

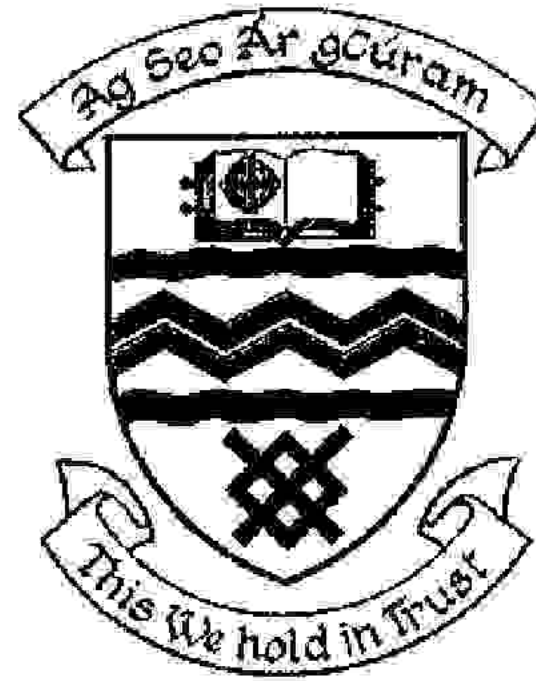
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0349	
1. Location	Verschoyles Hill, Saggart, Co. Dublin.		
2. Development	Erection of a dwellinghouse with a biocycle waste water treatment unit and a new entrance.		
3. Date of Application	12/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/08/2001 2.	1. 2.
4. Submitted by	Name: Faja Design, Address: Main Street, Rathcoole,		
5. Applicant	Name: Neil Stanley, Address: Verschoyles Hill, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2625 Date 09/08/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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Lár an Bhaile, Tamhlacht,  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 - 1999**  
**AND PLANNING & DEVELOPMENT ACT 2000**

Decision Order Number 1038	Date of Decision 16/05/2002
Register Reference S01A/0349	Date: 12/06/01

**Applicant** Neil Stanley,

**Development** Erection of a dwellinghouse with a biocycle waste water treatment unit and a new entrance.

**Location** Verschoyles Hill, Saggart, Co. Dublin.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 17/05/2002

**Additional Information Requested/Received** 09/08/2001 /11/01/2002

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

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

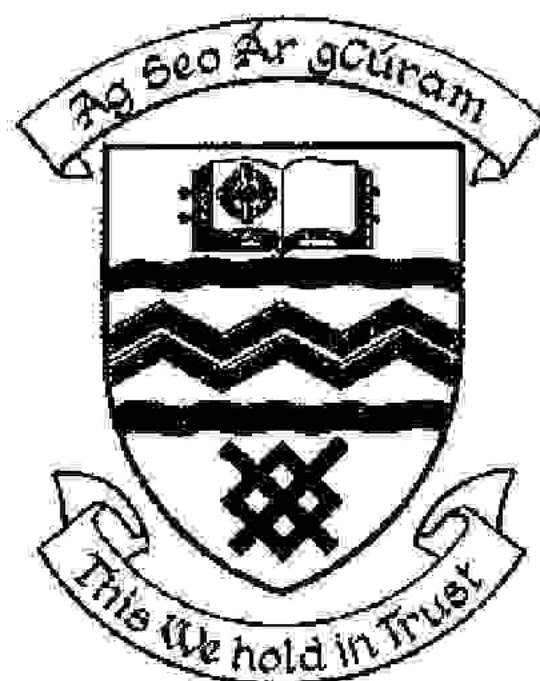
Faja Design,  
Main Street,  
Rathcoole,  
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and additional information received on 11/01/2002 and unsolicited additional information received on 19/03/2002, 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 house, when completed, be first occupied by the applicant and/or members of his immediate family for a period of not less than five years.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 Prior to the commencement of development, the applicant shall submit a comprehensively revised house design for the written agreement of the Planning Authority, which shall be in accordance with Appendix D of the South Dublin County Development Plan, 1998, 'Guidelines on the Siting and Design of Rural Dwellings'. In particular, the amended drawings shall provide for a more traditional design of reduced height and of simpler plan and form, omitting such features as the complex roof design and fenestration, the bay windows and prominent chimneys. Roofing materials shall consist of dark coloured slate or tiles, while exterior walls shall be finished in a pale-coloured render. A natural stone finish to part of the exterior walls may be considered.  
  
