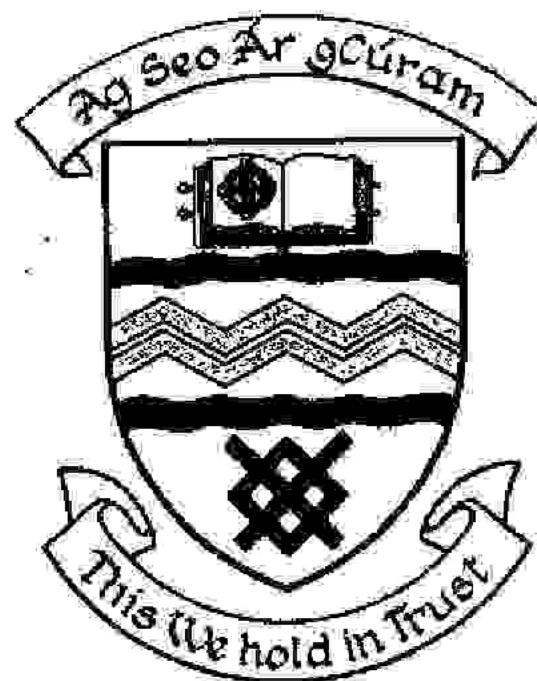


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0034	
1. Location	Slade, Saggart, Co. Dublin.		
2. Development	Dormer type bungalow, garage and septic tank.		
3. Date of Application	24/01/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/03/96 2. 11/07/96	1. 14/05/96 2. 22/07/96
4. Submitted by	Name: Ena Byrne, Address: Slade, Saggart,		
5. Applicant	Name: Ena Byrne, Address: Slade, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 1830 Date 17/09/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2164 Date 06/11/96	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



Bosca 4122,  
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Baile Átha Cliath 24.

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Dublin 24.

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Ena Byrne,  
Slade,  
Saggart,  
Co. Dublin.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2164	Date of Final Grant 06/11/96
Decision Order Number 1830	Date of Decision 17/09/96
Register Reference S96A/0034	Date 22nd July 1996

**Applicant** Ena Byrne,

**Development** Dormer type bungalow, garage and septic tank.

**Location** Slade, Saggart, Co. Dublin.

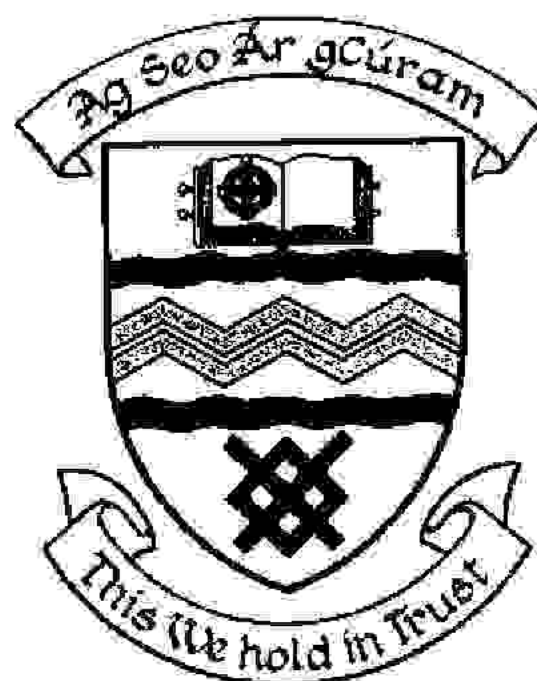
**Floor Area** 0.000 Sq Metres

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

**Additional Information Requested/Received** 21/03/96 /14/05/96

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

# SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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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 14/05/96 and clarification of additional information received by the Planning Authority on 22/7/96, 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 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 That the dwellinghouse will 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 The hedgerow on the southern boundary of the site shall be retained in full.  
REASON:  
In the interest of visual amenity.
- 6 All foul waste shall be discharged to a septic tank, percolation area and reserve percolation area constructed to the standards of SR6:1991 published by Eolas.  
REASON:  
In the interest of public health.



