

	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/0237	
1. Location	Coolmine, Saggart, Co. Dublin.		
2. Development	Two storey house, garage, and secondary effluent treatment system.		
3. Date of Application	23/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: N. Scanlon Address: Coolmine, Saggart,		
5. Applicant	Name: N. Scanlon, Address: Coolmine, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2577 Date 02/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2954 Date 18/09/2001	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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N. Scanlon
Coolmine,
Saggart,
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 2954	Date of Final Grant 18/09/2001
Decision Order Number 2577	Date of Decision 02/08/2001
Register Reference S01A/0237	Date 23/04/01

Applicant N. Scanlon,

Development Two storey house, garage, and secondary effluent treatment system.

Location Coolmine, Saggart, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including 06/08/2001

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (11) 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, and unsolicited additional information received 29/06/2001, 04/07/2001 and 19/07/2001 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 All external finishes shall be as shown on drawings submitted 04/07/2001.
Reason:
In the interest of architectural harmony and visual amenity.
- 4 The requirements of the Environmental Health Officer shall be strictly adhered to. In that respect:
i) A potable water supply shall be provided.
ii) The septic tank, percolation area and the reserve percolation area shall be installed in accordance with SR6 1991.
Reason:
In the interest of public health.
- 5 Nothing in this planning grant shall authorise the proposed site entrance and roadside boundary setback shown on drawings submitted 23/04/2001 and 29/06/2001.
Prior to the commencement of development the applicant shall
i) meet the roads engineer on site and agree on a location for the proposed site entrance.
ii) submit, for the written agreement of the Planning Authority, a revised site layout map showing the proposed location of the site entrance which shall achieve the required 3m x 90m vision splay in both directions of access point (the 3m setback is measured from bitumen macadam edge of roadway).
Reason:
In the interest of traffic safety and local amenity.
- 6 The proposed dwelling when completed shall be first occupied for a period of at least one year as a place of permanent residence by the applicant his heirs and/or members of the applicants immediate family.

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REG. REF. S014/0230

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Reason:

To secure in the interests of orderly development that the proposed house is used to meet the applicants stated housing needs and to ensure that development in this rural area is appropriately restricted in the interest of proper planning and development and visual amenity.

- 7 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.

- 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 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) 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.

- 10 In the event of a connection to the water supply, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) 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.

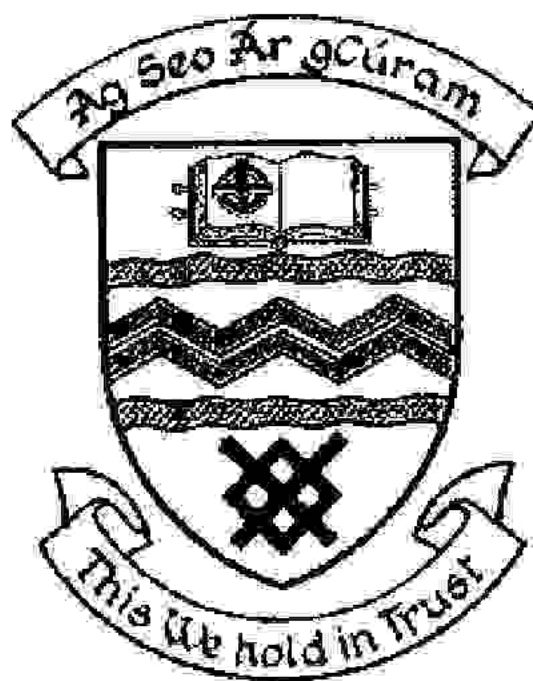
REASON:

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.

- 11 That a financial contribution in the sum of £2,100 (two thousand and one hundred pounds) EUR 2,666 (two thousand six

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hundred and sixty six euros) 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.
- (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.

.....18/09/01
for SENIOR ADMINISTRATIVE OFFICER

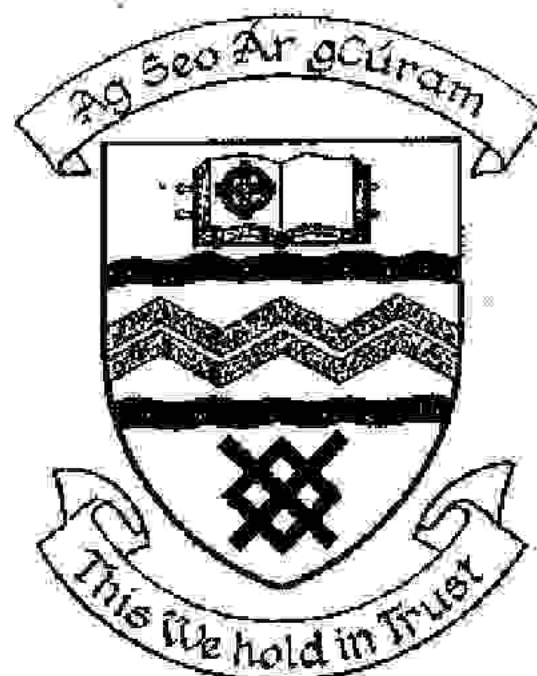
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0237	
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2577	Date of Decision 02/08/2001
Register Reference S01A/0237	Date: 23/04/01