Reason: In the interest of visual amenity.
- 4 Prior to the commencement of development, the applicant shall submit a detailed landscaping scheme for the written agreement of the Planning Authority to include details of all proposed boundary treatments (gates, walls, fences, hedges, etc.). In particular, the scheme shall provide for the planting of native hedgerow species along the roadside boundary inside the line required for visibility. Details

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REG. REF. S01A/0349

of plant species, numbers and locations of plants shall be specified and a programme for planting shall be included.

Reason: In the interest of visual amenity.

- 5 The applicant shall meet the following requirements with respect to drainage arrangements:

(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'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) The Applicant shall ensure full and complete separation of foul and surface water systems.

(iii) The surface water run-off from the proposed development shall drain to soakage areas designed and constructed in accordance with BRE Digest 365, and certification of compliance by an Engineer shall be submitted.

Reason: In the interest of public health.

- 6 The applicant shall adhere to the following requirements of the Environmental Health Officer:

(i) A potable water supply shall be provided

(ii) The applicant shall enter into a maintenance contract with Biocycle for the lifetime of the effluent treatment system.

(iii) The treatment system shall be installed in accordance with Irish Agreement Certificate 96/0033.

(iv) The unit to be installed shall accommodate a maximum of 8 no. residents.

Reason: In the interest of public health.

- 7 That the entire premises be used as a single dwelling unit.

REASON:

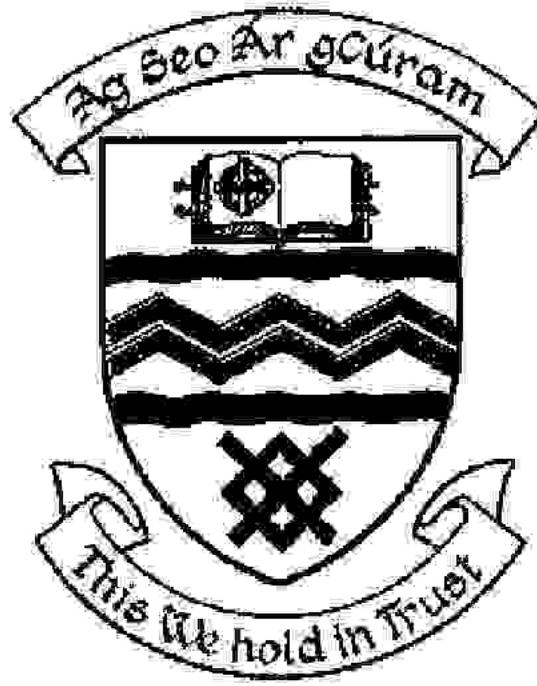
To prevent unauthorised development.



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- 8 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.
- 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 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.
- 11 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.
- 12 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

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REG. REF. S01A/0349

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.

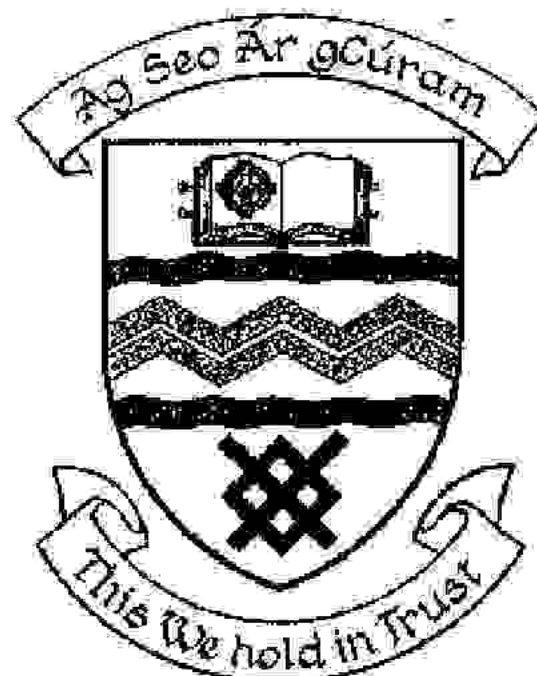


C.