**SOUTH DUBLIN COUNTY COUNCIL**  
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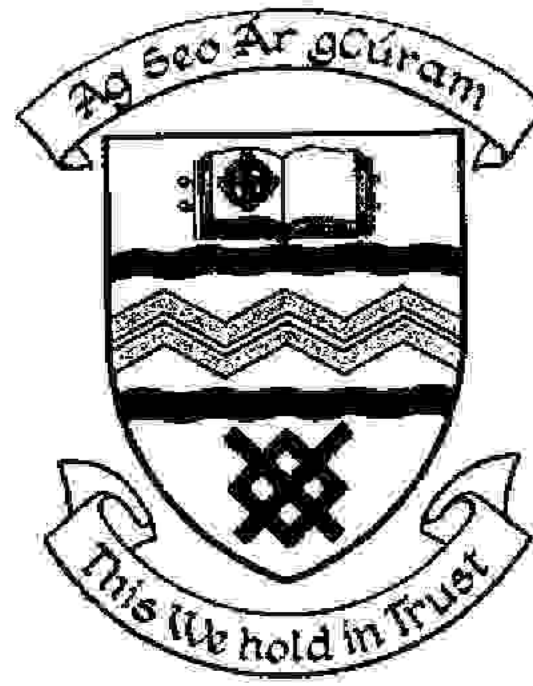


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- 
- 7 All surface water shall be discharged to natural watercourses or to soakways designed to the standards of BRE Digest 365 Guidelines.  
REASON:  
IN the interest of public health.
- 8 The water supply shall be adequate and suitable for human consumption.  
REASON:  
In the interest of public health.
- 9 The proposed red-brick facade on the house shall be replaced with plaster or wet-dash finish.  
REASON:  
In the interest of visual amenity.
- 10 The roadside boundary hedgerow/stone wall shall be removed and the front boundary of the site set back 6.0 metres from the centre-line of the existing carriageway. The strip between the edge of the carriage way and the new boundary shall be levelled and grassed. No development within this area shall exceed a height of 0.9 metres. All underground or overhead services and poles shall be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developers expense.  
REASON:  
In the interest of traffic safety.
- 11 The new entrance gate shall be recessed 1.5 metres from the new boundary with wing walls splayed at 45 degree angles. The site entrance shall be piped with pipes of adequate size and strength (Min. 300mm diameter) to the satisfaction of the Roads Maintenance Division, South Dublin County Council.  
REASON:  
In the interest of traffic safety.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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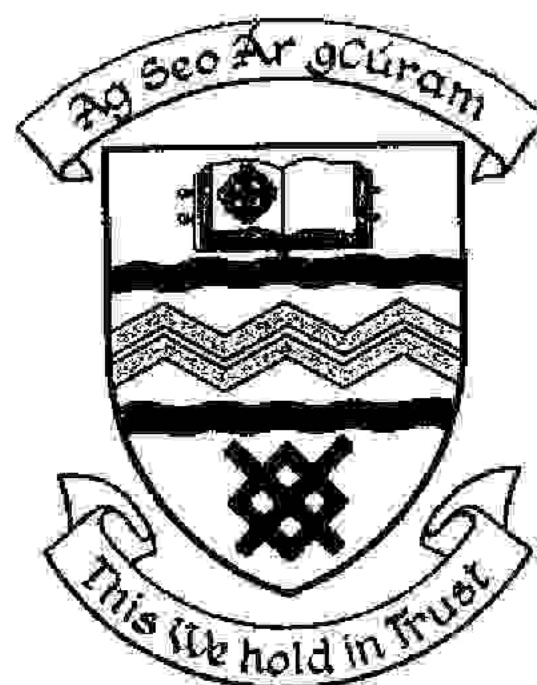
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- 12 The new roadside boundary shall be a stone wall not greater than 1.2 metres in height, a hedgerow or a wooden post and rail fence with hedgerow planted to the rear.  
**REASON:**  
 In the interest of visual amenity.
  
- 13 The house when completed shall be first occupied by the applicant and/or members of her immediate family.  
**REASON:**  
 To meet the stated housing need of the applicant in the interest of the proper planning and development of the area.
  
- 14 The existing galvanised iron roofed stone cottage located between the existing bungalow on this holding and the proposed dormer bungalow shall be used solely for the purposes of storage and shall cease to be used as a dwelling house.  
**REASON:**  
 In the interest of preserving the rural character of the area.
  
- 15 The precise location of the entrance shall be agreed with the Roads Planning Division, South Dublin County Council.  
**REASON:**  
 In the interest of traffic safety.
  
- 16 The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road. Parking for 2 cars and an adequate turning area shall be provided within the curtilage of the site.  
**REASON:**  
 In the interest of traffic safety.



# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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- 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.

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.

