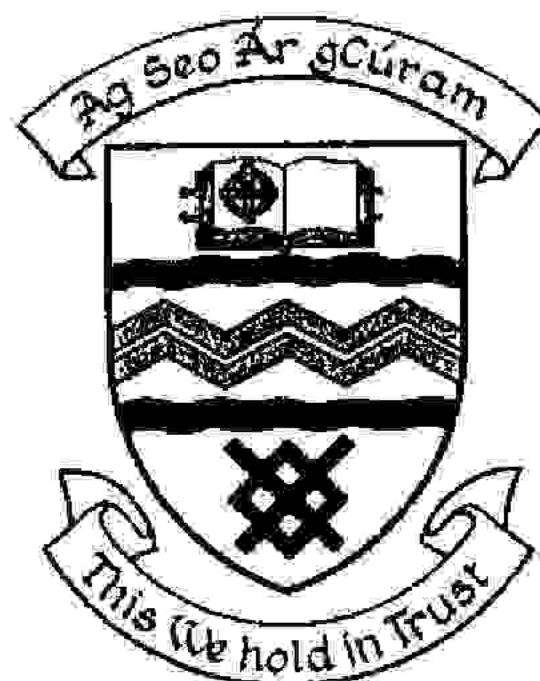


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0182	
1. Location	Corrageen, Bohernabreena, Co. Dublin.		
2. Development	Single storey Farm Dwelling house and septic tank.		
3. Date of Application	29/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/05/96 2.	1. 06/06/96 2.
4. Submitted by	Name: Michael and Theresa Clarke, Address: 122, Dargle Wood, Knocklyon,		
5. Applicant	Name: Michael and Theresa Clarke, Address: 122, Dargle Wood, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 1482 Date 01/08/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1802 Date 12/09/96	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**



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Michael and Theresa Clarke,
122, Dargle Wood,
Knocklyon,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1802	Date of Final Grant 12/09/96
Decision Order Number 1482	Date of Decision 01/08/96
Register Reference S96A/0182	Date 6th June 1996

Applicant Michael and Theresa Clarke,

Development Single storey Farm Dwelling house and septic tank.

Location Corrageen, Bohernabreena, Co. Dublin.

Floor Area 1650.000 Sq Metres

Time extension(s) up to and including

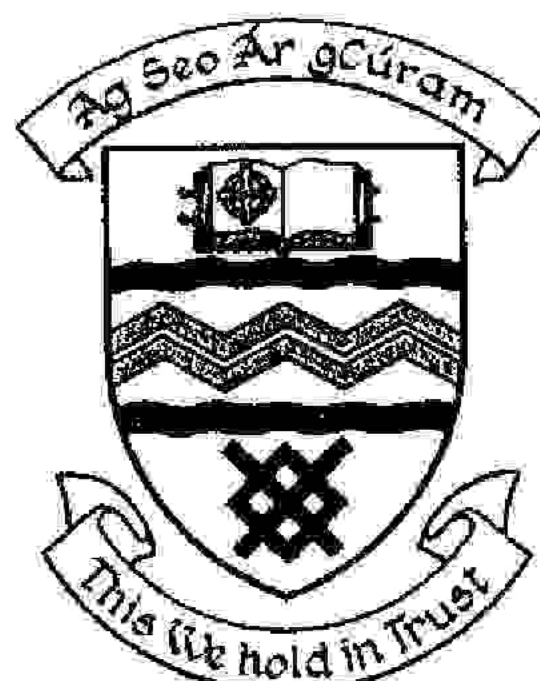
Additional Information Requested/Received 27/05/96 /06/06/96

A Permission has been granted for the development described above,
subject to the following (17) conditions.