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

Decision Order Number 2625	Date of Decision 09/08/2001
Register Reference S01A/0349	Date: 12/06/01

**Applicant** Neil Stanley,  
**Development** Erection of a dwellinghouse with a biocycle waste water treatment unit and a new entrance.

**Location** Verschoyles Hill, Saggart, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 12/06/01 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:

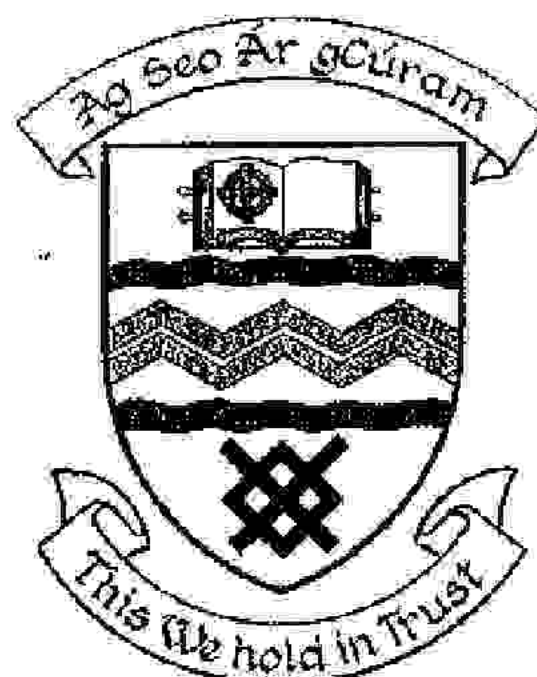
- 1 The applicant is requested to furnish further details as follows:
  - (i) The location of the applicant's family home
  - (ii) Details of the full extent of the applicant's family landholding in the area
  - (iii) Documentary evidence to support the applicant's claim that he is a native of the area and that he is in full employment in agricultural activity.
- 2 The applicant is requested to submit revised drawings showing the following:
  - (i) Relocation of access point to provide 3m x 90m vision splays in both directions from entrance. This will involve removal of existing front boundary/earth bank.
  - (ii) Details of a new boundary to be erected along line required for visibility. The applicant should note that and no development of any form (incl. planting, fences, piers/ wing walls) shall be erected within area required for

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Co. Dublin.

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REG REF. S01A/0349

visibility.

(iii) A plan showing details of replacement planting outside the line of visibility, to consist of native hedgerow species.

(iv) All stormwater shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.

(v) The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.

- 3 The applicant is requested to submit revised drawings redesigning the house such that it complies with the requirements of Appendix D1 of the South Dublin County Development Plan, 1998 - 'Guidelines on the Siting and Design of Rural Dwellings'. In particular, the fenestration, roof design, gable overhangs and treatment of the entrance area should be re-examined to produce a simpler, vernacular design which would be in keeping with the character of the Dublin Mountain zone.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

09/08/01



	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/0349	
1. Location	Verschoyles Hill, Saggart, Co. Dublin.		
2. Development	Erection of a dwellinghouse with a biocycle waste water treatment unit and a new entrance.		
3. Date of Application	12/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/08/2001 2.	1. 11/01/2002 2.
4. Submitted by	Name: Faja Design, Address: Main Street, Rathcoole,		
5. Applicant	Name: Neil Stanley, Address: Verschoyles Hill, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 1038  Date 16/05/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2401  Date 03/07/2002	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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**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2401	Date of Final Grant 03/07/2002
Decision Order Number 1038	Date of Decision 16/05/2002
Register Reference S01A/0349	Date 11/01/02

**Applicant** Neil Stanley,

**Development** Erection of a dwellinghouse with a biocycle waste water treatment unit and a new entrance.

**Location** Verschoyles Hill, Saggart, Co. Dublin.

**Floor Area** 0.00 Sq Metres

**Time extension(s) up to and including** 17/05/2002

**Additional Information Requested/Received** 09/08/2001 /11/01/2002

A Permission has been granted for the development described above,  
subject to the following (12) Conditions.

