

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0465	
1. Location	Castle Road, Saggart, Co. Dublin.		
2. Development	155 sq.m metre two-storey dwelling, detached garage, biocycle treatment plant and associated site works		
3. Date of Application	17/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/10/2001 2.	1. 13/11/2001 2.
4. Submitted by	Name: Justin O'Callaghan Architect Address: Brookfield House, Brookfield Terrace,		
5. Applicant	Name: Adrian Noone Address: Mill Brook, Castle Road, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 0071 Date 10/01/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0445 Date 25/02/2002	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.

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Justin O'Callaghan Architect
Brookfield House,
Brookfield Terrace,
Blackrock,
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 0445	Date of Final Grant 25/02/2002
Decision Order Number 0071	Date of Decision 10/01/2002
Register Reference S01A/0465	Date 13/11/01

Applicant Adrian Noone

Development 155 sq.m metre two-storey dwelling, detached garage,
biocycle treatment plant and associated site works

Location Castle Road, Saggart, Co. Dublin.

Floor Area 155.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/10/2001 /13/11/2001

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

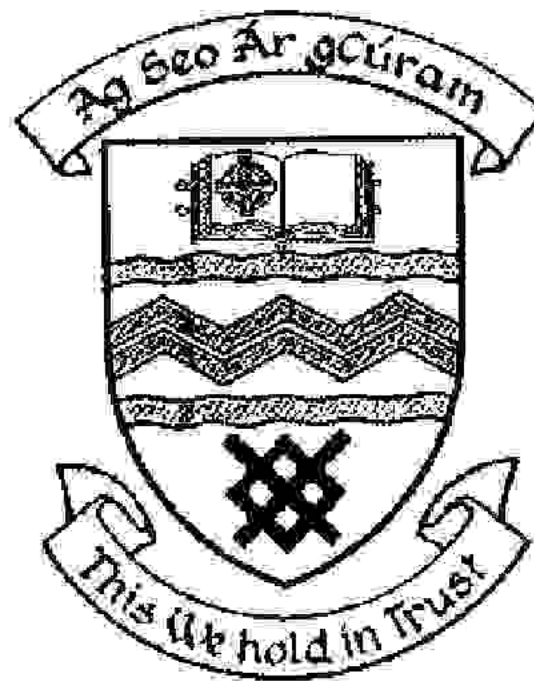
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Conditions and Reasons

- 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 13/11/01, 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 The dwellinghouse hereby permitted shall first be occupied as a permanent place of residence by the applicant or a member of his immediate family for a period of not less than one year.
REASON:
In the interest of the proper planning and development of the area.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 - i) Septic Tank / Effluent Treatment System and percolation/irrigation area 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 shall be submitted to South Dublin County Council.
 - ii) Septic Tank / Effluent Treatment System and percolation/irrigation area shall meet the requirements of the Environmental Health Officer.
 - iii) Applicant shall ensure full and complete separation of foul and surface water systems.
 - iv) The surface water run-off from the proposed development shall drain to soakage areas and shall be constructed in accordance with BRE digest 365, with certification of compliance by Engineer to be submitted.
 - v) Soakage areas shall meet the requirements of the Environmental Health Officer.
 - vi) The property shall have its own individual service connection to the public watermain and 24hour storage
 - vii) The connection to and tapping of public watermains

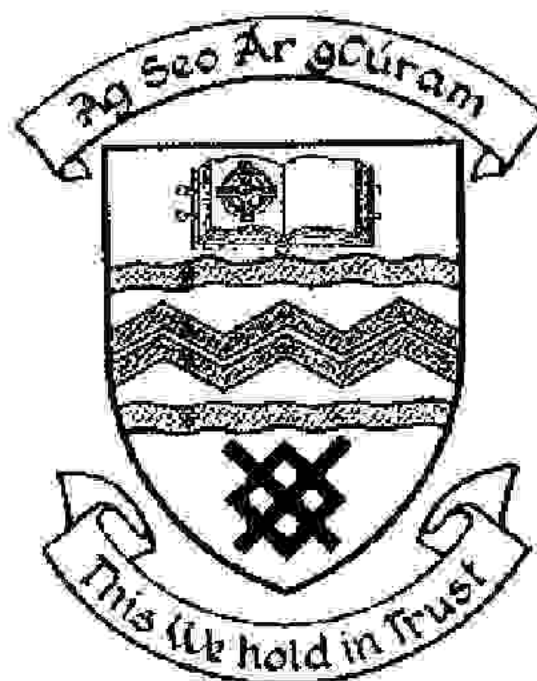
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shall be carried out by South Dublin County Council
personnel at the applicant's prior expense.

