

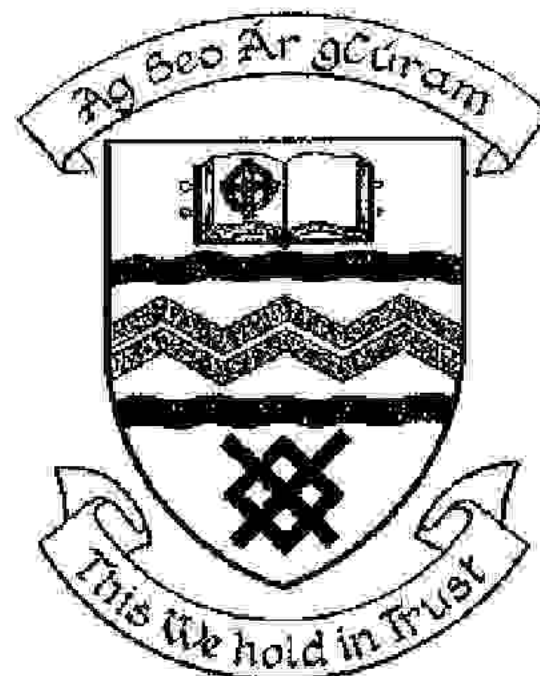
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0278	
1. Location	Bellavista House, Templeogue Road, Templeogue, Dublin 6W.		
2. Development	To erect 3no. bedroom farm-hand's lodge.		
3. Date of Application	09/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Buggie & Associates, Address: 402 South Circular Road, Dublin 8.		
5. Applicant	Name: P & C Tobin, Address: Bellavista House, Templeogue Road, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 2321 Date 05/07/2001	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

M.

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Lár an Bhaile, Tamhlacht,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2321	Date of Decision 05/07/2001
Register Reference S01A/0278	Date: 09/05/01

Applicant P & C Tobin,
Development To erect 3no. bedroom farm-hand's lodge.

Location Bellavista House, Templeogue Road, Templeogue, Dublin 6W.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 09/05/01 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 submit plans particulars and details which address the following issues to the satisfaction of Environmental Services Department, South Dublin County Council:

Foul Drainage

It is unclear how the applicant proposes to provide foul drainage for the development as there is no public foul sewer adjacent to the site. The following information is therefore required:

- The applicant shall clarify by means of a layout how it is proposed to provide foul drainage for the development. If the applicant is proposing to connect to a private drain he shall submit written consent from the owner of this drain to discharge foul effluent from the development into it. They shall also show, by providing details of pipes sizes, gradients, number of houses connected to drain etc. that the drain has capacity for the additional two houses.
- The applicant shall submit a drainage layout showing the

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402 South Circular Road,
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location of all proposed drains, sewers, manholes and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations

■ No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

Surface water:

The applicant has submitted no details in relation to surface water drainage. No public surface water sewers exist in the area. Therefore consideration will be given to any soakaway proposals providing the following information is provided:

- Clarification of how surface water run-off from existing adjacent buildings is disposed of.
- Soakaways are to be located at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.
- Soakaways are to be located at least 10m from the nearest road boundary and not within 3m of the boundary of the adjoining site.
- Soakaways must be designed in accordance with the requirements of BRE Digest 365 Soakaway Design and certification to that effect is required. Report on suitability of soil for soakage to be submitted with the additional information.
- Soakage area to meet the requirements of EHO.
- Applicant to ensure full and complete separation of foul and surface water systems.

Water supply:

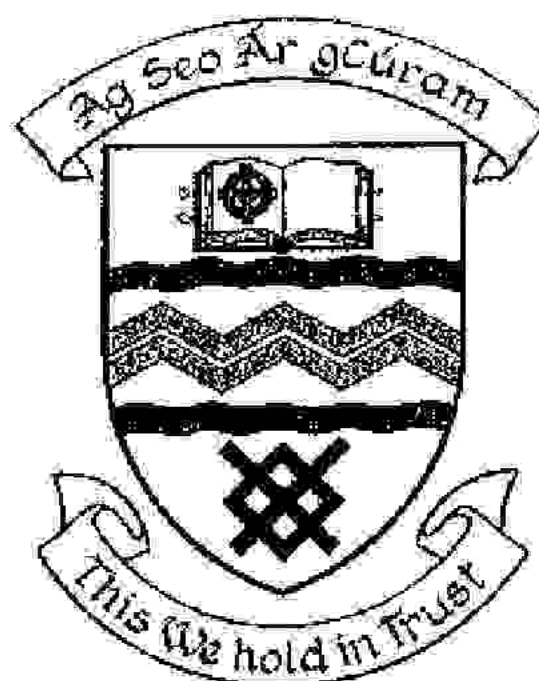
It is unclear how the applicant proposes to provide a water supply to the development, as there is no public watermain within approx. 100m of the site. The following information is therefore required:

- The applicant shall clarify by means of a layout how it is proposed to provide a water supply to the house.
- The property shall have its own individual service connection to the public watermain and full 24hour water storage.
- No house shall be more than 45m from the nearest hydrant.
- Service connections over 90m in length shall be metered at the applicants expense.
- The connection to and tapping of public watermains shall

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

- 2 The applicant is requested to submit accurate, to metric measurement and to scale, location map (scale not less than 1: 10,560) and site plan map scale (not less than 1: 500) clearly indicating the boundaries to which the application refers to. The applicant is also requested to submit map of his/her entire land-holding in this area .
- 3 The applicant is requested to satisfy the Planning Authority that the applicant has a genuine need for housing in the area and the development is directly related to the area's amenity potential or its use for agriculture".

Signed on behalf of South Dublin County Council


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for Senior Administrative Officer

05/07/01