

REG. REF. : S00A/0653/C1

DATE : 08.06.2002

**RE: Dormer bungalow and associated site works at Gort Mhuire, Main Street, Saggart, Co. Dublin.**

Dear Sir,

I refer to your submission received on 09.04.2002 to comply with Condition No's. 7 and 9 of Grant of Permission Order No. 0592, dated 14.03.2002, in connection with the above.

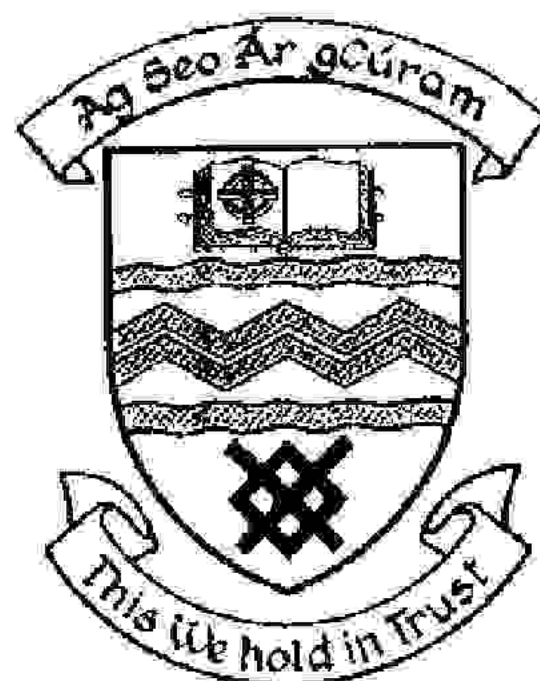
In this regard I wish to inform you that the details submitted are satisfactory.

Yours faithfully,

  
for Senior Administrative Officer

Robert & Geraldine Agnew,  
Lock House,  
Killeenmore,  
Sallins,  
Co. Kildare.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Robert & Geraldine Agnew,  
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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 0592	Date of Final Grant 14/03/2002
Decision Order Number 0234	Date of Decision 31/01/2002
Register Reference S00A/0653	Date 05/12/01

**Applicant** Robert & Geraldine Agnew,

**Development** Dormer bungalow and associated site works

**Location** Gort Mhuire, Main Street, Saggart, Co. Dublin.

**Floor Area** 0.00 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 15/11/2000 /05/12/2001

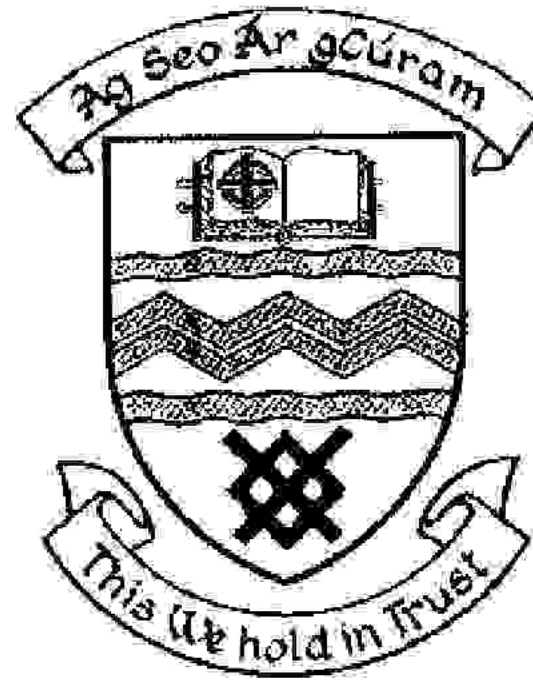
A Permission has been granted for the development described above,  
subject to the following (18) Conditions.

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S0027/05/01 **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 as amended by Additional Information received by the Planning Authority on 05/12/01, 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 No development shall commence, without the applicant having first ascertained and complied with the requirements of Dúchas, The Heritage Service (Archaeological Division).  
REASON:  
In the interest of protecting and/or recording archaeological features.
- 3 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 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.
- 5 The following requirements of the Environmental Services Dept shall be satisfied:
  - No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - Applicant to ensure full and complete separation of foul and surface water systems.
  - The house shall have its own individual service connection to the public watermain and 24hour storage.
  - 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 the interest of the proper planning and development of the area.



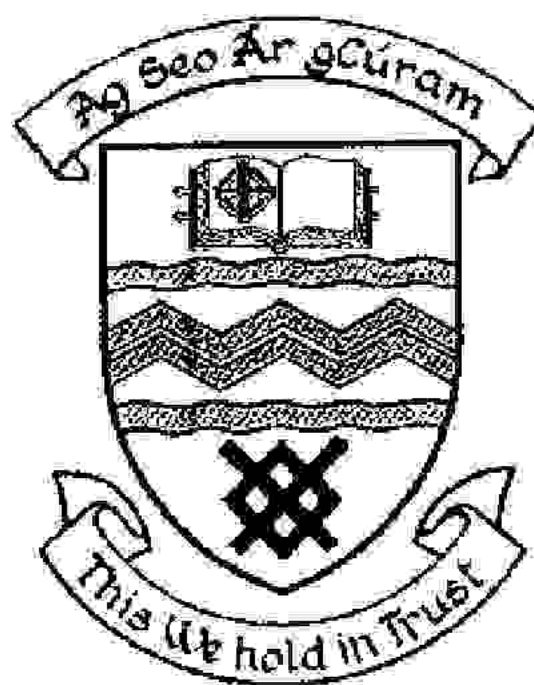
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S0047/0657

