

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0676	
1. Location	Hazelhatch Road, Newcastle, Co. Dublin.		
2. Development	Bungalow, septic tank and garage for domestic use.		
3. Date of Application	19/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Riordan, Address: 7 Spring Bank, Saggart, Co. Dublin.		
5. Applicant	Name: John Riordan, Address: 7 Spring Bank, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 0284  Date 17/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0623  Date 07/04/97	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.	



REG. REF. S96A/0676 SOUTH DUBLIN COUNTY COUNCIL  
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John Riordan,  
7 Spring Bank,  
Saggart,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0623	Date of Final Grant 07/04/97
Decision Order Number 0284	Date of Decision 17/02/97
Register Reference S96A/0676	Date 19th December 1996

**Applicant** John Riordan,

**Development** Bungalow, septic tank and garage for domestic use.

**Location** Hazelhatch Road, Newcastle, Co. Dublin.

**Floor Area** 96.000 Sq Metres

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

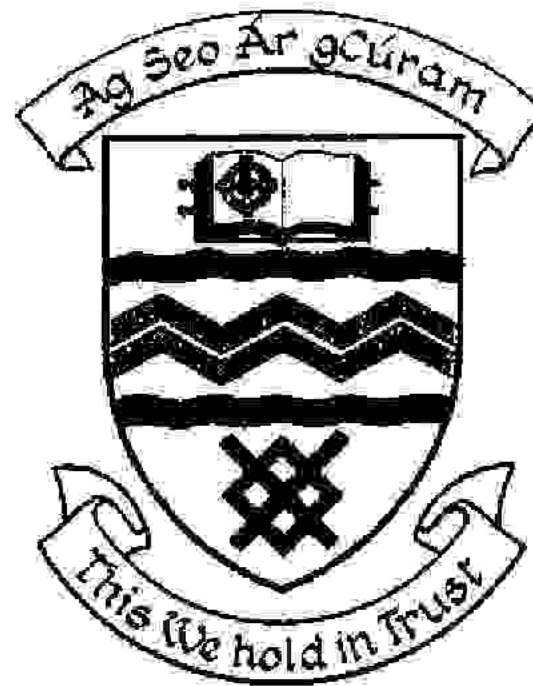
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (15) 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 The house, be first occupied 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 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.  
REASON:  
To prevent unauthorised development.
- 4 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.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 External finishes to the proposed dwelling shall be painted smooth or nap plaster.  
REASON:  
In the interests of the proper planning and development of the area.
- 6 Full details of the proposed access and entrance area including proposed driveway 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



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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.

- 7 Other than those parts of the hedgerows on the site frontage and to the rear of the existing dwelling house which are to be removed to provide the access and visibility as shown on the submitted drawings the remaining hedgerows on the site shall be protected during the development and be retained thereafter.

REASON:

In the interests of the visual amenities of the area.

- 8 Prior to the commencement of development a detailed landscaping and planting scheme for the site, including supplementary planting to 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 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.

- 10 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.

- 11 That the developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement

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- 15 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 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.

*[Signature]* ..... April 1997  
for SENIOR ADMINISTRATIVE OFFICER