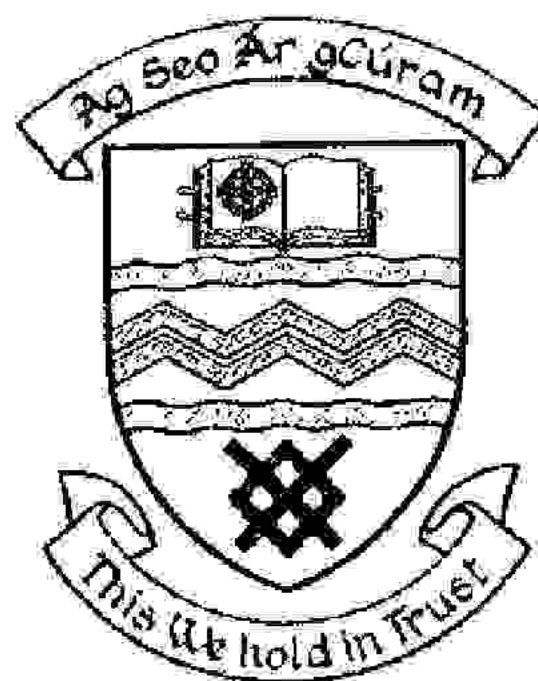


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0695	
1. Location	Cunard, Bohernabreena, Co. Dublin.		
2. Development	Demolish existing derelict house and sheds, new single storey dwelling house, a new waste water treatment unit and associated site works		
3. Date of Application	18/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/12/2001 2.	1. 27/03/2002 2.
4. Submitted by	Name: David Curran, Address: 15 Willow Court, Clonsilla,		
5. Applicant	Name: Willie Bergin Address: 40 Maplewood Drive, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2557  Date 19/07/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2992  Date 28/08/2002	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**



Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

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E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

David Curran,  
15 Willow Court,  
Clonsilla,  
Dublin 15.

**NOTIFICATION OF GRANT OF Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 2992	Date of Final Grant 28/08/2002
Decision Order Number 2557	Date of Decision 19/07/2002
Register Reference S01A/0695	Date 27/03/02

**Applicant** Willie Bergin

**Development** Demolish existing derelict house and sheds, new single storey dwelling house, a new waste water treatment unit and associated site works

**Location** Cunard, Bohernabreena, Co. Dublin.

**Floor Area** 140.00 Sq Metres  
**Time extension(s) up to and including** 19/07/2002  
**Additional Information Requested/Received** 11/12/2001 /27/03/2002

A Permission has been granted for the development described above,  
subject to the following (7) Conditions.

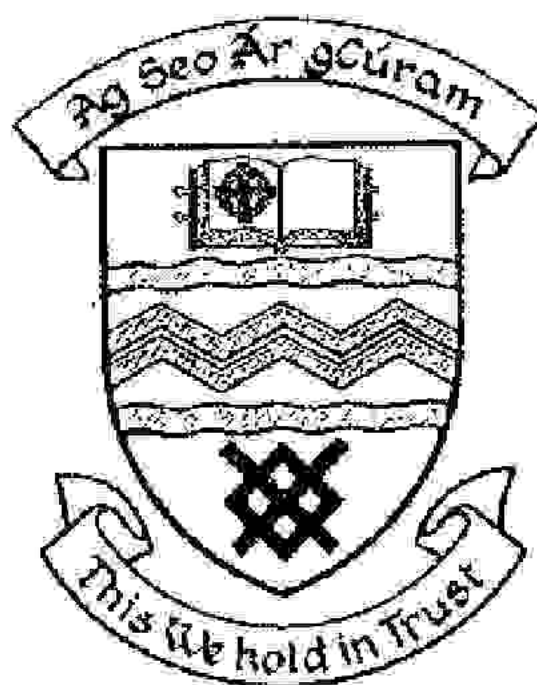


# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0955 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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## Conditions and Reasons

- 1 That the development be carried out in its entirety in accordance with the plans particulars and specifications submitted with the application as amended by, additional information received on 27 march 2002, and unsolicited information received on 30 May 2002, and on 13 June 2002 (in particular the access to the site shall be in accordance with Drawing No D10200 D004 received 27/03/2002, the position of the house on the site and, the design of the house, and location of the disposal of domestic effluent and drainage shall be in accordance with Drawing No. D10200 D300 revision "A" received 27/03/2002), save as may be required by the other conditions attached hereto.