REASON:

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

- 5 Vision splays of 3 metres X 90 metres shall be provided in both directions from the access point. No development of any form (including planting, fencing, wing walls / piers, etc) shall be within that area required for the provision of said visibility splays at the site entrance.

REASON:

In the interest of road traffic safety.

- 6 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.

REASON:

To prevent unauthorised development.

- 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 Details of all boundary treatment and landscaping shall be submitted to and agreed in writing by the Planning Authority, prior to the commencement of development.

REASON:

In the interest of visual amenity.

- 9 The roofing material shall consist of slate while exterior walls shall be finished in a smooth render painted in a pale colour.

REASON:

In the interest of amenity.

- 10 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.

- 11 That an acceptable house name/number scheme be submitted to and approved by the County Council before any constructional

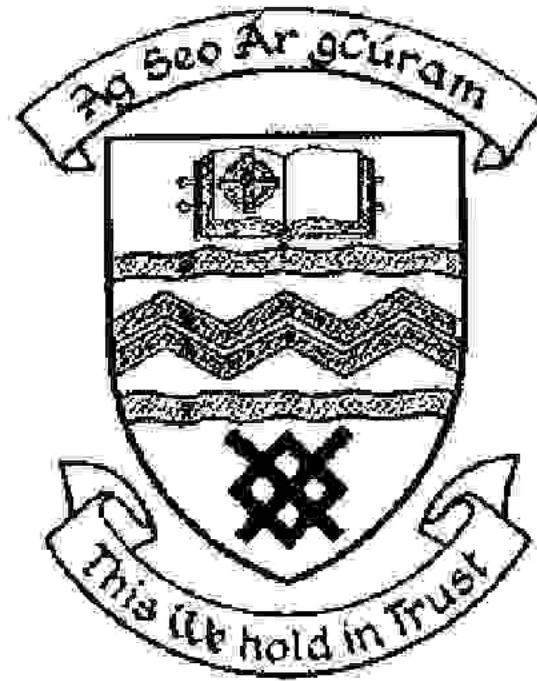
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work takes place on the proposed house.

REASON:

In the interest of the proper planning and development of the area.

- 12 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 13 That a financial contribution in the sum of EUR 476 (four hundred and seventy six 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.

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.

- 14 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.

- 15 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.

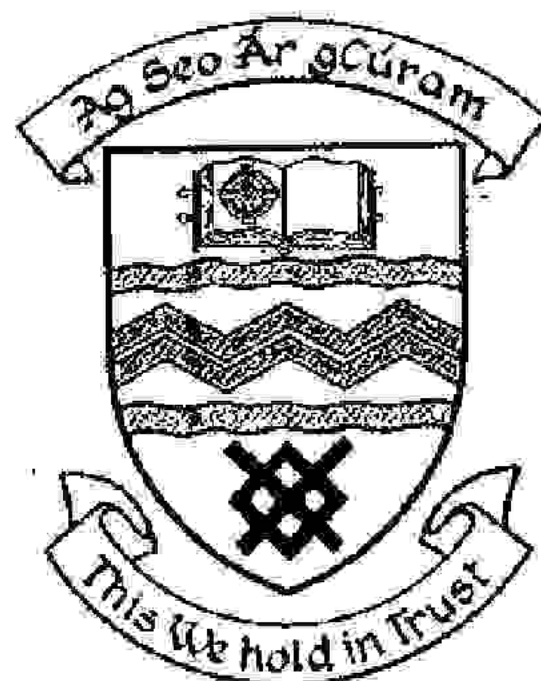
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REG. REF. S012/0001

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- 16 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.

