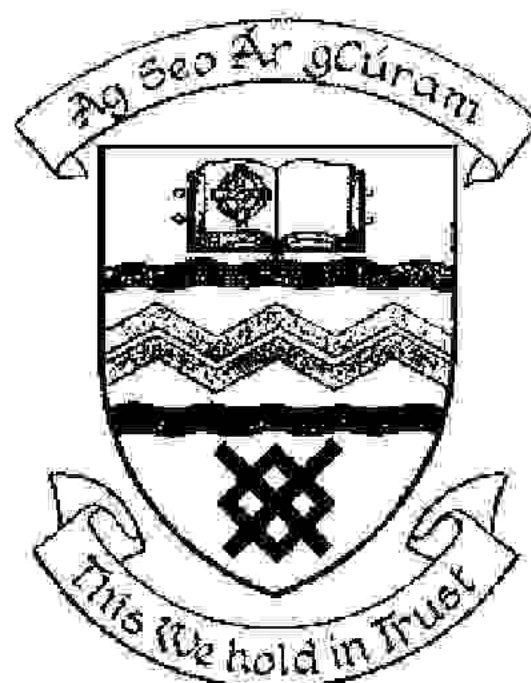


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0089	
1. Location	Mill Bridge House, Mill Road, Saggart, Co. Dublin		
2. Development	Two dwellings with access from the new access road at Mill Road on 0.43 acre site.		
3. Date of Application	16/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Kiaran O'Malley & Co. Ltd., Address: St. Heliers, Stillorgan Park,		
5. Applicant	Name: John Berns, Address: Mill Bridge House, Mill Road, Saggart, Co. Dublin		
6. Decision	O.C.M. No. 0777 Date 12/04/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 1095 Date 24/05/2001	Effect AO GRANT OUTLINE 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 DECISION TO GRANT OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0777	Date of Decision 12/04/2001
Register Reference S01A/0089	Date: 16/02/01

Applicant John Berns,

Development Two dwellings with access from the new access road at
Mill Road on 0.43 acre site.

Location Mill Bridge House, Mill Road, Saggart, Co. Dublin

Floor Area Sq Metres

Time extension(s) up to and including

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 OUTLINE PERMISSION in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*MJ*..... 12/04/01
for SENIOR ADMINISTRATIVE OFFICER

Kiaran O'Malley & Co. Ltd.,
St. Heliers,
Stillorgan Park,
Blackrock,
County Dublin.

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Conditions and Reasons

- 1 That details relating to layout, siting, height, design and external appearance of the proposed buildings and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

REASON:

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

- 2 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 The proposed dwellings shall be restricted to single storey or dormer-style.

REASON:

To protect the amenities of the area.

- 4 The proposed dwelling on site A shall be oriented such that the front facade faces approximately south-east.

REASON:

In the interest of the Residential amenities of adjoining properties.

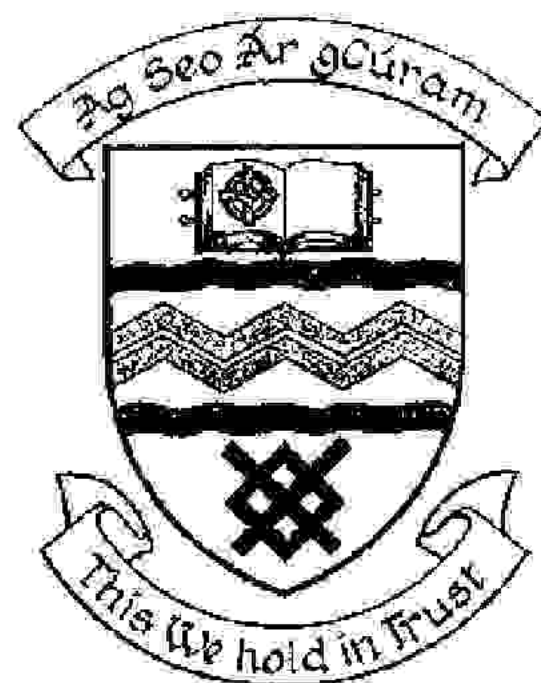
- 5 The requirements of the Environment Services Department shall be strictly adhered to. In this respect;

- i) No building work shall commence until the construction of the Saggart/Newcastle/Rathcoole sewerage scheme is sufficiently advanced to enable foul sewage from the site to be channelled to the new sewerage system.
- ii) No connection shall be made to the existing Council foul sewer and no dwelling unit shall be occupied until the implementation of the recommendations of the consultant's report into the foul sewer network in Saggart. An additional sum may be levied on the applicant for this work.
- iii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- iv) At 'approval' stage the applicant shall submit a

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drainage layout showing the 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 and shall show full and complete separation of foul and surface water systems.

