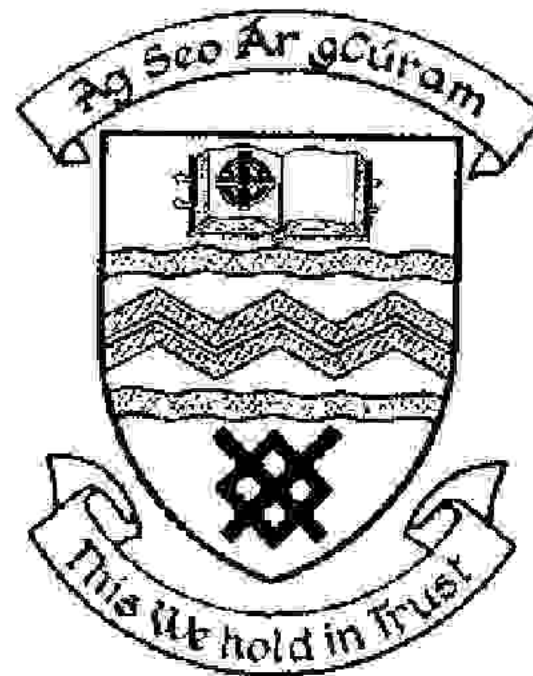


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0655	
1. Location	Garters Lane, Saggart, Co. Dublin.		
2. Development	New dormer bungalow and Car Port.		
3. Date of Application	03/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/11/2001 2.	1. 04/02/2002 2.
4. Submitted by	Name: Damian O' Flynn Associates, Address: Lower Eyre Street, Newbridge,		
5. Applicant	Name: Mr. Vincent O'Leary, Address: Belfield Cottage Garters Lane, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 0674 Date 02/04/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1011 Date 15/05/2002	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**



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Damian O' Flynn Associates,  
Lower Eyre Street,  
Newbridge,  
Co. Kildare.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1011	Date of Final Grant 15/05/2002
Decision Order Number 0674	Date of Decision 02/04/2002
Register Reference S01A/0655	Date 04/02/02

Applicant Mr. Vincent O'Leary,

Development New dormer bungalow and Car Port.

Location Garters Lane, Saggart, Co. Dublin.

Floor Area 232.40 Sq Metres

Time extension(s) up to and including

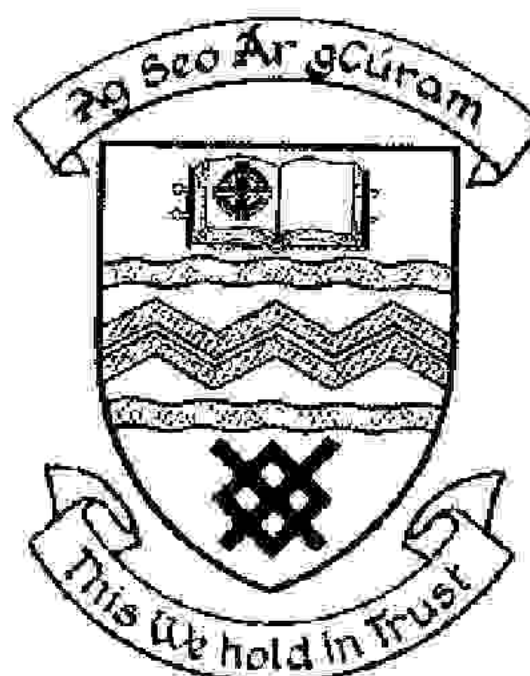
Additional Information Requested/Received 28/11/2001 /04/02/2002

A Permission has been granted for the development described above,  
subject to the following (15) 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 04/02/02, 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 entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

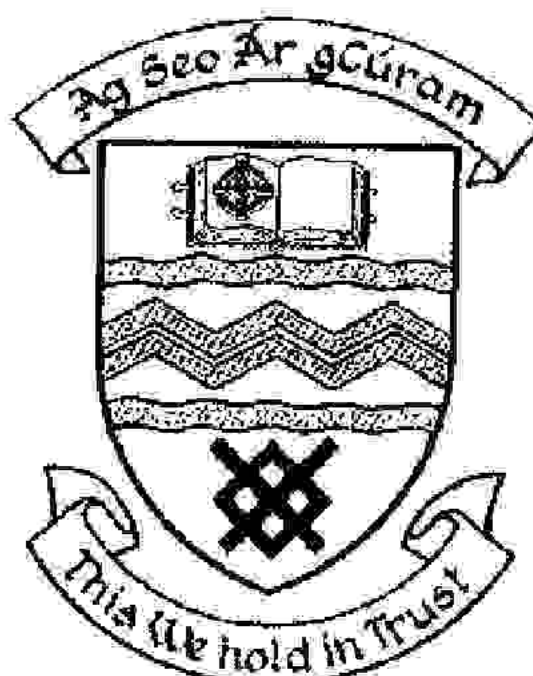
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:

- i) Applicant shall ensure full and complete separation of foul and surface water systems.
- ii) As a 225mm diameter foul sewer is within approx. 3m of the proposed extension, prior to the commencement of development the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the foul sewer from damage. These shall include constructing the foundations beneath the invert level of the sewer.
- iii) South Dublin County Council will retain the right to access the applicants site to facilitate the repair and maintenance of the public sewer.
- iv) Surface water run-off from the development shall be discharged to the public surface water system and not to 'optional soakpits' as indicated in the applicant's site layout plan.
- v) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- vi) The property shall have its own individual service connection to the public watermain and 24 hour storage.
- vii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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In order to comply with the Sanitary Services Acts, 1878-1964.

- 4 The requirements of the Roads Traffic Department shall be strictly adhered to. In that respect:
- i) The wall in front of applicant's house (immediately north of site) should be reduced in height to not greater than 900mm as far as the point where the wall is stepped back.
  - ii) The height of the new wing walls/piers and front boundary wall should not be greater than 900mm. (They are shown as 1050mm).
  - iii) Applicant to make good the space between the footpath and the new boundary wall.

REASON:

In the interest of pedestrian and vehicular traffic safety.

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

REASON:

To protect the amenities of the area.

- 6 Prior to the commencement of development, the applicant shall ascertain and comply with the requirements of Duchas, the Heritage Service (Archaeological Division).

REASON:

In the interest of the protection of the archaeological heritage of the area.

- 7 Prior to the commencement of development, the applicant shall submit elevational drawings of the proposed car port.

REASON:

In the interest of clarity.

- 8 In the construction of the entrance, the applicant shall re-use the stone from the existing stone wall. Where additional stone is required, this shall match that of the existing stone wall.

REASON:

In the interest of amenity.

- 9 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) be paid by the proposer to South Dublin County Council towards the cost of provision of public services 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.



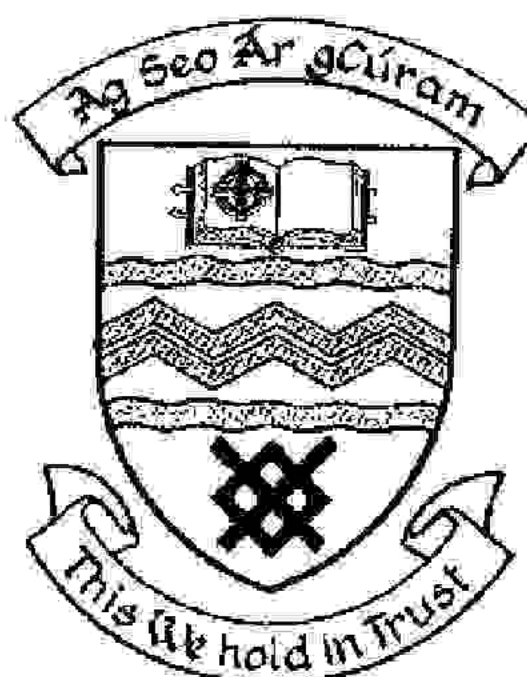
## SOUTH DUBLIN COUNTY COUNCIL

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REASON:

The provision of such 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 services.

- 10 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.

- 11 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 12 That a financial contribution in the sum of EUR 414 (four hundred and fourteen euro) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

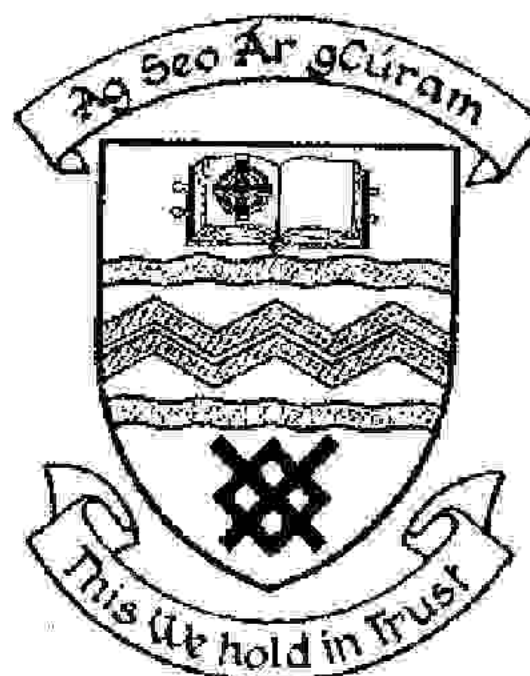
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 13 That a financial contribution in the sum of EUR 818 (eight hundred and eighteen euro) be paid by the proposer to South Dublin County Council towards the Saggart/Rathcoole/

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REG. REF. S01A/0017  
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Newcastle Drainage Collection System Improved Works which will facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such 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 the works.