.....26/02/02
for SENIOR ADMINISTRATIVE OFFICER

C

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

Decision Order Number 0071	Date of Decision 10/01/2002
Register Reference S01A/0465	Date: 17/07/01

Applicant Adrian Noone

Development 155 sq.m metre two-storey dwelling, detached garage,
biocycle treatment plant and associated site works

Location Castle Road, Saggart, Co. Dublin.

Floor Area Sq Metres


Time extension(s) up to and including

Additional Information Requested/Received 11/10/2001 /13/11/2001

Clarification of Additional Information Requested/Received /

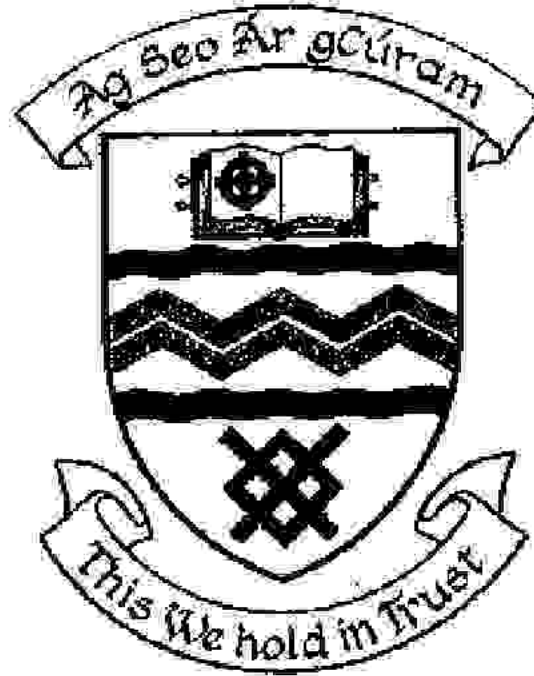
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.


..... 11/01/02
for SENIOR ADMINISTRATIVE OFFICER

Justin O'Callaghan Architect
Brookfield House,
Brookfield Terrace,
Blackrock,
Co. Dublin.

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- 2 The dwellinghouse hereby permitted shall first be occupied as a permanent place of residence by the applicant or a member of his immediate family for a period of not less than one year.
REASON:
In the interest of the proper planning and development of the area.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 - i) Septic Tank / Effluent Treatment System and percolation/irrigation area 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 shall be submitted to South Dublin County Council.
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 - iv) The surface water run-off from the proposed development shall drain to soakage areas and shall be constructed in accordance with BRE digest 365, with

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certification of compliance by Engineer to be submitted.

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colour.

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REASON:

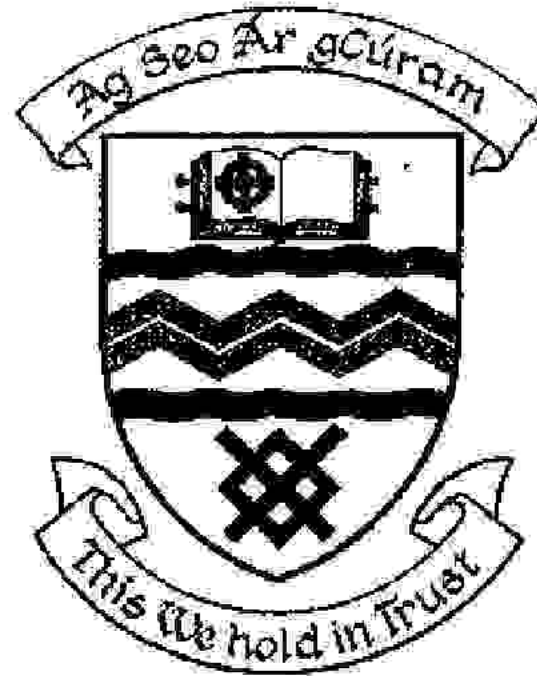
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- 16 That a financial contribution in the sum of EUR 857 (eight hundred and fifty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

