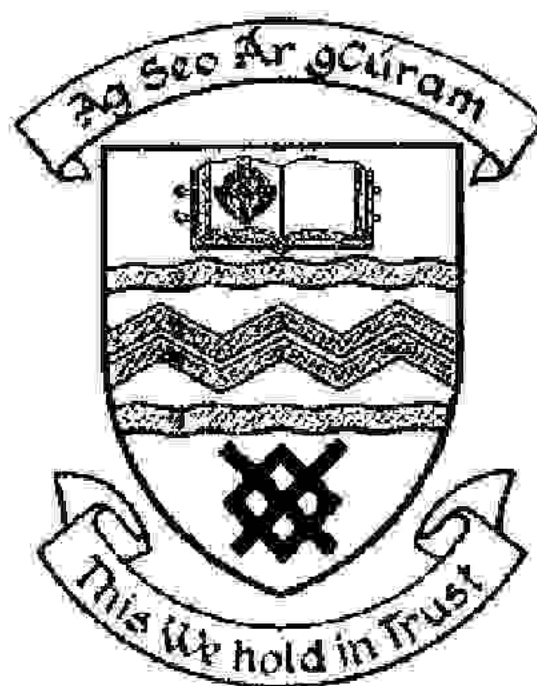


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0529	
1. Location	Blessington Road, Saggart, Co. Dublin.		
2. Development	5-bedroomed two storey house to replace burned out bungalow and bio-cycle waste water treatment plant to replace existing septic tank.		
3. Date of Application	10/08/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/10/2001 2.	1. 21/12/2001 2.
4. Submitted by	Name: Tony Colbert Dip. Arch. Tech. Address: 169 Forest Hills, Rathcoole,		
5. Applicant	Name: Anne Connors Address: Blessington Road, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 0397  Date 19/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0721  Date 08/04/2002	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,  
Tamblacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

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

Tony Colbert Dip. Arch. Tech.  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0721	Date of Final Grant 08/04/2002
Decision Order Number 0397	Date of Decision 19/02/2002
Register Reference S01A/0529	Date 21/12/01

**Applicant** Anne Connors

**Development** 5-bedroomed two storey house to replace burned out bungalow and bio-cycle waste water treatment plant to replace existing septic tank.

**Location** Blessington Road, Saggart, Co. Dublin.

**Floor Area** 0.00 Sq Metres

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

**Additional Information Requested/Received** 08/10/2001 /21/12/2001

A Permission has been granted for the development described above,  
subject to the following (10) Conditions.

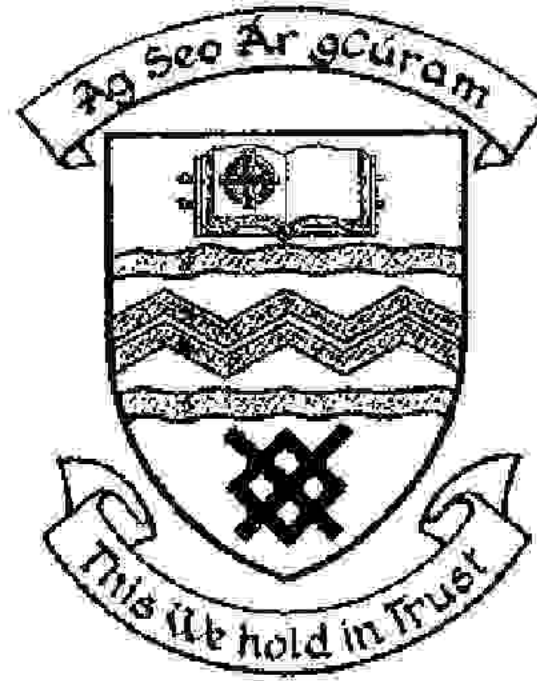
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S014/0549

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

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

### 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 21/12/01, 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 house, when completed, be first occupied by the applicant and/or members of her immediate family for a period of not less than one year.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 The mature trees shall be retained on site. Details of all proposed landscaping and boundary treatment shall be submitted to and approved by the Planning Authority prior to the commencement of development. In particular, replacement planting shall be proposed along the front boundary, should removal of any existing vegetation be required in order to accommodate vision splays at the entrance.  
REASON:  
In the interests of visual amenity.
- 5 The applicant shall satisfy the following requirements of the Environmental Health Officer.
  - (i) The applicant shall enter into a maintenance contract with Biocycle for the lifetime of the system.
  - (ii) The wastewater treatment system shall be located as per site layout plan received 21/12/01.
  - (iii) The wastewater treatment system shall be installed in accordance with the Irish Agreement Certificate 96/0030.
  - (iv) The existing septic tank, all inlet piping and irrigation piping shall be removed from the site. This system is not to be used at any stage for the new development.  
REASON:  
In the interests of public health.