- 14 That a financial contribution in the sum of EUR 147 (one hundred and forty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such 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 the works.

- 15 That a financial contribution in the sum of EUR 857 (eight hundred and fifty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

The provision of such 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 the works.

- (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.



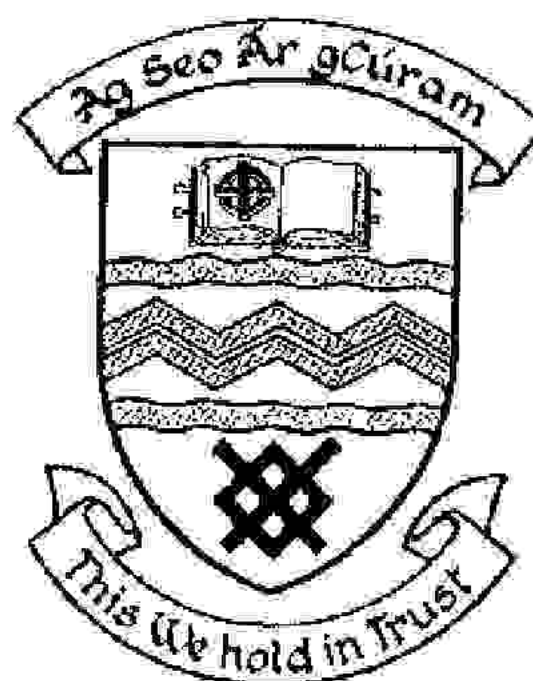
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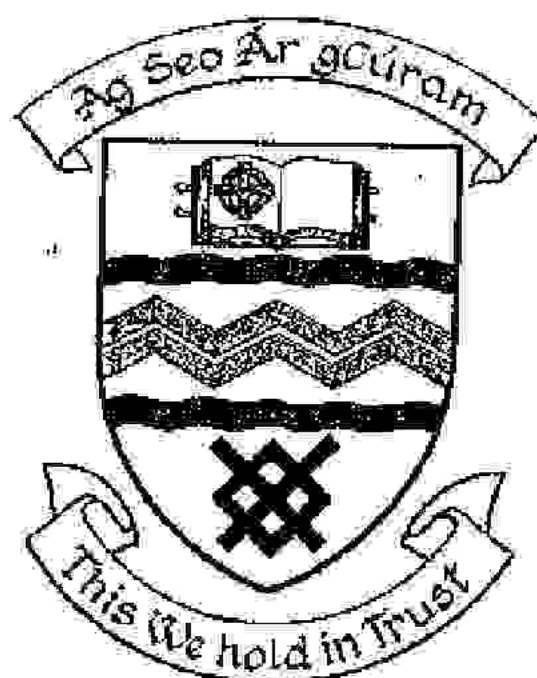
.....16/05/02  
for SENIOR ADMINISTRATIVE OFFICER

C

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3498	Date of Decision 28/11/2001
Register Reference S01A/0655	Date: 03/10/01

Applicant                      Mr. Vincent O'Leary,  
Development                  New dormer bungalow and Car Port.  
  
Location                      Garters Lane, Saggart, Co. Dublin.  
  
App. Type                      Permission

Dear Sir/Madam,  
With reference to your planning application, received on 03/10/01 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      A revised site layout plan is required showing the existing/proposed stone wall set back a minimum of 1.8m from existing kerblines and a footpath provided across the site frontage. Applicant to consult with Roads Planning Engineer before resubmission.
- 2      The proposed bungalow is unacceptable because of its proximity to a 225mm diameter public foul sewer (approx. 2m) traversing the site. It appears that there is scope to reposition or otherwise adjust the footprint of the proposed bungalow to provide adequate separation distance from the adjacent sewer. The applicant is requested to submit revised drawings showing the bungalow set back from the sewer in accordance with the requirements of the Environmental Services Department. Applicant should consult with Michael Tinsley, Executive Engineer, Environmental Services before re-submission.

Damian O' Flynn Associates,  
Lower Eyre Street,  
Newbridge,  
Co. Kildare.



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REG REF. S01A/0655

- 3 It is noted that the first floor plan drawing submitted appears to indicate three rooflights to be provided in the south-west roof facing slope, whereas the corresponding side elevation drawing shows only one rooflight. Clarification by the applicant is required in this regard.
- 4 The site is located in Saggart Village which is a Recorded Monument site, Sites and Monuments Record Ref. DU021-034. The applicant is requested to submit a report of an Archaeological Assessment of the entire site, which shall be carried out by a qualified archaeologist and shall outline the Archaeological implications of the proposed development.

Signed on behalf of South Dublin County Council

  
.....  
For Senior Administrative Officer

29/11/01