.....6th November 1996  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0034	
1. Location	Slade, Saggart, Co. Dublin.		
2. Development	Dormer type bungalow, garage and septic tank.		
3. Date of Application	24/01/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/03/96 2. 11/07/96	1. 14/05/96 2. 22/07/96
4. Submitted by	Name: Ena Byrne, Address: Slade, Saggart,		
5. Applicant	Name: Ena Byrne, Address: Slade, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 1830  Date 17/09/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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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**NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 1830	<b>Date of Decision</b> 17/09/96
<b>Register Reference</b> S96A/0034	<b>Date</b> 24th January 1996

**Applicant** Ena Byrne,  
**Development** Dormer type bungalow, garage and septic tank.  
**Location** Slade, Saggart, Co. Dublin.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 21/03/96 /14/05/96

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.

..... 17/09/96  
for SENIOR ADMINISTRATIVE OFFICER

Ena Byrne,  
Slade,  
Saggart,  
Co. Dublin.



**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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REG REF. S96A/0034

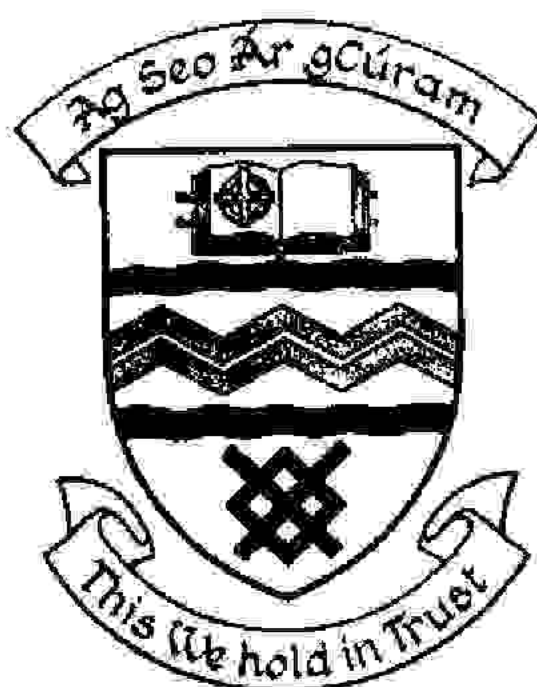
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**Conditions and Reasons**

- 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 14/05/96 and clarification of additional information received by the Planning Authority on 22/7/96, 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 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 That the dwellinghouse will 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 The hedgerow on the southern boundary of the site shall be retained in full.  
REASON:  
In the interest of visual amenity.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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- 
- 6 All foul waste shall be discharged to a septic tank, percolation area and reserve percolation area constructed to the standards of SR6:1991 published by Eolas.  
REASON:  
In the interest of public health.
- 7 All surface water shall be discharged to natural watercourses or to soakways designed to the standards of BRE Digest 365 Guidelines.  
REASON:  
IN the interest of public health.
- 8 The water supply shall be adequate and suitable for human consumption.  
REASON:  
In the interest of public health.
- 9 The proposed red-brick facade on the house shall be replaced with plaster or wet-dash finish.  
REASON:  
In the interest of visual amenity.
- 10 The roadside boundary hedgerow/stone wall shall be removed and the front boundary of the site set back 6.0 metres from the centre-line of the existing carriageway. The strip between the edge of the carriage way and the new boundary shall be levelled and grassed. No development within this area shall exceed a height of 0.9 metres. All underground or overhead services and poles shall be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developers expense.

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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REG REF. S96A/0034

**PLANNING  
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**REASON:**

In the interest of traffic safety.

- 11 The new entrance gate shall be recessed 1.5 metres from the new boundary with wing walls splayed at 45 degree angles. The site entrance shall be piped with pipes of adequate size and strength (Min. 300mm diameter) to the satisfaction of the Roads Maintenance Division, South Dublin County Council.

**REASON:**

In the interest of traffic safety.

- 12 The new roadside boundary shall be a stone wall not greater than 1.2 metres in height, a hedgerow or a wooden post and rail fence with hedgerow planted to the rear.

**REASON:**

In the interest of visual amenity.

- 13 The house when completed shall be first occupied by the applicant and/or members of her immediate family.

**REASON:**

To meet the stated housing need of the applicant in the interest of the proper planning and development of the area.