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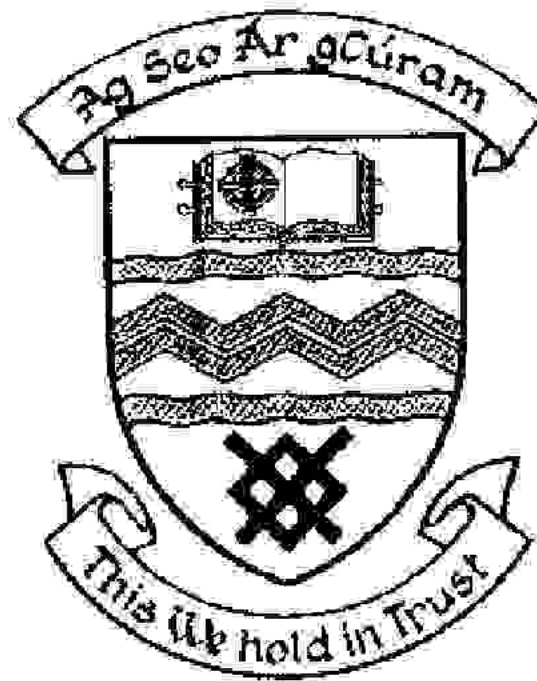
- 6 That an acceptable house naming/numbering proposal be submitted and approved by the County Council before any constructional work has taken place on the proposed house.  
REASON:  
In the interest of the proper planning and development of the area.
- 7 The proposed first floor level window on the front elevation shall be replaced with a smaller window in obscured glazing. An additional velux window may be used to light this room, if required. Details of the foregoing, including revised drawings, shall be submitted to and approved in writing by the Planning Authority, prior to the commencement of development.  
REASON:  
In the interest of the residential amenities of adjoining properties.
- 8 The existing hedgerow along the western boundary shall be retained. No excavation or construction shall take place within 2 metres of the base of the hedge, which shall be protected by suitable fencing for the duration of the site construction works  
REASON:  
In the interest of visual amenity
- 9 Details of all boundary treatment, including the site entrance, shall be submitted to and approved by the Planning Authority prior to the commencement of development.  
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 the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 12 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two 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

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00470977 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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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.

- 13 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.

- 14 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the 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.

- 15 That a financial contribution in the sum of EUR 355 (three hundred and fifty five euro) 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.

- 16 That a financial contribution in the sum of EUR 857 (eight hundred and fifty seven euro) be paid by the proposer to



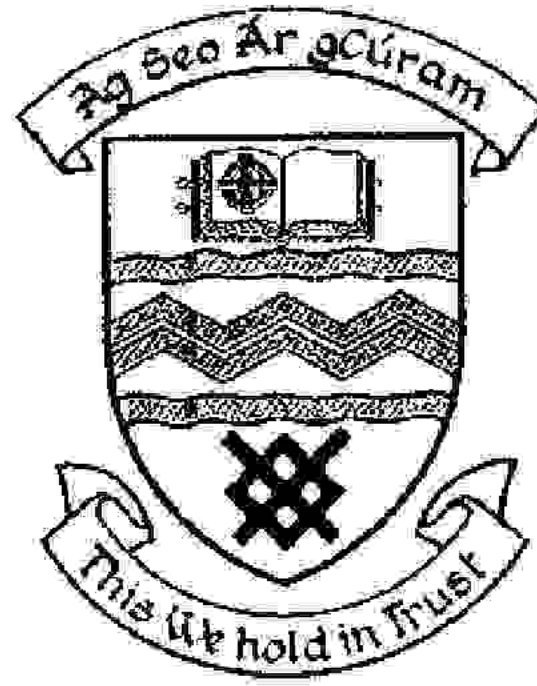
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S000/0088

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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.

- 17 That a financial contribution in the sum of EUR 819 (eight hundred and nineteen euro) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Collection System Improvement Works 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.

- 18 That a financial contribution in the sum of EUR 211 (two hundred and eleven euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works 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.

- (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.

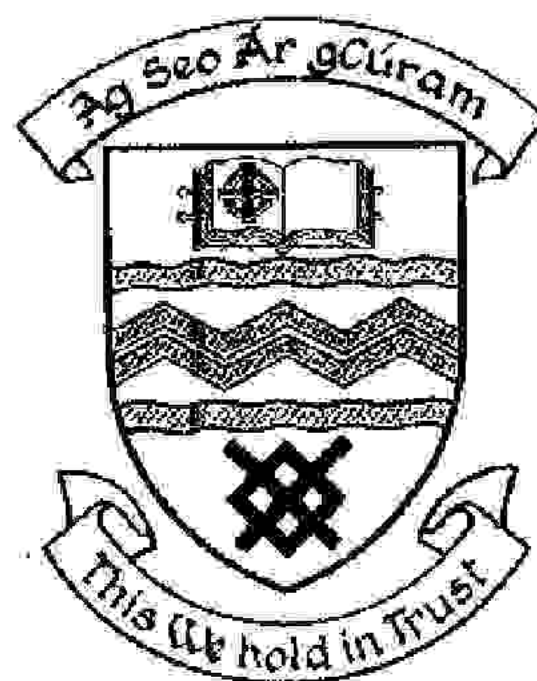
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S000000000

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REG REF. S000/0000

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Signed on behalf of South Dublin County Council.

  
.....14/03/02  
for SENIOR ADMINISTRATIVE OFFICER