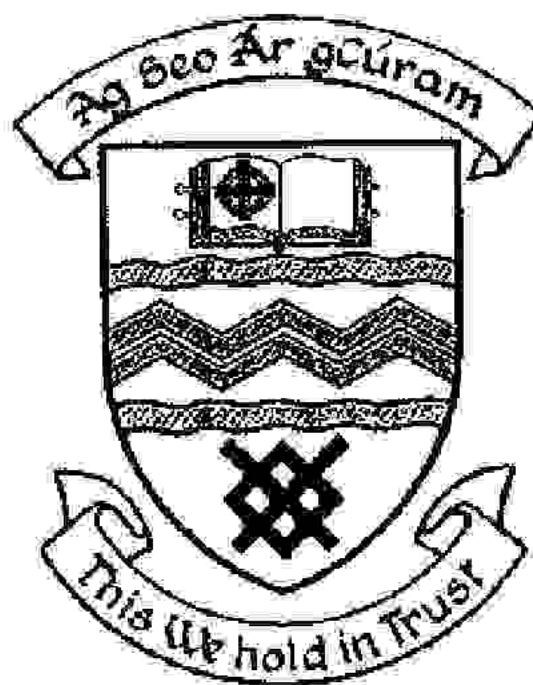


# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S016/01 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 and additional information received on 11/01/2002 and unsolicited additional information received on 19/03/2002, 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 house, when completed, be first occupied by the applicant and/or members of his immediate family for a period of not less than five years.

### REASON:

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

- 3 Prior to the commencement of development, the applicant shall submit a comprehensively revised house design for the written agreement of the Planning Authority, which shall be in accordance with Appendix D of the South Dublin County Development Plan, 1998, 'Guidelines on the Siting and Design of Rural Dwellings'. In particular, the amended drawings shall provide for a more traditional design of reduced height and of simpler plan and form, omitting such features as the complex roof design and fenestration, the bay windows and prominent chimneys. Roofing materials shall consist of dark coloured slate or tiles, while exterior walls shall be finished in a pale-coloured render. A natural stone finish to part of the exterior walls may be considered.

Reason: In the interest of visual amenity.

- 4 Prior to the commencement of development, the applicant shall submit a detailed landscaping scheme for the written agreement of the Planning Authority to include details of all proposed boundary treatments (gates, walls, fences, hedges, etc.). In particular, the scheme shall provide for the planting of native hedgerow species along the roadside boundary inside the line required for visibility. Details of plant species, numbers and locations of plants shall be specified and a programme for planting shall be included.

Reason: In the interest of visual amenity.

- 5 The applicant shall meet the following requirements with respect to drainage arrangements:

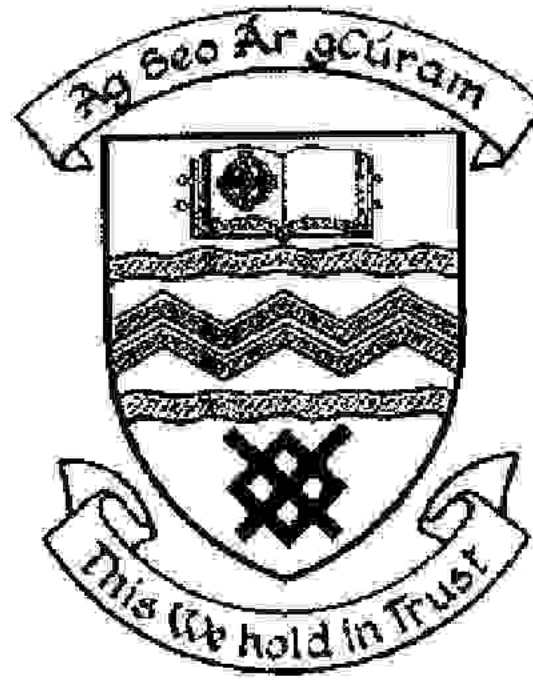
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S014/0149

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(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'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) The Applicant shall ensure full and complete separation of foul and surface water systems.