Reason:

To ensure that the development is in accordance the permission and that effective control be maintained.

- 2 On completion of construction, the dwellinghouse shall be occupied for a period of at least one year by the applicant or by a member of his immediate family.

Reason: To ensure compliance with the zoning objective regarding the restriction on residential development.

- 3 Septic Tank/ Effluent Treatment System and percolation / irrigation areas shall be in accordance with S.R.6:1991 and the requirements of the EPA's Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard must be submitted to the Planning Authority prior to occupation of the house. Septic tank/ Effluent Treatment System and percolation / irrigation area to meet the requirements of the Chief Environmental Health Officer. The applicant shall ensure full and complete separation of foul and surface water systems.

Reason: in the interests of public health.

- 4 That all necessary measures be taken to prevent the spillage or deposit of clay, rubble to other debris on the adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

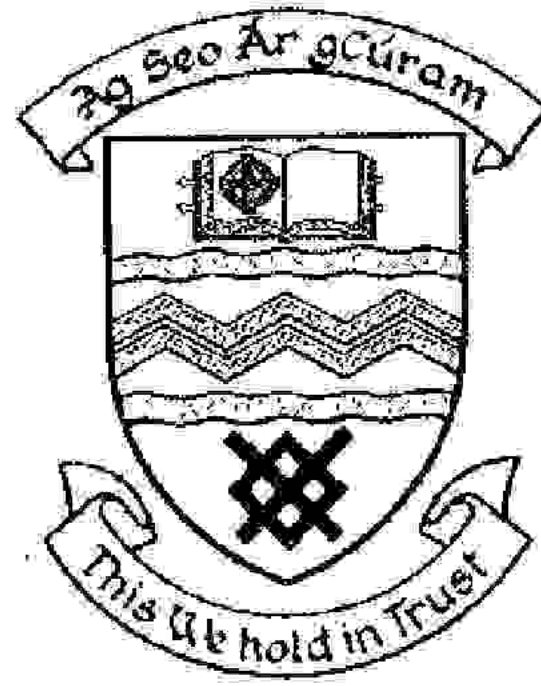
- 5 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0695 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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.

- 6 In the event of a connection to the public sewer, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such 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.

- 7 In the event of a connection to the water supply, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) to be paid by the proposer to South Dublin County Council towards the cost of public water supply in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such 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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.



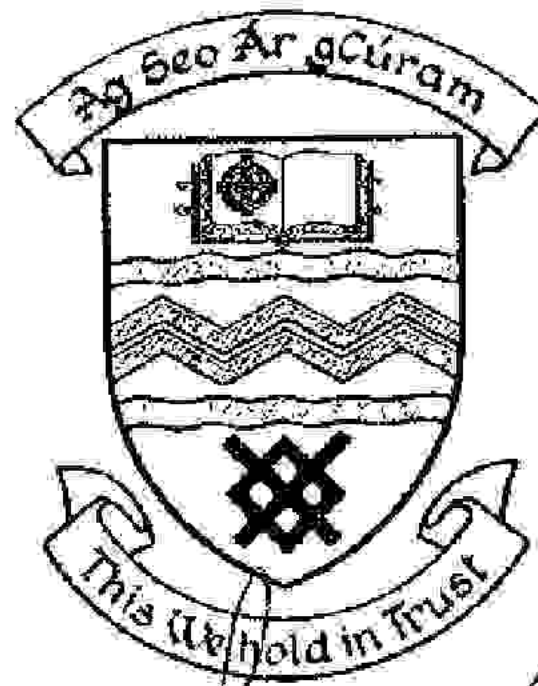
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0095

