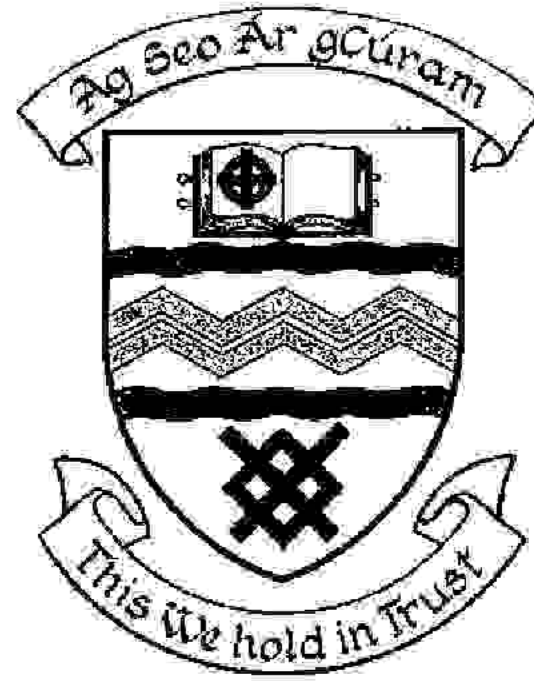
Floor Area 172.500 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /05/03/97

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority on the 5th March, 1997.
REASON:
 In the interests of the proper planning and development of the area.

- 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 stated housing needs.

- 3 External finishes to the dwelling shall be painted smooth or nap plaster. Roof materials shall be blue/black flat tiles or slate.
REASON:
 In the interests of the proper planning and development of the area.

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

- 5 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 from the development does not enter onto the public road and 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 standard of development and the prevention of the creation of a traffic hazard.

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- 6 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 hedgerows shall be protected during the development and be retained at existing height thereafter.

REASON:

In the interest of the visual amenities of the area.

- 7 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.

- 8 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. All landscaping and planting shall be undertaken in the first planting season following the commencement of development.

REASON:

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

- 9 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 dwelling leading to the septic tank and which traverses the driveway shall be designed and constructed so as to protect the drain from impact damage.

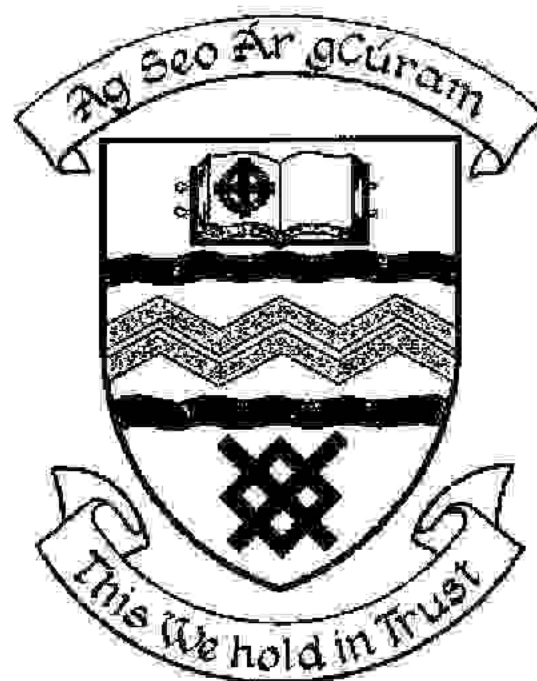
REASON:

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

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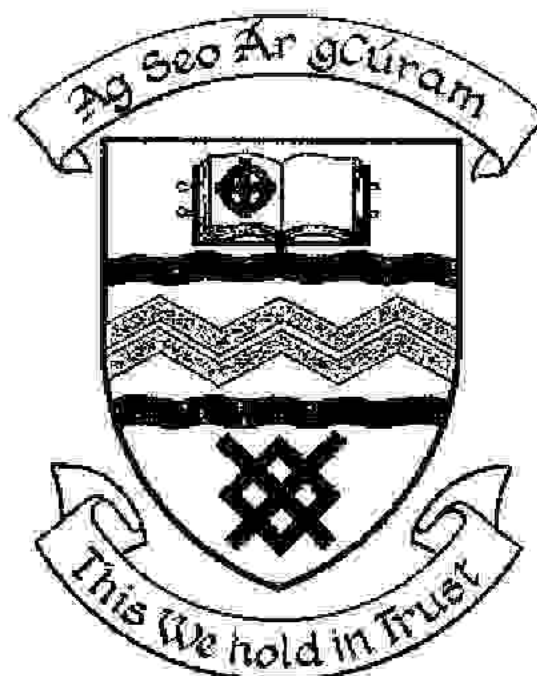


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- 10 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business. External finishes and colours, including roof materials shall match those to the proposed dwelling house.
REASON:
To prevent unauthorised development.
- 11 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.
- 12 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.
- 13 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.
- 14 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.

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- 15 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.