(iii) The surface water run-off from the proposed development shall drain to soakage areas designed and constructed in accordance with BRE Digest 365, and certification of compliance by an Engineer shall be submitted.

Reason: In the interest of public health.

6 The applicant shall adhere to the following requirements of the Environmental Health Officer:

(i) A potable water supply shall be provided

(ii) The applicant shall enter into a maintenance contract with Biocycle for the lifetime of the effluent treatment system.

(iii) The treatment system shall be installed in accordance with Irish Agreement Certificate 96/0033.

(iv) The unit to be installed shall accommodate a maximum of 8 no. residents.

Reason: In the interest of public health.

7 That the entire premises be used as a single dwelling unit.  
REASON:

To prevent unauthorised development.

8 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.

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.



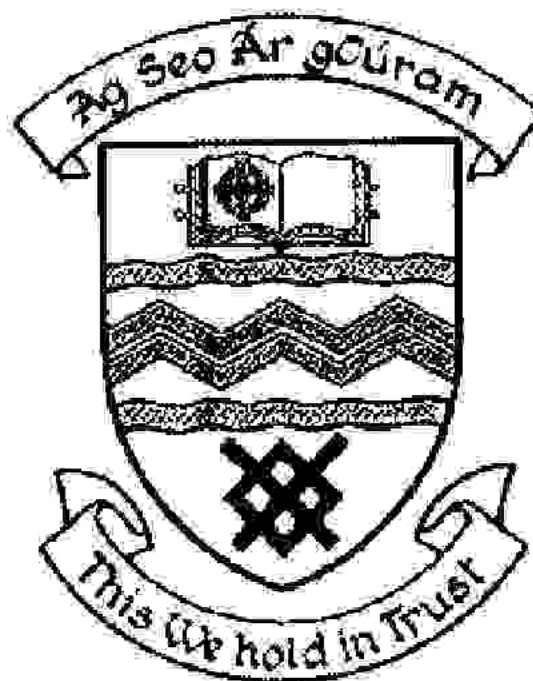
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S014/0041

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- 10 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.

- 11 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.

- 12 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.

- (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.

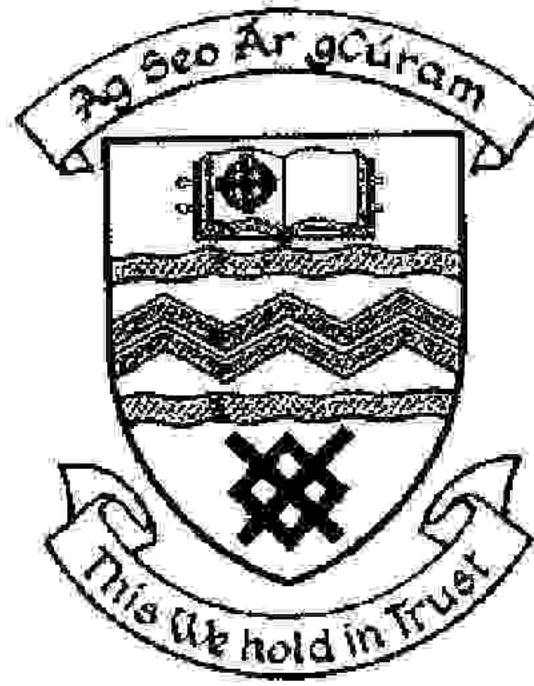
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0441

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- (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.

.....04/07/02  
for SENIOR ADMINISTRATIVE OFFICER