

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0476	
1. Location	Piperstown, Bohernabreena, Co. Dublin.		
2. Development	Demolition of an existing cottage and the erection of a single storey dwelling house and Biocycle waste water treatment system.		
3. Date of Application	05/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/10/96 2.	1. 06/12/96 2.
4. Submitted by	Name: Gray & Associates, Address: Ditton House, 34 Upper Fitzwilliam Street, Dublin 2.		
5. Applicant	Name: C. & M. Ray Address: Piperstown, Bohernabreena, Co. Dublin.		
6. Decision	O.C.M. No. 0229 Date 04/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0533 Date 24/03/97	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,  
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

Gray & Associates,  
Ditton House,  
34 Upper Fitzwilliam Street,  
Dublin 2.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0533	Date of Final Grant 24/03/97
Decision Order Number 0229	Date of Decision 04/02/97
Register Reference S96A/0476	Date 6th December 1996

**Applicant** C. & M. Ray

**Development** Demolition of an existing cottage and the erection of a single storey dwelling house and Biocycle waste water treatment system.

**Location** Piperstown, Bohernabreena, Co. Dublin.

**Floor Area** 0.000 Sq Metres

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

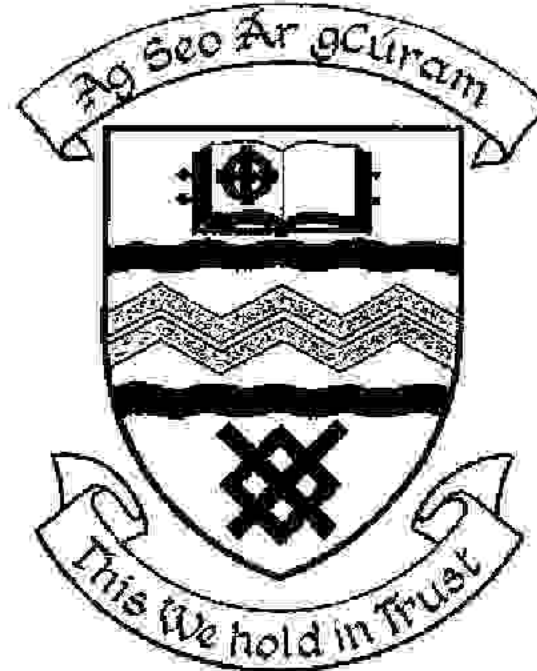
**Additional Information Requested/Received** 31/10/96 /06/12/96

A Permission has been granted for the development described above,  
subject to the following (9) Conditions.

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**Conditions and Reasons**

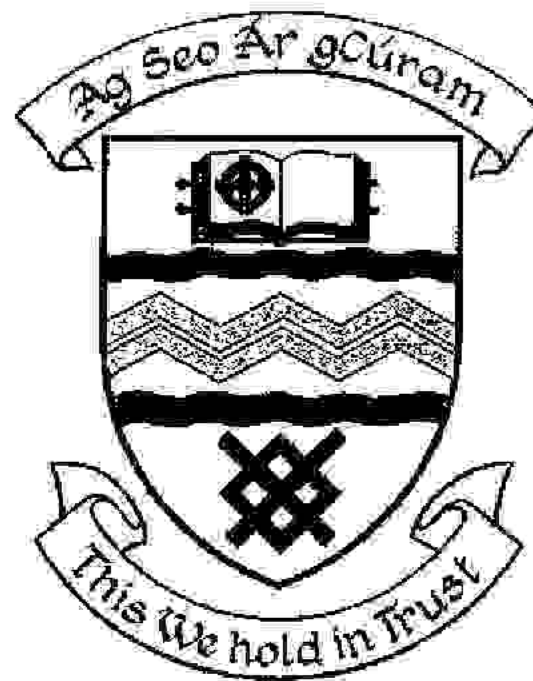
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received by the Planning Authority on 6/12/96 and unsolicited additional information on 23/1/97, save as may be required 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 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.
- 4 The dwellinghouse shall 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.
- 5 All surface water shall be discharged to soakpits designed in accordance with BRE DIGEST 365 GUIDELINES.  
REASON:  
In the interest of public health.
- 6 All foul waste shall be discharged to a BIOCYCLE unit. The outfall from the BIOCYCLE unit shall be to a percolation area which shall be constructed using imported clays, gravels and sandy tills. All works shall be carried out to the standards of SR6:1991 published by EOLAS. The applicant shall enter into a maintenance agreement with the manufacturer/supplier of the BIOCYCLE unit.



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**REASON:**

In the interest of public health.

- 7 The hedgerow boundaries of the site shall be retained in full and where gaps exist new hedgerow of native species shall be planted in the first planting season following the first occupation of the house.

**REASON:**

In the interest of visual amenity.

- 8 The existing vehicular access in front of the cottage shall be closed up and a pedestrian access only, if required, constructed in its place. The new vehicular access shall be set back 3.0m from the edge of the carriageway with a splayed access. The new roadside boundary wall to the south-east of the new vehicular access shall be of local stone and shall be not greater than 1.0m high. The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.

**REASON:**

In the interest of traffic safety and visual amenity.

- 9 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.

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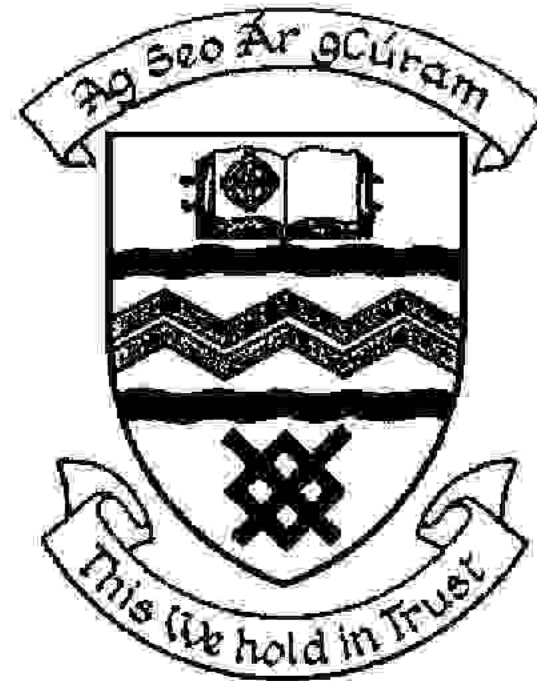
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety 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.

.....March 1997  
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2100	Date of Decision 31/10/96
Register Reference S96A/0476	Date 5th September 1996

**Applicant** C. & M. Ray  
**Development** Demolition of an existing cottage and the erection of a single storey dwelling house and Biocycle waste water treatment system.

**Location** Piperstown, Bohernabreena, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 05/09/96 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 documentary evidence of the last occupation of the house on this site.
- 2 The applicant is requested to submit a complete set of drawings of the present house on this site together with any attached out-buildings. Photographs of all elevations shall also be submitted.
- 3 The applicant is requested to submit a revised site layout plan to scale 1:500 or greater to show the location of the septic tank and percolation area of the two-storey house immediately to the south-east of the site.

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REG REF. S96A/0476

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- 4 The site assessment report in relation to foul drainage as referred to in the letter of application, should be submitted.
- 5 The applicant is requested to submit detailed proposals for the south-western boundary of the site to include trees to be retained and proposals for hedgerow planting between trees.
- 6 The applicants are requested to indicate their current place of occupation.

The above information is required to enable the Planning Authority to properly assess the proposed development and is requested without prejudice to its final decision in the matter.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

31/10/96