- 16 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:

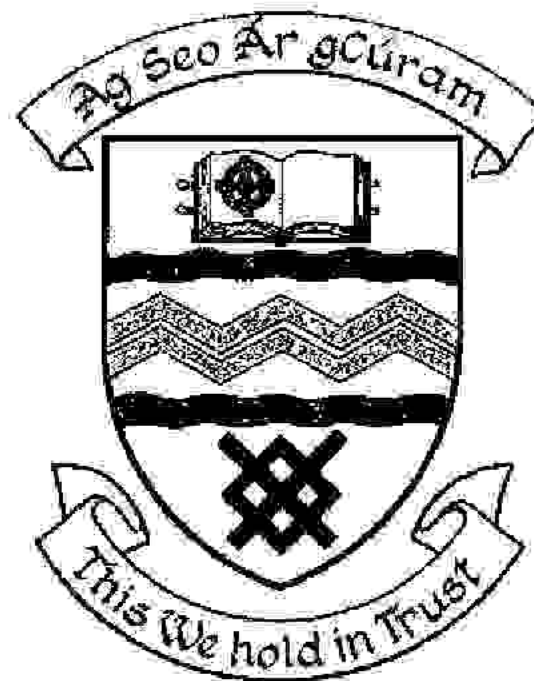
The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- (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.

 16th June 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0811	Date of Decision 01/05/97
Register Reference S96A/0686	Date 20th December 1996

Applicant P. Bane Jnr.,

Development 2 storey dwelling house, installation of septic tank,
formation of new site entrance, and carrying out of all
other associated site works.

Location Hazelhatch, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /05/03/97

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 (16) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER 01/05/97

Philip J. Ward Associates,
Liffey House,
Hazelhatch Road,
Celbridge,
Co. Kildare.

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To secure, in the interests of the proper planning and development of the area, that the house is used to meet the applicant stated housing needs.

- 3 External finishes to the dwelling shall be painted smooth or nap plaster. Roof materials shall be blue/black flat tiles or slate.
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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 from the development does not enter onto the public road and 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.

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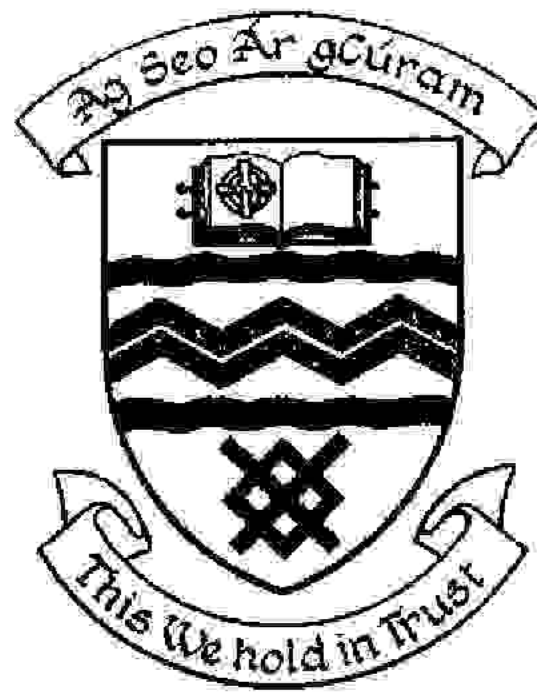
- 13 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
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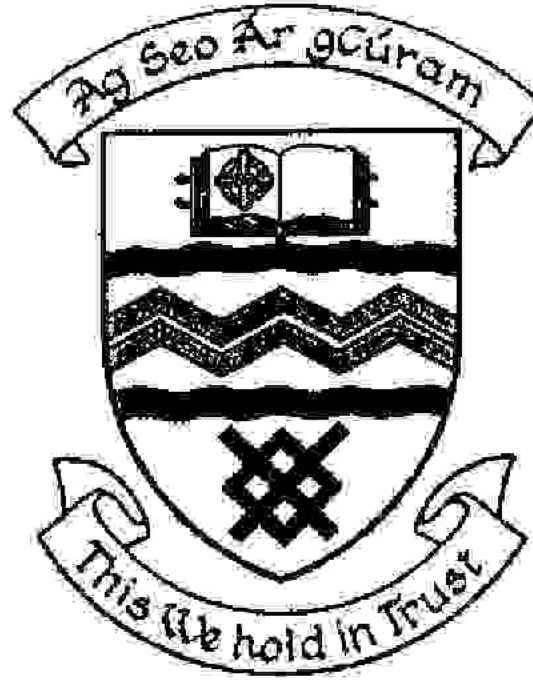
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0326	Date of Decision 18/02/97
Register Reference S96A/0686	Date 20th December 1996

Applicant P. Bane Jnr.,
Development 2 storey dwelling house, installation of septic tank,
formation of new site entrance, and carrying out of all
other associated site works.

Location Hazelhatch, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 20/12/96 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 carry out percolation tests to determine the suitability of the soil for the treatment and disposal of septic tank effluent.
- 2 The position of the dwelling to the north of the application site and the associated percolation area/soak pit for that dwelling should be submitted on a block plan at scale 1:500 relative to the proposed development.
- 3 A percolation area and a reserve percolation area should be indicated on plan with a correct layout in accordance with N.S.A.I. standard SR6 1991.
- 4 The applicant is requested to clarify if he is in a position to submit revised site layout plan providing for:-

Philip J. Ward Associates,
Liffey House,
Hazelhatch Road,
Celbridge,
Co. Kildare.

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- (a) access to the site positioned centrally at the site frontage;
- (b) new boundary to be set back 3 metres either side of the access to allow 90 metre vision splays in either direction and
- (c) entrance gate to be recessed 1.5 metres from the new boundary with wing walls splayed at 45 degrees.

- 5 The width of the site on the site location plan does not correspond with the width of the site as shown on the site layout plan. The applicant is requested to submit clarification in this regard with particular reference to the northern boundary of the site.

NOTE: The applicant is advised to contact the Environmental Health Officer to discuss Items 1 to 3 above prior to the submission of the required further information.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

18/02/97