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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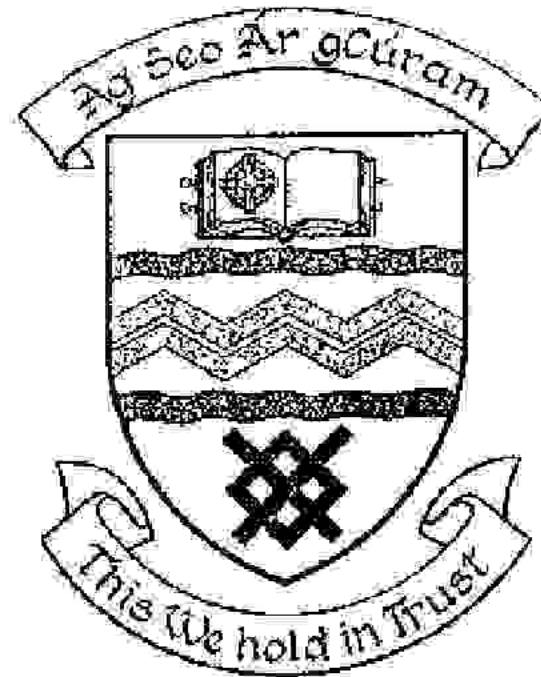
*[Signature]*  
for SENIOR ADMINISTRATIVE OFFICER

30/08/02

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

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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2557	Date of Decision 19/07/2002
Register Reference S01A/0695	Date: 18/10/01

Applicant                      Willie Bergin

Development                Demolish existing derelict house and sheds, new single  
storey dwelling house, a new waste water treatment unit and  
associated site works

Location                    Cunard, Bohernabreena, Co. Dublin.

Floor Area                                      Sq Metres

Time extension(s) up to and including      19/07/2002

Additional Information Requested/Received      11/12/2001    /27/03/2002

Clarification of Additional Information Requested/Received      /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 7 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

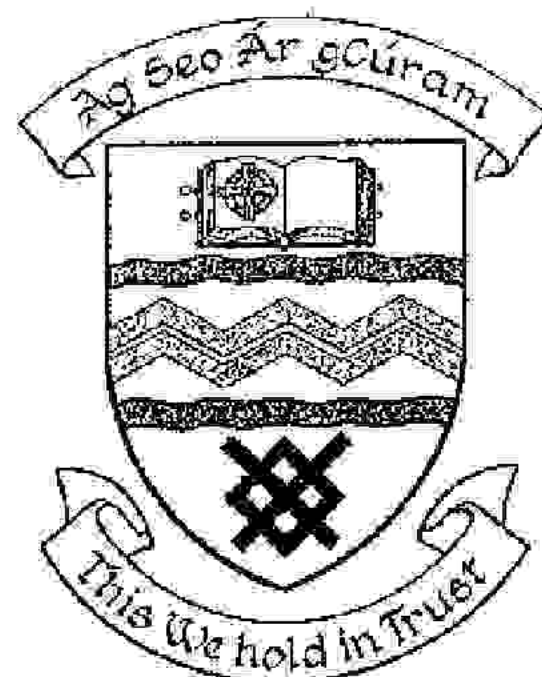
  
..... 19/07/02  
for SENIOR EXECUTIVE OFFICER

David Curran,  
15 Willow Court,  
Clonsilla,  
Dublin 15.

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

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Baile Átha Cliath 24.

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REG REF. S01A/0695

Conditions and Reasons

- 1 That the development be carried out in its entirety in accordance with the plans particulars and specifications submitted with the application as amended by, additional information received on 27 march 2002, and unsolicited information received on 30 May 2002, and on 13 June 2002 (in particular the access to the site shall be in accordance with Drawing No D10200 D004 received 27/03/2002, the position of the house on the site and, the design of the house, and location of the disposal of domestic effluent and drainage shall be in accordance with Drawing No. D10200 D300 revision "A" received 27/03/2002), save as may be required by the other conditions attached hereto.

Reason:

To ensure that the development is in accordance the permission and that effective control be maintained.

- 2 On completion of construction, the dwellinghouse shall be occupied for a period of at least one year by the applicant or by a member of his immediate family.

Reason: To ensure compliance with the zoning objective regarding the restriction on residential development.

- 3 Septic Tank/ Effluent Treatment System and percolation / irrigation areas shall be in accordance with S.R.6:1991 and the requirements of the EPA's Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard must be submitted to the Planning Authority prior to occupation of the house. Septic tank/ Effluent Treatment System and percolation / irrigation area to meet the requirements of the Chief Environmental Health Officer. The applicant shall ensure full and complete separation of foul and surface water systems.

Reason: in the interests of public health.

- 4 That all necessary measures be taken to prevent the spillage or deposit of clay, rubble to other debris on the adjoining roads during the course of the works.