Applicant N. Scanlon,
Development Two storey house, garage, and secondary effluent treatment system.
Location Coolmine, Saggart, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including 06/08/2001
Additional Information Requested/Received /
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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

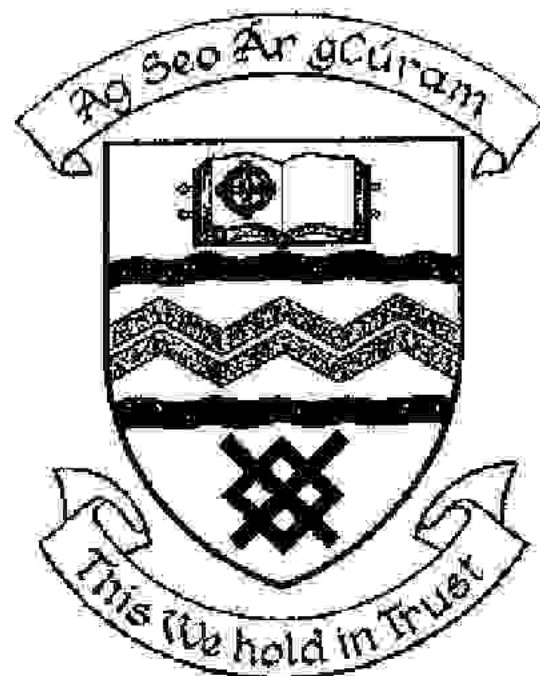
 02/08/01
for SENIOR ADMINISTRATIVE OFFICER

N. Scanlon
Coolmine,
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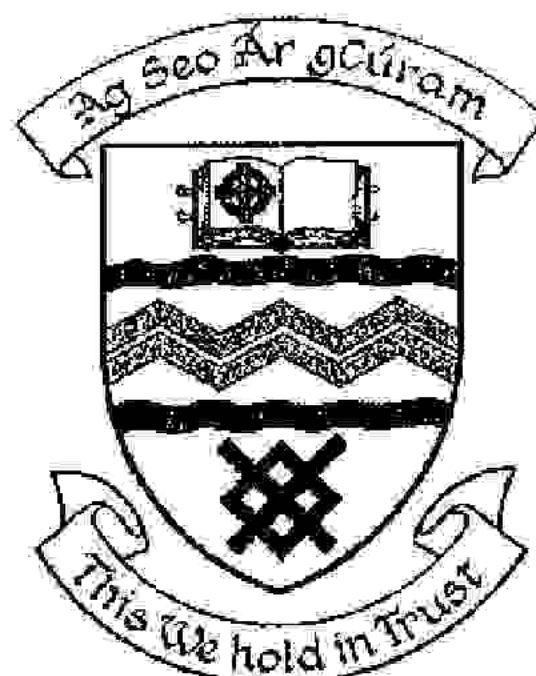
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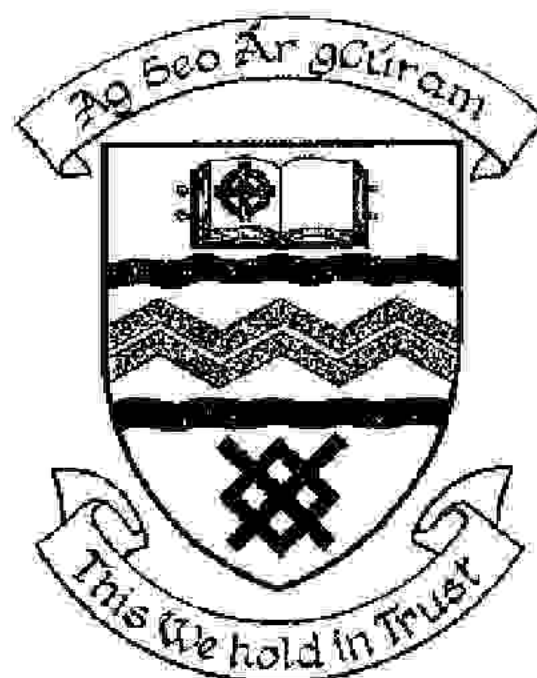
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