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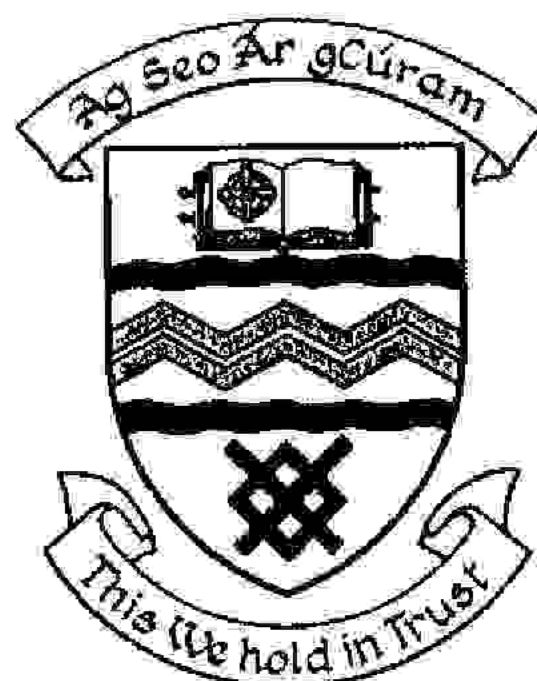
Conditions and Reasons

- 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 06.06.1996 and unsolicited additional information received on 13.06.1996, 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 position of the proposed house shall be as per DRG. No. PD-01 received by the Planning Authority on 13.06.1996.
REASON:
In the interest of clarity and proper planning and development.
- 3 The proposed septic tank, percolation area and reserve percolation area shall be designed, 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 watercourses or to soakways designed in accordance with BRE Digest 365 Guidelines.
REASON:
In the interest of public health.
- 5 The walls of the house shall be napped plaster or wet dash finish. The roof shall be black, blue/black or slate grey tiles or slates.
REASON:
In the interest of visual amenity.
- 6 That THE proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 7 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.

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-
- 8 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.
- 9 The house when completed shall be first occupied by the applicants and/or members of their immediate family.
REASON:
To meet the applicants' stated housing need in this 'high amenity' area.
- 10 For the purposes of this development the site shall be taken to be the entire landholding outlined in red on ordnance survey map to scale 1:2500 received with this application on 28.03.1996. Only one house shall be erected on this holding.
REASON:
To preserve the rural character of this high amenity area in the interest of visual amenity and proper planning and development of the area.
- 11 The excavated slopes of the access drive to this development shall be soiled and seeded within six months of the first occupation of the dwelling house.
REASON:
in the interest of visual amenity.
- 12 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations, 1994, no structure (other than the farmhouse) shall be erected on the site the subject of this application without prior specific grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.
REASON:
To control development on this site in the interest of visual amenity.
- 13 That the proposed access to the site be in accordance with the standards of South Dublin County Council Roads Department.
REASON:
In the interest of traffic safety.

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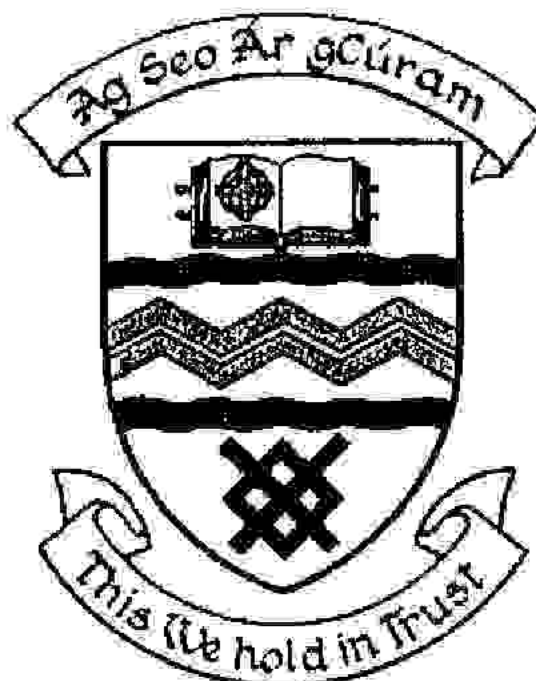
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-
- 14 All hedgerow boundaries to the site shall be retained in full and landscape planting around the house shall be carried out within SIX months of the first occupation of the dwelling house.
REASON:
To screen the proposed development in the interest of visual amenity.
- 15 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 facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON:
The provision of this services 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.
- 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 foul sewerage in the area of the proposed development and which will facilitate the development.
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.
- 17 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

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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.