REASON:

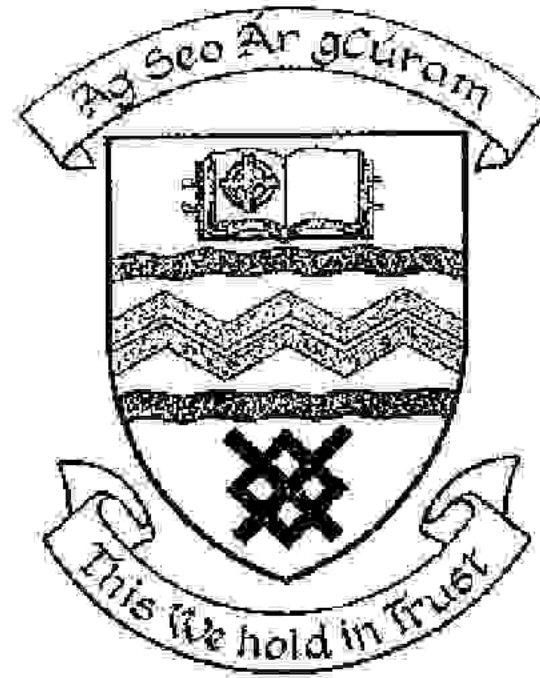
To protect the amenities of the area.



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

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REG. REF. S01A/0695

- 5 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) 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 facilitates 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.

- 6 In the event of a connection to the public sewer, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

**REASON:**

The provision of such 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.

- 7 In the event of a connection to the water supply, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) to be paid by the proposer to South Dublin County Council towards the cost of public water supply in the area of the proposed development and which will facilitate the development.

**REASON:**

The provision of such 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.

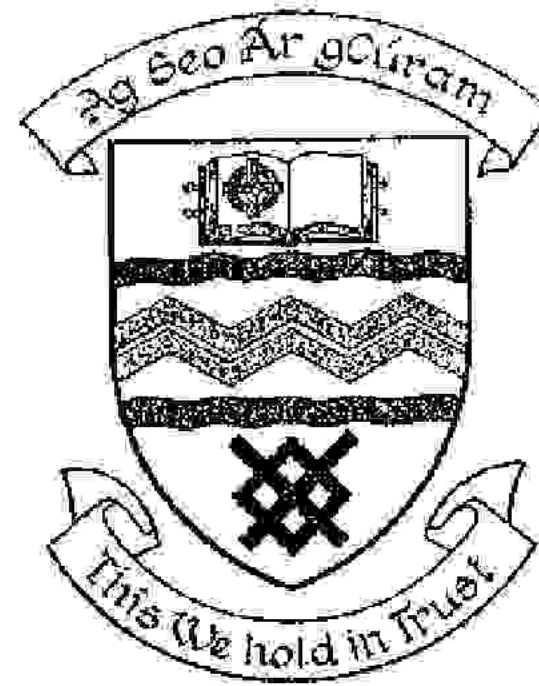


C

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

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LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2543	Date of Decision 08/07/2002
Register Reference S01A/0695	Date 18/10/01

Applicant Willie Bergin  
App. Type Permission  
Development Demolish existing derelict house and sheds, new single  
storey dwelling house, a new waste water treatment unit and  
associated site works

Location Cunard, Bohernabreena, Co. Dublin.

Dear Sir / Madam,

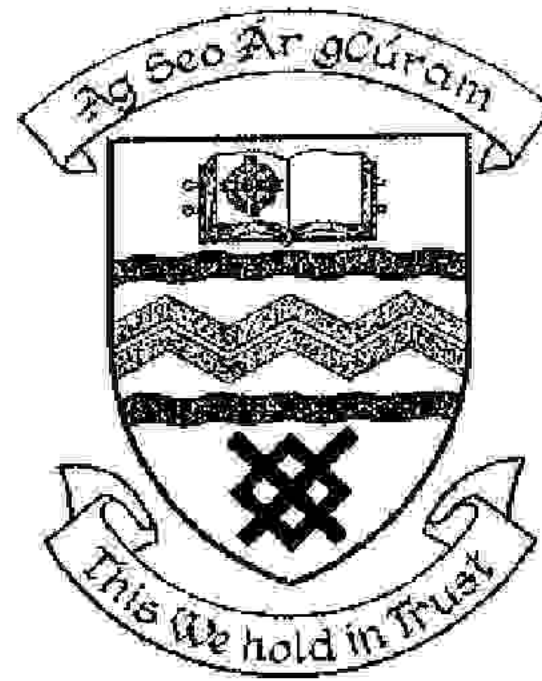
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 19/07/2002

Yours faithfully

 18/07/02  
for SENIOR ADMINISTRATIVE OFFICER

David Curran,  
15 Willow Court,  
Clonsilla,  
Dublin 15.