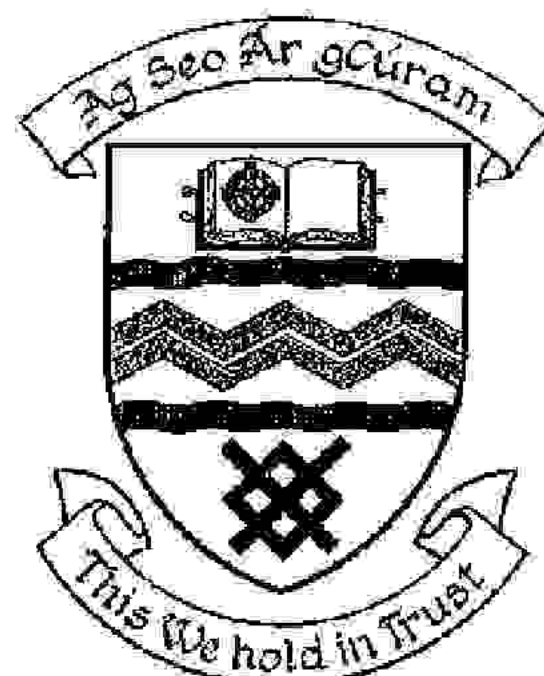
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

C

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

Decision Order Number 3143	Date of Decision 11/10/2001
Register Reference S01A/0465	Date: 17/07/01

Applicant Adrian Noone
Development 155 sq.m metre two-storey dwelling, detached garage,
 biocycle treatment plant and associated site works

Location Castle Road, Saggart, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/07/01 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:

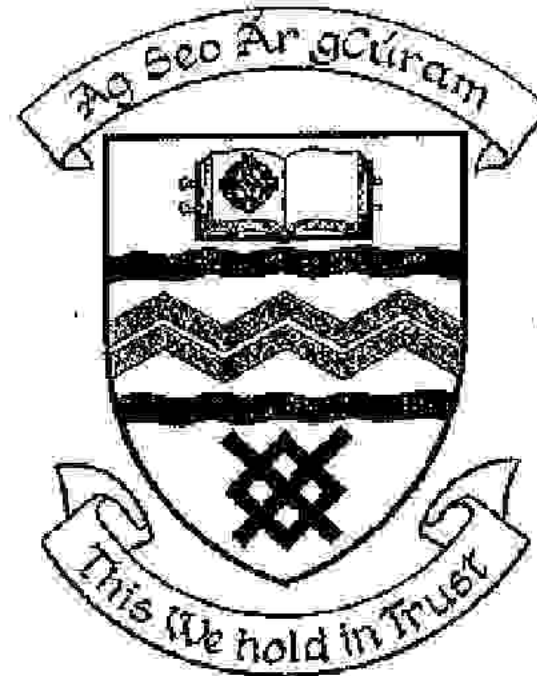
- 1 The site layout plan is unsatisfactory. The applicant is requested to submit revised site layout plans showing the full extent of development on the application site and adjoining properties in relation to the proposed development, in accordance with Article 23(1)(a) of the Local Government (Planning and Development) Regulations, 1994.
- 2 The applicant is requested to submit any additional details that would support his assertion that he accords with Council policy in respect of one-off dwellings on lands zoned 'Objective B' as stated under paragraph 2.3.1.ii 'Rural Amenity and Agricultural Zone' of the South Dublin County Development Plan, 1998. The applicant should refer to proximity to his place of employment and elaborate on his family ties to the rural community. The applicant is also requested to submit plans showing the location of his

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parents' current place of residence and the full extent of land owned by his family in the general area.

- 3 The applicant is requested to submit revised drawings omitting the proposed first floor windows in the north-facing gable. If it is proposed to revise the fenestration on the other elevations to compensate for the omission of the previously proposed windows revised drawings of those elevations should also be submitted.
- 4 The applicant is requested to submit full details of the front boundary treatment and show the provision of 3 metre X 90 metre vision splays at the entrance to the site.
- 5 The applicant should note that it is Council policy, as stated under paragraph 3.4.22.vi of the South Dublin County Development Plan, 1998, that the road frontage of a site for dwellings in rural areas should generally be at least 60 metres so as to preserve the rural or high amenity quality of the area. The applicant is requested to submit a revised site layout plan amending the proposal accordingly. (if possible).

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

11/10/01