- v) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- vii) each property shall have its own individual service connection to the public watermain and 24hour storage.
- viii) At 'approval' stage the applicant shall submit a watermain layout for the development. The details shall include pipe sizes, pipe class, pipe route, location of valves, hydrants and the point of the proposed connection to the existing public watermain. This shall be in compliance with Part B of the 1997 Building Regulations.
- ix) The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

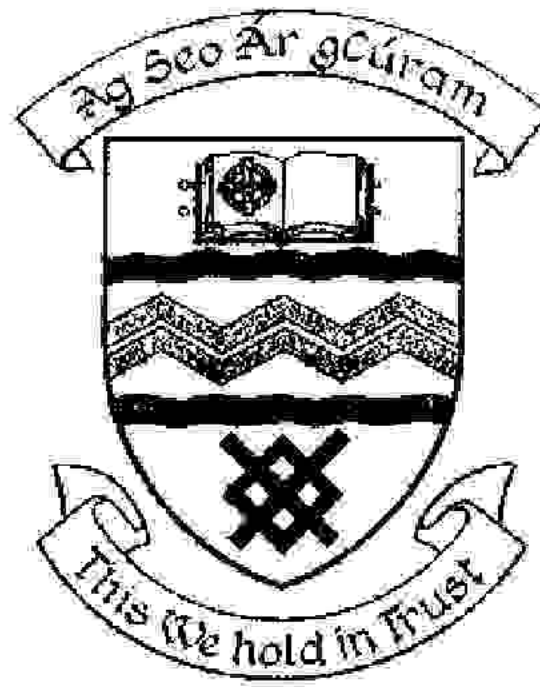
REASON:

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

- 6 The requirements of the Parks department shall be strictly adhered to. In this respect:

- i) A detailed tree and hedgerow survey shall be provided with any application for approval, indicating the location, species, age, condition, crown spread and height of the trees on site. Information should be given on proposals for the removal/retention of trees and hedgerows and measures proposed to protect them during the course of the development. The trees/hedgerows to be retained on site shall be protected by suitable fencing and a scheme of tree felling and surgery works based on the applicant's tree survey shall be carried out prior to the commencement of works on site. The protective fencing shall be erected by the

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developer and inspected by an Official from the Parks and Landscape Services Department prior to development works commencing on site.

- ii) The applicant shall submit a detailed Landscape Plan for the site with any application for approval. The said Landscape Plan shall have particular regard to screen planting along the boundary with the Camac River.

- 7 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- 8 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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.

- 9 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to be paid before the commencement of

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development on 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.

- 10 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development; this contribution to be paid before the commencement of development on 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 11 That security to be determined by the Planning Authority on submission of detailed plans for approval be lodged by the applicant to South Dublin County Council; arrangements to be made prior to the commencement of development on the site.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 12 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development. This contribution to be paid before the commencement of development on site.

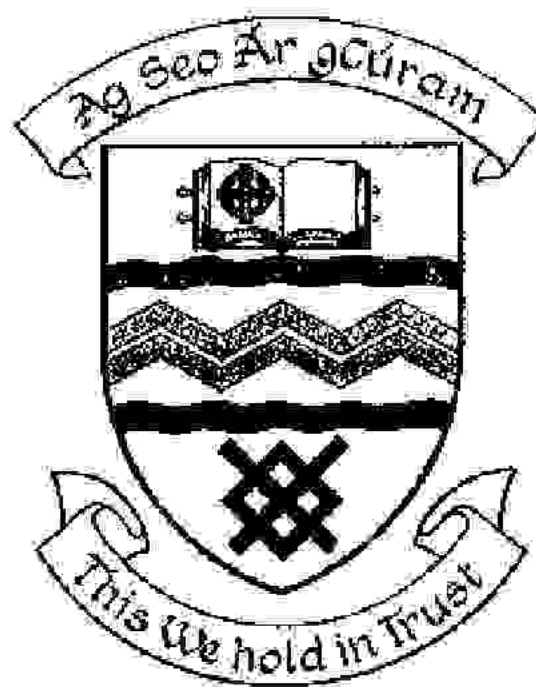
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the cost of the works.