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



Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2237	Date of Decision 24/05/2002
Register Reference S01A/0695	Date 18/10/01

Applicant Willie Bergin  
App. Type Permission  
Development Demolish existing derelict house and sheds, new single  
storey dwelling house, a new waste water treatment unit and  
associated site works

Location Cunard, Bohernabreena, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 14/06/2002

Yours faithfully

 19/06/02  
for SENIOR ADMINISTRATIVE OFFICER

David Curran,  
15 Willow Court,  
Clonsilla,  
Dublin 15.



30/5/02

ATT: MICHAEL KEENEY.  
S.O.C.C.  
Planning Dept.  
Fax 4149104  
RE: House @ Cuneo, BOHERNABRAMA.  
5014/0695

We request an extension of time on  
behalf of my client Mr. Willie Began in  
relation to the above Despatch up to  
& including Friday 14th June 2002.

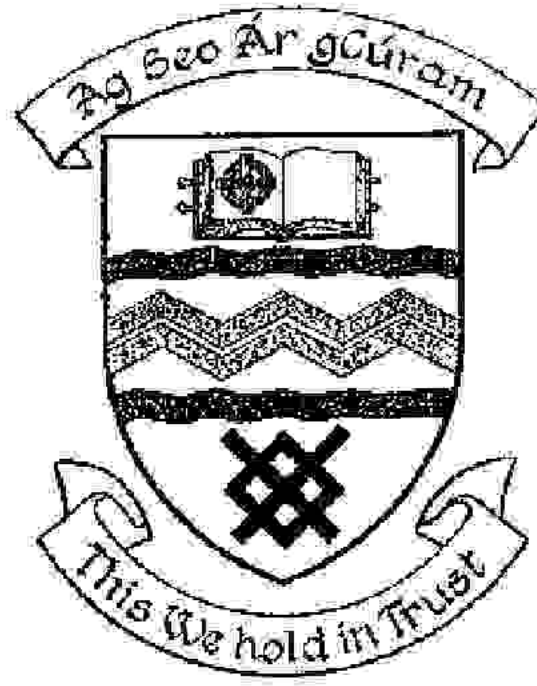
Note: Please find attached copy of  
Fax, Fax to Mr. John Boman, this  
Fax was included in the original  
additional information package.

I am away for 3 weeks from  
Sun - Friday the 31st May 2002.

Contact after this date can be  
made with my client Mr. Willie Began  
Phone 087 259 6718

Regards  
David

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



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LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2238	Date of Decision 14/06/2002
Register Reference S01A/0695	Date 18/10/01

Applicant Willie Bergin  
App. Type Permission  
Development Demolish existing derelict house and sheds, new single  
storey dwelling house, a new waste water treatment unit and  
associated site works

Location Cunard, Bohernabreena, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 24/06/2002

Yours faithfully

..... 19/06/02  
for SENIOR ADMINISTRATIVE OFFICER

David Curran,  
15 Willow Court,  
Clonsilla,  
Dublin 15.



Director of Planning  
South Dublin Co. Council.

Re: Planning Application re: house at  
Cunard, Bohernabreena File ref S01A/0695

Dear Sir,

I wish to give South Dublin County  
Council an extension of time to further  
consider my planning application for a house on  
my site at Cunard up to and including  
24<sup>th</sup> ~~July~~ <sup>JUNE</sup> 2022.

Signed WA Beeson

40 MAPLEWOOD DRIVE  
SPRINGFIELD  
TALLAGH

12-6-02.

recd.

  
12/6/02.