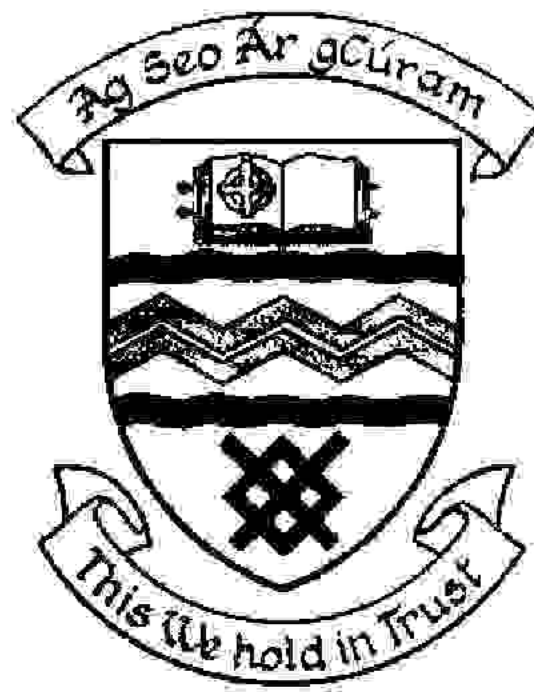
All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

Bestorally 16th September 1996
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1482	Date of Decision 01/08/96
Register Reference S96A/0182	Date 29th March 1996

Applicant Michael and Theresa Clarke,
Development Single storey Farm Dwelling house and septic tank.
Location Corrageen, Bohernabreena, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 27/05/96 /06/06/96

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 (17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

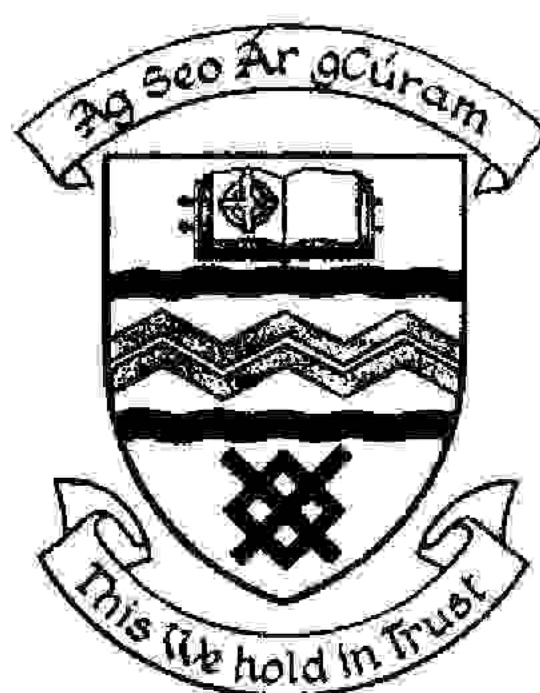
.....LB..... 01/08/96
for SENIOR ADMINISTRATIVE OFFICER

Michael and Theresa Clarke,
122, Dargle Wood,
Knocklyon,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
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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 06.06.1996 and unsolicited additional information received on 13.06.1996, 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 position of the proposed house shall be as per DRG. No. PD-01 received by the Planning Authority on 13.06.1996.
REASON:
In the interest of clarity and proper planning and development.
- 3 The proposed septic tank, percolation area and reserve percolation area shall be designed, 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 watercourses or to soakways designed in accordance with BRE Digest 365 Guidelines.
REASON:
In the interest of public health.
- 5 The walls of the house shall be napped plaster or wet dash finish. The roof shall be black, blue/black or slate grey tiles or slates.
REASON:
In the interest of visual amenity.

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- 6 That THE proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 7 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.

- 8 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.

- 9 The house when completed shall be first occupied by the applicants and/or members of their immediate family.

REASON:

To meet the applicants' stated housing need in this 'high amenity' area.

- 10 For the purposes of this development the site shall be taken to be the entire landholding outlined in red on ordnance survey map to scale 1:2500 received with this application on 28.03.1996. Only one house shall be erected on this holding.

REASON:

To preserve the rural character of this high amenity area in the interest of visual amenity and proper planning and development of the area.