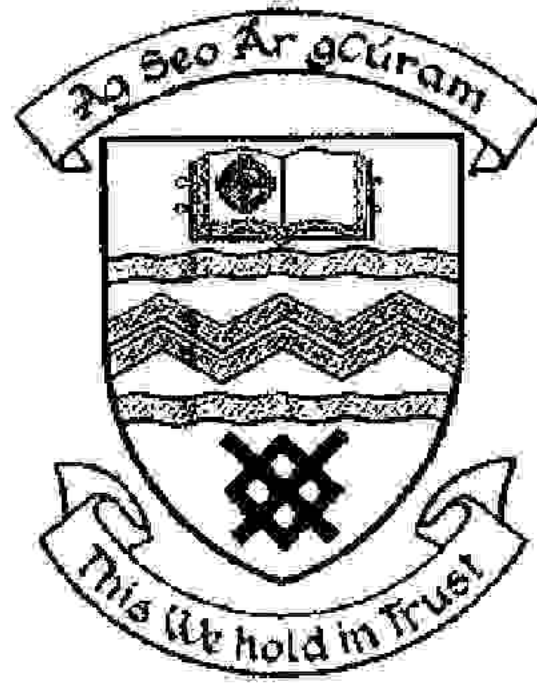
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0147

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

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

- 6 The applicant shall satisfy the following requirements of the Environmental Services Department.
- (i) The Septic Tank / Effluent Treatment System and percolation/ irrigation area shall be in accordance with S.R.6: 1991 and the requirements of the Environmental Protection Agency Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard shall be submitted to South Dublin County Council.
  - (ii) The Septic Tank / Effluent Treatment System and percolation/ irrigation area shall meet the requirements of the Environmental Health Officer.
  - (iii) The applicant shall ensure full and complete separation of foul and surface water systems.
  - (iv) The property shall have its own individual service connection to the public watermain and 24hour storage.
  - (v) 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:

In the interest of public health.

- 7 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.

- 8 The applicant shall meet the following requirements of the Roads Department:

- (i) Vision Splays of 3m x 90m in both directions of access point shall be provided (the 3m point is measured from the bitumen macadam edge of roadway along the driveway).
- (ii) The gradient of access shall not exceed 2.5% over the last 6 metres of approach to the public road.
- (iii) All storm water shall be disposed of to soakpits or natural watercourses within the site and shall not discharge onto the public road.

REASON:

In the interest of public safety.

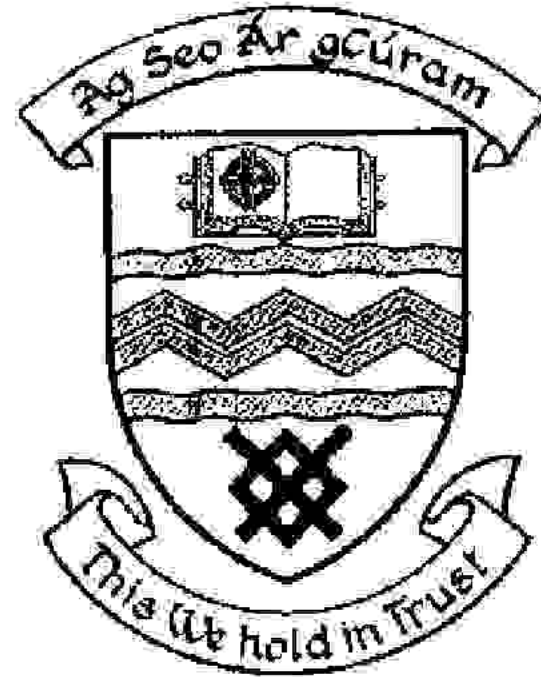
- 9 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0329 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

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

## REASON:

In the interest of amenity.

- 10 Prior to the commencement of development, the applicant shall submit revised drawings showing the proposed house significantly set down into the slope of the site.

## REASON:

In the interest of visual amenity.

- (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.