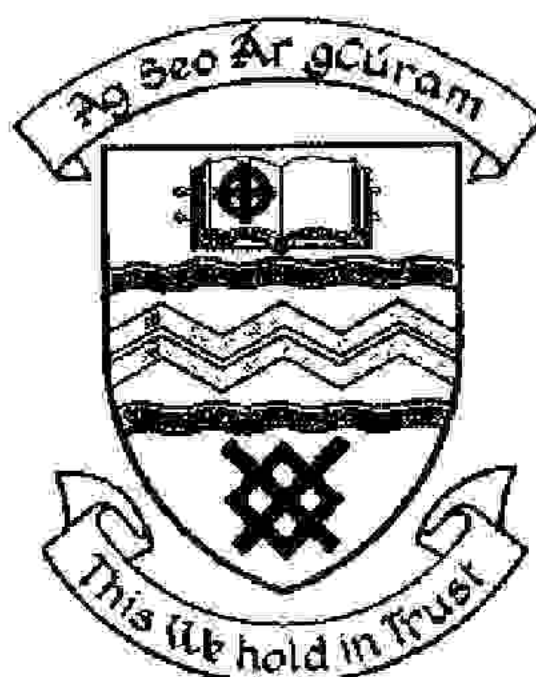
- 13 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

	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/0089	
1. Location	Mill Bridge House, Mill Road, Saggart, Co. Dublin		
2. Development	Two dwellings with access from the new access road at Mill Road on 0.43 acre site.		
3. Date of Application	16/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Kiaran O'Malley & Co. Ltd., Address: St. Heliers, Stillorgan Park,		
5. Applicant	Name: John Berns, Address: Mill Bridge House, Mill Road, Saggart, Co. Dublin		
6. Decision	O.C.M. No. 0777 Date 12/04/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 1095 Date 24/05/2001	Effect AO GRANT OUTLINE PERMISSION	
8. Appeal Lodged			
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Kiaran O'Malley & Co. Ltd.,
St. Heliers,
Stillorgan Park,
Blackrock,
County Dublin.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 1095	Date of Final Grant 24/05/2001
Decision Order Number 0777	Date of Decision 12/04/2001
Register Reference S01A/0089	Date 16/02/01

Applicant John Berns,

Development Two dwellings with access from the new access road at
Mill Road on 0.43 acre site.

Location Mill Bridge House, Mill Road, Saggart, Co. Dublin

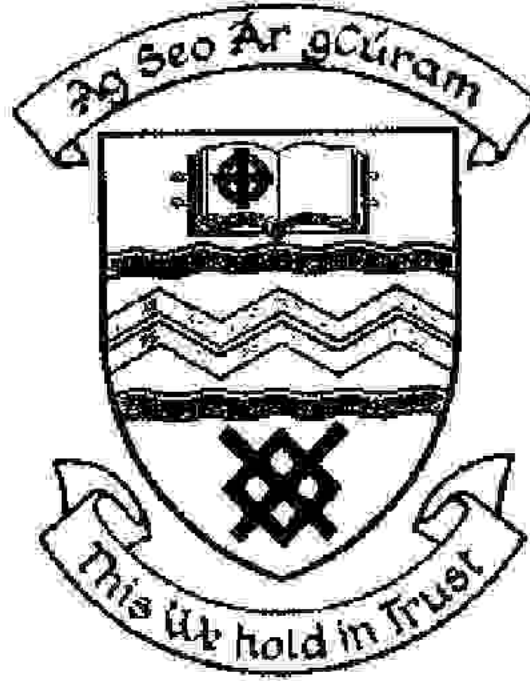
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Outline Permission has been granted For the development described above,
subject to the following (14) Conditions.

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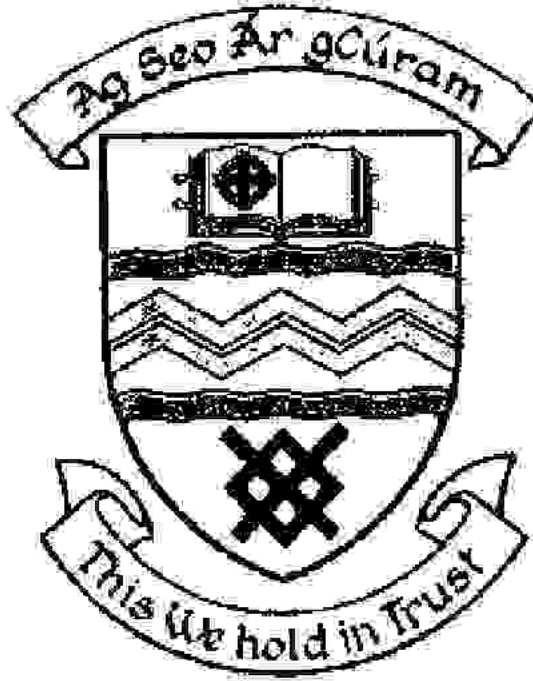
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Conditions and Reasons