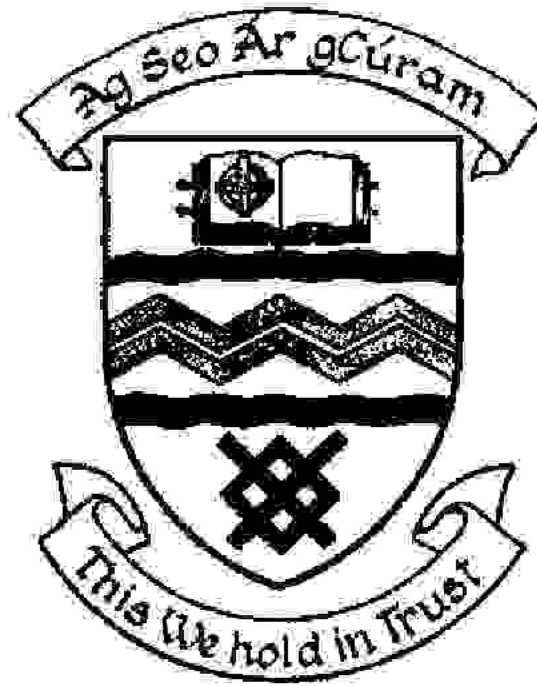
- 11 The excavated slopes of the access drive to this development shall be soiled and seeded within six months of the first occupation of the dwelling house.

REASON:

in the interest of visual amenity.

- 12 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations, 1994, no

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structure (other than the farmhouse) shall be erected on the site the subject of this application without prior specific grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.

REASON:

To control development on this site in the interest of visual amenity.

- 13 That the proposed access to the site be in accordance with the standards of South Dublin County Council Roads Department.

REASON:

In the interest of traffic safety.

- 14 All hedgerow boundaries to the site shall be retained in full and landscape planting around the house shall be carried out within SIX months of the first occupation of the dwelling house.

REASON:

To screen the proposed development in the interest of visual amenity.

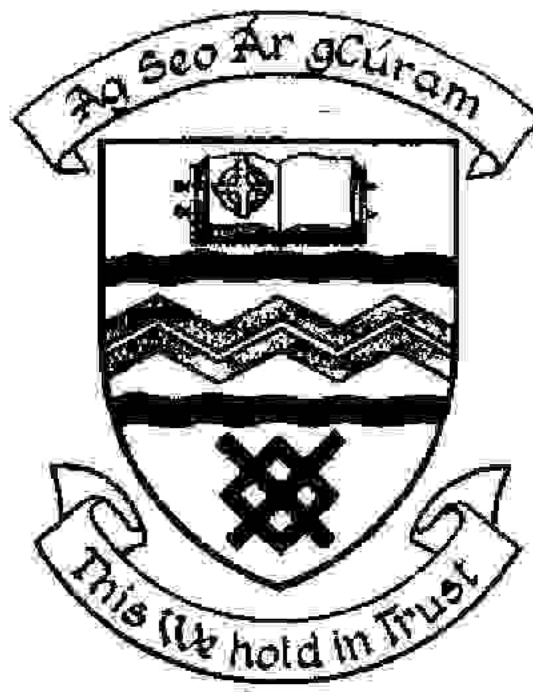
- 15 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of this services 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.

- 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

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of foul sewerage in the area of the proposed development and which will facilitate the development.

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.

17

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

Decision Order Number 0980	Date of Decision 27/05/96
Register Reference S96A/0182	Date 29th March 1996

Applicant Michael and Theresa Clarke,
Development Single storey Farm Dwelling house and septic tank.

Location Corrageen, Bohernabreena, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 29/03/96 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 to relocate the proposed house 60m to the south east to the approx. position for which planning permission already exists for a house on this site ref. 91A/0532.
- 2 The applicant is requested to submit evidence of suitability of soil for the disposal of septic tank effluent. This will involve opening a trial hole 1m x 1m X 2.0m deep at the position of the proposed percolation area. The applicant should also indicate the position of a reserve percolation area to the standards of SR6:1991, published by Eolas. It may be necessary to relocate the septic tank and percolation area and reserve percolation area in line with relocated house on this site to provide for adequate falls. All percolation pipes should be shown running parallel to the contours of the site.

Michael and Theresa Clarke,
122, Dargle Wood,
Knocklyon,
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Signed on behalf of South Dublin County Council

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

27/05/96