

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0530	
1. Location	At side of Corageen House, Friarstown Lower, Bohernabreena, Dublin 24.		
2. Development	Retention of relocated bungalow, proposed granny flat.		
3. Date of Application	07/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/12/96 2.	1. 13/12/96 2.
4. Submitted by	Name: Eamonn Weber, Address: 26 Aranleigh Mount, Rathfarnham,		
5. Applicant	Name: Mr. F. McHugh. Address: "Corageen House", Friarstown Lower, Bohernabreena, Dublin 24.		
6. Decision	O.C.M. No. 0186 Date 30/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0509 Date 13/03/97	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,
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Eamonn Weber,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0509	Date of Final Grant 13/03/97
Decision Order Number 0186	Date of Decision 30/01/97
Register Reference S96A/0530	Date 13th December 1996

Applicant Mr. F. McHugh.

Development Retention of relocated bungalow, proposed granny flat.

Location At side of Corageen House, Friarstown Lower, Bohernabreena,
Dublin 24.

Floor Area 83.750 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 04/12/96 /13/12/96

A Permission has been granted for the development described above,
subject to the following (10) 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, as amended by additional information received on 13/12/96, 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.

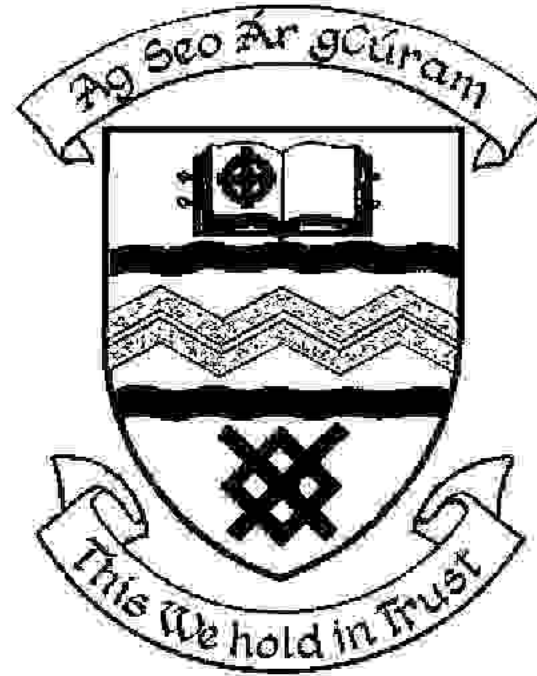
- 2 The proposed 'granny flat' shall match the existing house in terms of external finish and colour and use of materials.
REASON:
 In the interest of visual amenity.

- 3 All foul waste from the existing house and the proposed granny flat shall be discharged to the existing septic tank, percolation area and reserve percolation area which shall be constructed and maintained to the standards of SR6:1991 published by EOLAS.
REASON:
 In the interest of public health.

- 4 All surface water shall be discharged to soakpits or natural water courses within the site and shall not discharge onto the public road.
REASON:
 In the interest of the proper planning and development of the area.

- 5 The roadside boundary chain-link fence shall be removed permanently and the new splayed entrance and hedgerow shall be constructed and planted prior to commencement of any development on the proposed granny flat.
REASON:
 In the interest of visual amenity.

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- 6 All existing hedgerow boundaries shall be retained in full. The proposal to plant 'YELLOW CYPRUS TREES' is not acceptable. Locations indicated for such planting shall be planted with native hedgerow species and this shall be carried out within six months of the first occupation of the granny flat.
REASON:
In the interest of proper planning and development of the area.
- 7 All outbuildings on this site shall be plastered and painted externally and shall 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:
In the interest of proper planning and development of the area.
- 8 That the entire premises be used as a single dwelling unit. The proposed granny flat shall not be sold, let or otherwise transferred or conveyed save as part of a single dwelling unit with the existing bungalow on this site.
REASON:
In the interest of proper planning and development of the area.
- 9 Only one house and one vehicular entrance shall be permitted on this site.
REASON:
To restrict further development in the interest of preserving the rural character of this high amenity area.
- 10 The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road. The strip of ground between the edge of the carriageway and the new front boundary shall be greased and maintained free of planting or any structures.

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REASON:

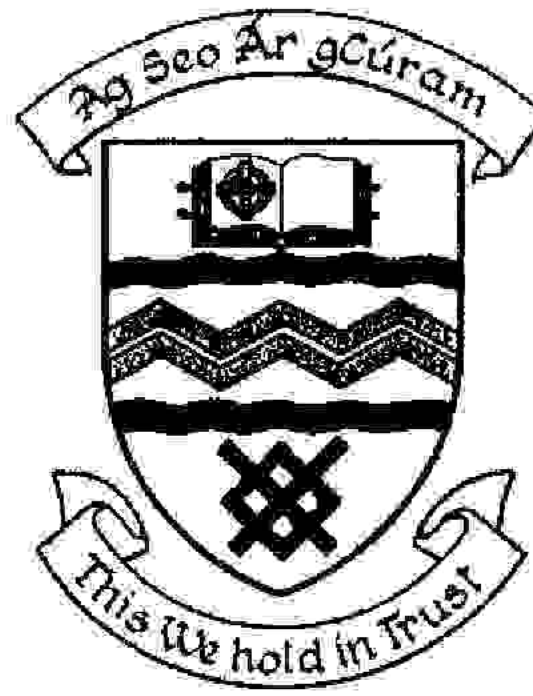
In the interest of traffic safety and to provide adequate sight distances from the entrance.

- (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.

.....*A. Foran*.....^{18th} March 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2340	Date of Decision 04/12/96
Register Reference S96A/0530	Date 7th October 1996

Applicant Mr. F. McHugh.
Development Retention of relocated bungalow, proposed granny flat.
Location At side of Corageen House, Friarstown Lower, Bohernabreena,
Dublin 24.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 07/10/96 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 submit a revised site layout plan to scale 1:500 or greater to show the exact configuration of the site and all buildings on it. The site layout plan to scale 1:1250 submitted with this application is too small and is inaccurate.
- 2 The applicant is requested to submit proposals for the roadside boundary of this site together with a recessed entrance. The existing concrete post and chain link fence is not acceptable and proposals should provide for its replacement with a hedgerow of native species and/or timber post and rail fence or a stone wall. All proposals shall include elevation drawings.

Eamonn Weber,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

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REG REF. S96A/0530

- 3 The applicant is requested to submit landscaping proposals for this site to pay particular attention to boundary treatments. Proposals should include number and type of species to be used and timescale for implementation.
- 4 The applicant is requested to submit suitable proposals for the disposal of surface water from all buildings on this site.

Signed on behalf of South Dublin County Council

.....*LB*.....
for Senior Administrative Officer

05/12/96