  
.....08/04/02  
for SENIOR ADMINISTRATIVE OFFICER



C

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

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

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 0397	Date of Decision 19/02/2002
Register Reference S01A/0529	Date: 10/08/01

**Applicant** Anne Connors

**Development** 5-bedroomed two storey house to replace burned out bungalow and bio-cycle waste water treatment plant to replace existing septic tank.

**Location** Blessington Road, Saggart, Co. Dublin.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 08/10/2001 /21/12/2001

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

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

Tony Colbert Dip. Arch. Tech.  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

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

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

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0529

**Conditions and Reasons**

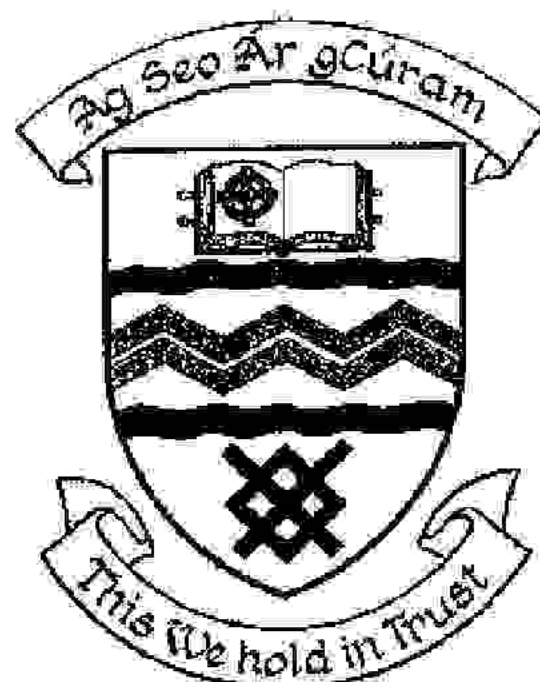
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 21/12/01, save as may be required by the other conditions attached hereto.  
REASON:  
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 house, when completed, be first occupied by the applicant and/or members of her immediate family for a period of not less than one year.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 The mature trees shall be retained on site. Details of all proposed landscaping and boundary treatment shall be submitted to and approved by the Planning Authority prior to the commencement of development. In particular, replacement planting shall be proposed along the front boundary, should removal of any existing vegetation be required in order to accommodate vision splays at the entrance.  
REASON:  
In the interests of visual amenity.
- 5 The applicant shall satisfy the following requirements of the Environmental Health Officer.
  - (i) The applicant shall enter into a maintenance contract with Biocycle for the lifetime of the system.
  - (ii) The wastewater treatment system shall be located as per site layout plan received 21/12/01.
  - (iii) The wastewater treatment system shall be installed in accordance with the Irish Agreement Certificate



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

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

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S01A/0529

96/0030.

- (iv) The existing septic tank, all inlet piping and irrigation piping shall be removed from the site. This system is not to be used at any stage for the new development.

**REASON:**

In the interests of public health.

- 6 The applicant shall satisfy the following requirements of the Environmental Services Department.

- (i) The Septic Tank / Effluent Treatment System and percolation/ irrigation area shall be in accordance with S.R.6: 1991 and the requirements of the Environmental Protection Agency Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard shall be submitted to South Dublin County Council.
- (ii) The Septic Tank / Effluent Treatment System and percolation/ irrigation area shall meet the requirements of the Environmental Health Officer.
- (iii) The applicant shall ensure full and complete separation of foul and surface water systems.
- (iv) The property shall have its own individual service connection to the public watermain and 24hour storage.
- (v) 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:**

In the interest of public health.

- 7 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.

- 8 The applicant shall meet the following requirements of the Roads Department:

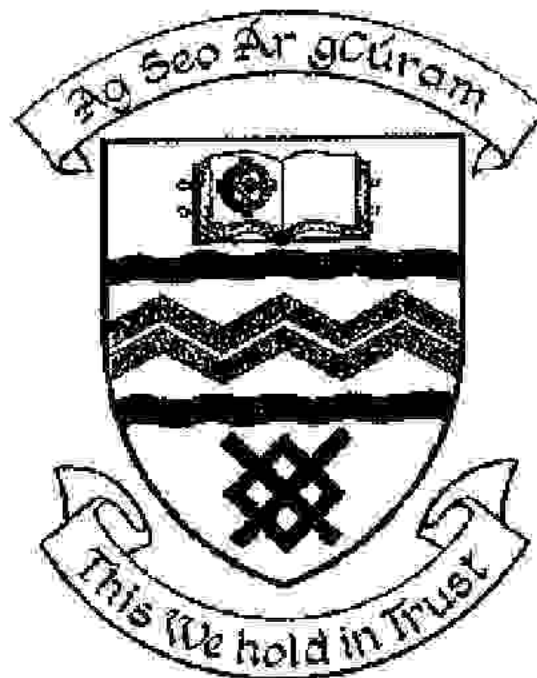
- (i) Vision Splays of 3m x 90m in both directions of access point shall be provided (the 3m point is



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

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

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0529

measured from the bitumen macadam edge of roadway  
along the driveway).