- 1 That details relating to layout, siting, height, design and external appearance of the proposed buildings and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.
 REASON:
 In the interest of the proper planning and development of the area.
- 2 That each proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 3 The proposed dwellings shall be restricted to single storey or dormer-style.
 REASON:
 To protect the amenities of the area.
- 4 The proposed dwelling on site A shall be oriented such that the front facade faces approximately south-east.
 REASON:
 In the interest of the Residential amenities of adjoining properties.
- 5 The requirements of the Environment Services Department shall be strictly adhered to. In this respect;
 - i) No building work shall commence until the construction of the Saggart/Newcastle/Rathcoole sewerage scheme is sufficiently advanced to enable foul sewage from the site to be channelled to the new sewerage system.
 - ii) No connection shall be made to the existing Council foul sewer and no dwelling unit shall be occupied until the implementation of the recommendations of the consultant's report into the foul sewer network in Saggart. An additional sum may be levied on the applicant for this work.
 - iii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - iv) At 'approval' stage the applicant shall submit a drainage layout showing the 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 and shall show full and complete separation of foul and surface water systems.
 - v) All pipes shall be laid with a minimum cover of 1.2m

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- in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- vii) each property shall have its own individual service connection to the public watermain and 24hour storage.
 - viii) At 'approval' stage the applicant shall submit a watermain layout for the development. The details shall include pipe sizes, pipe class, pipe route, location of valves, hydrants and the point of the proposed connection to the existing public watermains. This shall be in compliance with Part B of the 1997 Building Regulations.
 - ix) 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 order to comply with the Sanitary Services Acts, 1878-1964.

- 6 The requirements of the Parks department shall be strictly adhered to. In this respect:
 - i) A detailed tree and hedgerow survey shall be provided with any application for approval, indicating the location, species, age, condition, crown spread and height of the trees on site. Information should be given on proposals for the removal/retention of trees and hedgerows and measures proposed to protect them during the course of the development. The trees/hedgerows to be retained on site shall be protected by suitable fencing and a scheme of tree felling and surgery works based on the applicant's tree survey shall be carried out prior to the commencement of works on site. The protective fencing shall be erected by the developer and inspected by an Official from the Parks and Landscape Services Department prior to development works commencing on site.
 - ii) The applicant shall submit a detailed Landscape Plan for the site with any application for approval. The said Landscape Plan shall have particular regard to screen planting along the boundary with the Camac River.
- 7 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle

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Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- 8 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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.

- 9 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to be paid before the commencement of development on 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.

- 10 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should

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contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 11 That security to be determined by the Planning Authority on submission of detailed plans for approval be lodged by the applicant to South Dublin County Council; arrangements to be made prior to the commencement of development on the site.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 12 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development. This contribution to be paid before the commencement of development on 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 the works.

- 13 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

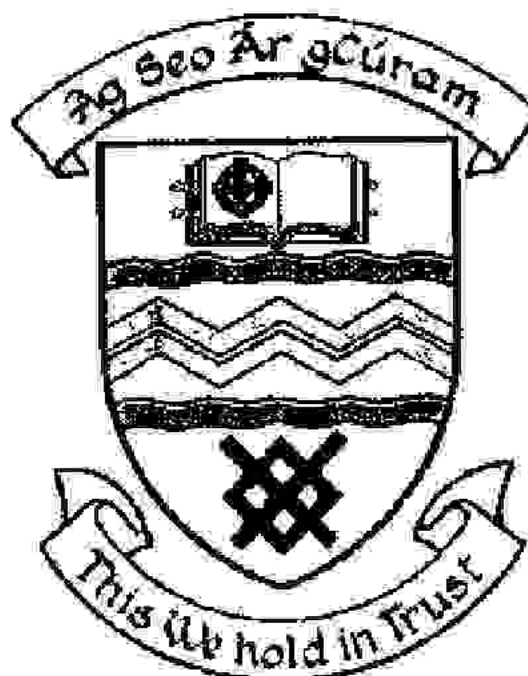
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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

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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.

.....gk.....24/05/01
for SENIOR ADMINISTRATIVE OFFICER