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

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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000**

Decision, Order Number 3628	Date of Decision 11/12/2001
Register Reference S01A/0695	Date: 18/10/01

**Applicant** Willie Bergin  
**Development** Demolish existing derelict house and sheds, new single storey dwelling house, a new waste water treatment unit and associated site works

**Location** Cunard, Bohernabreena, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/10/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is advised that Section 2.3.1(iii) of the South Dublin County Development Plan 1998 states, "Within areas designated with Zoning Objective 'H' ("to protect and enhance the outstanding natural character of the Dublin Mountain Area") dwellings will only be permitted where:
  - (a) the applicant is a native of the area and,
  - (b) the applicant can demonstrate a genuine need for housing in that particular area and,
  - (c) the development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming and,
  - (d) the development would not prejudice the environmental capacity of the area and that it be in keeping with the character of the mountain area".

The applicant is requested to submit documentary evidence to indicate that he satisfies all four criteria listed above.

David Curran,  
15 Willow Court,  
Clonsilla,  
Dublin 15.



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

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REG REF. S01A/0695

- 2 The applicant is requested to refer to Appendix D of the 1998 South Dublin Development Plan, "Guidelines on the Design and Siting of Rural Dwellings", and make changes to the proposed design as appropriate. The applicant shall submit revised drawings to this effect.
- 3 The applicant is advised that the Roads Department requires vision splays of 3m x 90m in both directions of the access point to the site. This will involve the lowering of part of the front boundary wall on the right hand side of the entrance (when exiting) below 0.9m along the line required to provide visibility. It is the view of the Planning Authority that this wall should be retained in the interest of visual amenity.

The applicant is therefore requested to submit a revised proposal for the entrance to the site, providing adequate vision splays while retaining as much of the stone wall as possible. The first 6 metres of access road from the Castlekelly Road edge shall be at right angles and have a gradient not exceeding 2.5% (i.e. gradient 1/40).

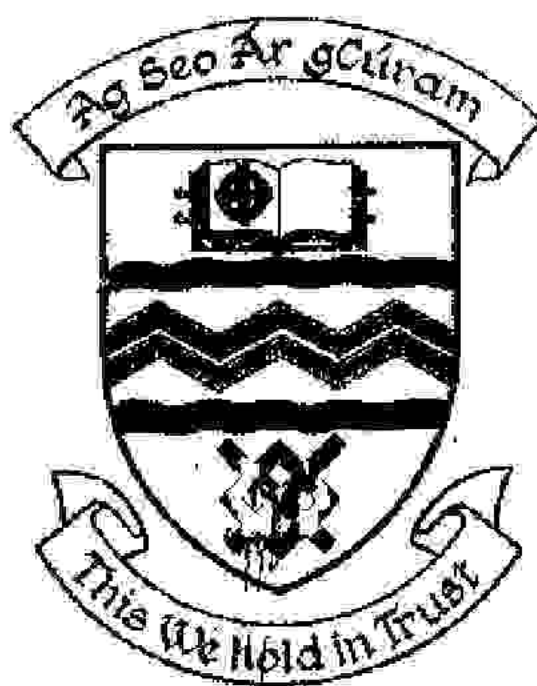
NOTE: The applicant is advised to contact the owner of the adjoining property to the north of the application site, where permission was granted for renovation and alterations to existing property on site, to discuss a comprehensive entrance proposal. The applicant is required to submit written consent of the owner of this property to set back that part of the existing front boundary and erect a new front boundary along the line required to provide visibility.

- 4 The applicant is requested to submit details of all boundary treatments on site. This shall include details of proposed new walls, fences or planting, and shall detail all proposed materials to be used in the new front entrance. The applicant is advised that the stone on site should be re-used at any opportunity.
- 5 The applicant is advised that the site is located within the boundary of the Bohernabreena Reservoir Catchment Area, where new development is normally prohibited. As such, the applicant is requested to contact Dublin Corporation Waterworks Division regarding the location of the

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

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REG. REF. S01A/0695

percolation area and Puraflo Treatment Plant and to submit  
documentary evidence of the Corporation's response.

- 6 The applicant is requested to submit a full photographic  
inventory of the existing buildings on site. This should  
include a full external and internal photographic record of  
all buildings proposed for demolition.

**NOTE:** The applicant is advised that he should ensure that  
he meets all of the requirements of points 1 and 5  
above, in advance of pursuing the issues raised in  
points 2, 3, 4 and 6. The applicant may wish to  
contact the Planning Officer, Jane O'Reilly (4149000  
Ext. 2380) in this regard.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

12/12/01