

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0626	
1. Location	Waterworks Road, Ballinascorney Lower, Dublin 24.		
2. Development	Retention of changes to previously approved dwelling to include elevational changes incorporating dormer windows and rooflights, also new position for a waste water treatment system.		
3. Date of Application	21/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/12/96 2.	1. 19/12/96 2.
4. Submitted by	Name: Brian Mullins & Associates, Address: Waterway House, 78 Grove Road, Dublin 6		
5. Applicant	Name: F. Bagnall, Address: Ballinascorney, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0295  Date 17/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	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.			



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6. Decision	O.C.M. No. 0295  Date 17/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0623  Date 07/04/97	Effect AP GRANT PERMISSION	
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REG. REF. S96A/0626 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

Brian Mullins & Associates,  
Waterway House,  
78 Grove Road,  
Dublin 6

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 0295	Date of Decision 17/02/97
Register Reference S96A/0626	Date 19th December 1996

Applicant F. Bagnall,

Development Retention of changes to previously approved dwelling to include elevational changes incorporating dormer windows and rooflights, also new position for a waste water treatment system.

Location Waterworks Road, Ballinascorney Lower, Dublin 24.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/12/96 /19/12/96

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

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**Conditions and Reasons**

- 1 The development to be retained and completed 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 THE proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 The house, when completed, shall be first occupied by the applicant and/or members of his immediate family.  
REASON:  
To prevent unauthorised development.
- 4 Only one house shall be sited on the site outlined in red on site location map to scale 1:2500 received by the planning authority on 21/11/96.  
REASON:  
In the interest of preserving the rural character of the area and the proper planning and development of the area.
- 5 All surface water shall be discharged to soakways designed to BRE Digest 365 Guidelines or to the proposed pond.  
REASON:  
In the interest of public health.
- 6 The proposed water supply shall be adequate and suitable for human consumption.  
REASON:  
In the interest of public health.
- 7 The proposed Biocycle treatment unit shall be installed and maintained to the standards of SR6:1991 published by Eolas.

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The applicant shall enter into a maintenance agreement with the manufacturer/supplier of the Biocycle unit.

REASON:

In the interest of public health.

- 8 All existing hedgerow boundaries and trees on site shall be retained in full.

REASON:

In the interest of visual amenity.

- 9 A hedgerow consisting of native hedgerow species or beech shall be planted along the inside of the timber post and rail fence which runs along the access road. This planting shall be carried out within six months of first occupation of the dwellinghouse.

REASON:

In the interest of visual amenity.

- 10 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.

- 11 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.

- 12 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



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roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

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.

- 13 In the event of a connection being sought to water or drainage mains in the future a sum of £375 (three hundred and seventy five pounds) each shall be paid by the applicant towards the cost to the Council on providing these services.

REASON:

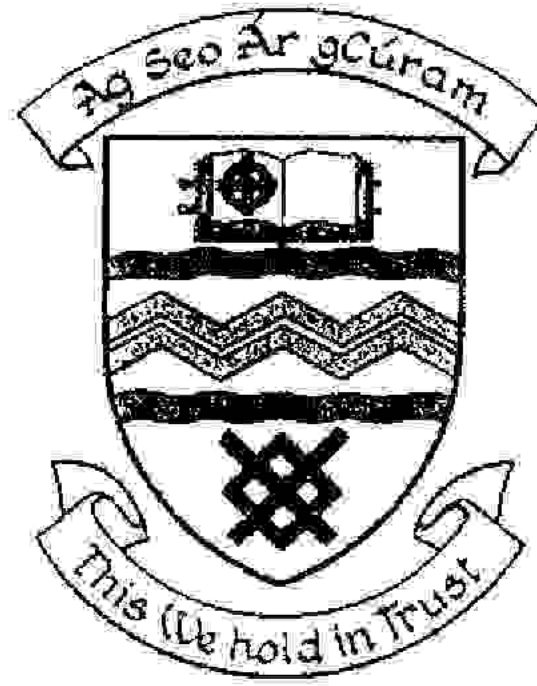
In the interest of the proper planning and development of the area.

- (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

SOUTH DUBLIN COUNTY COUNCIL  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 2401	Date of order 11/12/96
Register Reference S96A/0626	Date 21st November 1996

Applicant F. Bagnall,

Development Retention of changes to previously approved dwelling to include elevational changes incorporating dormer windows and rooflights, also new position for a waste water treatment system.

Location Waterworks Road, Ballinascorney Lower, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 3/12/96 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice could not be read from the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

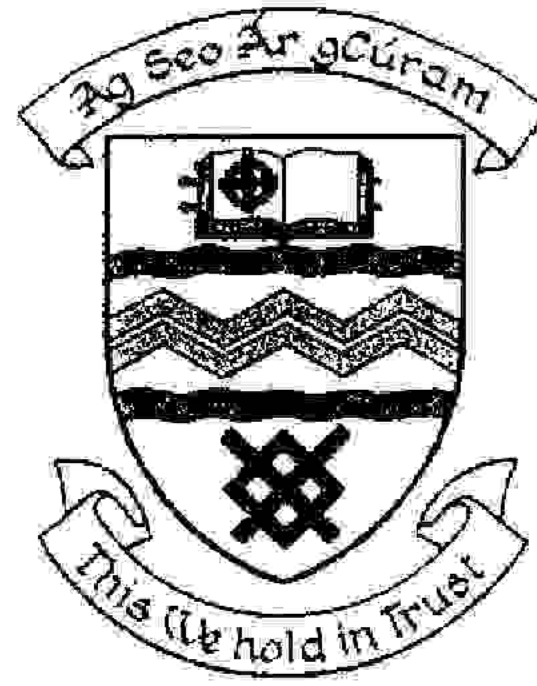
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road

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3. Must be headed "Application to Planning Authority."  
4. Must state:
- (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.
  - (c) nature and extent of development including number of dwellings (if any)
  - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

12/12/96