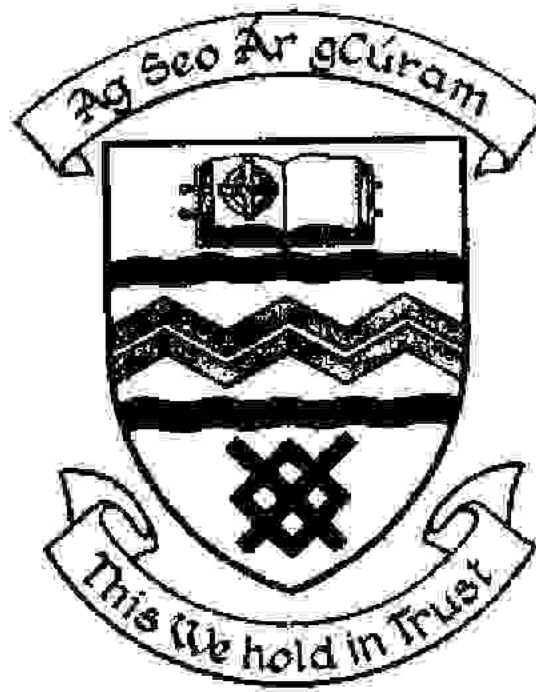
- 14 The existing galvanised iron roofed stone cottage located between the existing bungalow on this holding and the proposed dormer bungalow shall be used solely for the purposes of storage and shall cease to be used as a dwelling house.

**REASON:**

In the interest of preserving the rural character of the area.



**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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REG. REF. S96A/0034

**PLANNING  
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- 15 The precise location of the entrance shall be agreed with the Roads Planning Division, South Dublin County Council.  
REASON:  
In the interest of traffic safety.
- 16 The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road. Parking for 2 cars and an adequate turning area shall be provided within the curtilage of the site.  
REASON:  
In the interest of traffic safety.
- 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.

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Decision Order Number 1313	Date of Decision 11/07/96
Register Reference S96A/0034	Date 24th January 1996

**Applicant** Ena Byrne,  
**App. Type** Permission  
**Development** Dormer type bungalow, garage and septic tank.  
**Location** Slade, Saggart, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 14th May 1996 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is requested to clarify the nature of the undertaking that her sister is prepared to give 'freezing' the existing road frontage on her property. In this regard it is noted that there is an existing single storey cottage with its own vehicular entrance on the holding in addition to the applicants sisters house, also with its own vehicular entrance. The applicant is requested to clarify what proposals, if any, she has for the said cottage and entrance which would contribute towards the achievement of a satisfactory road frontage. The applicant is advised to consult with the planning authority before making a further submission on this matter.

Ena Byrne,  
Slade,  
Saggart,  
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Please mark your reply **"CLARIFICATION OF ADDITIONAL INFORMATION"** and quote the Planning Reg Ref. No. given above.

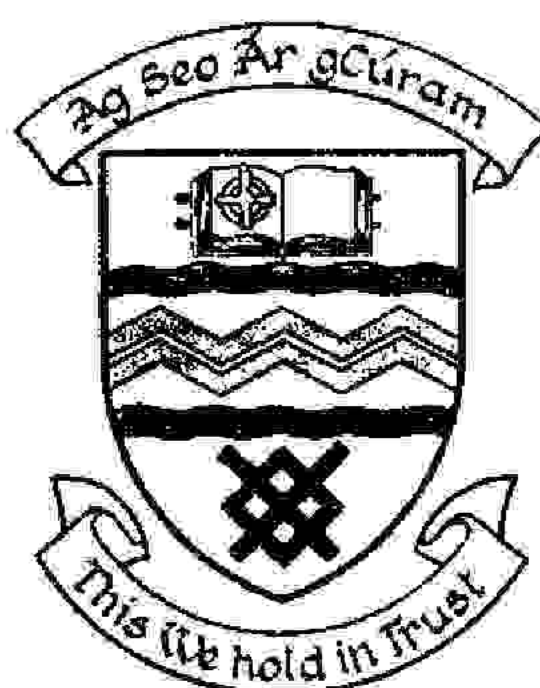
Yours faithfully

  
.....  
for SENIOR ADMINISTRATIVE OFFICER

11/07/96



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Decision Order Number 0501	Date of Decision 21/03/96
Register Reference S96A/0034	Date 24th January 1996

**Applicant** Ena Byrne,  
**Development** Dormer type bungalow, garage and septic tank.

**Location** Slade, Saggart, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/01/96 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 written documentary evidence that the existing house and lands on this site were the property of the applicants parents and that the applicant is a native of the area. The applicant should also indicate her previous place of residence and the relevant periods of time spent living in the different areas.
- 2 The applicant is requested to indicate all lands in the vicinity in family ownership and to suggest means of achieving 60m of independent road frontage as recommended in the 1993 Dublin County Development Plan.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

21/03/96

Ena Byrne,  
Slade,  
Saggart,  
Co. Dublin.