- (ii) The gradient of access shall not exceed 2.5% over  
the last 6 metres of approach to the public road.
- (iii) All storm water shall be disposed of to soakpits or  
natural watercourses within the site and shall not  
discharge onto the public road.

REASON:

In the interest of public safety.

- 9 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.

- 10 Prior to the commencement of development, the applicant  
shall submit revised drawings showing the proposed house  
significantly set down into the slope of the site.

REASON:

In the interest of visual amenity.

C

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



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

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 3108	Date of Decision 08/10/2001
Register Reference S01A/0529	Date: 10/08/01

**Applicant** Anne Connors  
**Development** Demolish burned-out building and erect 6 bedroom two storey house.

**Location** Blessington Road, Saggart, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 10/08/01 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 proposed site is located in an area zoned 'B' in the 1998 South Dublin County Development Plan. The Rural Housing Policy of the Development Plan reads, "Within areas designated with Zoning Objective B ("to protect and improve rural amenity and to provide for the development of agriculture") dwellings will only be permitted on suitable sites where
  - (i) applicants can establish a genuine need to reside in proximity to their employment; (such being related to the rural community),
  - or
  - (ii) applicants have close family ties with the rural community."

The applicant is requested to submit details illustrating how they satisfy this requirement.

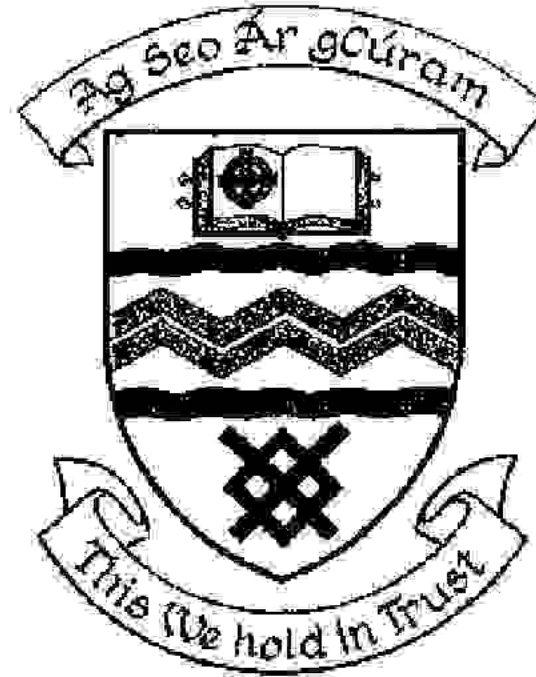
Tony Colbert Dip. Arch. Tech.  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.



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

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

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0529

- 2 It is considered that the proposal is visually unacceptable in terms of height and design. The applicant is requested to submit revised drawings for the proposed dwelling reducing the overall height and simplifying the front façade to comply with Appendix D of the 1998 South Dublin County Development Plan, "Guidelines on the Siting and Design of Rural Dwellings". The applicant is advised that simpler fenestration would be preferable in this instance.
- 3 The applicant is advised that the Environmental Health Officer has made numerous unsuccessful attempts to gain access to the site to inspect the existing septic tank. The applicant is requested to arrange for the EHO to visit the site and carry out an inspection.
- 4 The applicant is requested to submit exact details of proposed materials to be used in the façade.
- 5 A site inspection showed a newly constructed stone/brick wall between Blessington Road edge and the front boundary, which was not shown on the site plan. Planning Permission was not sought for this wall. The applicant is requested to submit a revised site plan showing the following:
  - (i) Vision splays of 3m x 90m in both directions of the access point (the 3 metres is measured from the bitumen tarmacadam edge of the roadway along the driveway). The wall will have to be removed in order to provide adequate vision splays.
  - (ii) The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.

The applicant is also requested to submit details of any new proposed wall at the entrance point, to include details of materials used.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

08/10/01