

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0530	
1. Location	6. Mill Road, Saggart, Co. Dublin.		
2. Development	new two storey detached dwelling with bio-cycle unit,		
3. Date of Application	01/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 28/09/2000 2.	1. 30/04/2001 2.
4. Submitted by	Name: Alison Byrne, Address: 6 Mill Road, Saggart,		
5. Applicant	Name: Alison O'Byrne Address: 6 Mill Road, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2270 Date 28/06/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 2656 Date 14/08/2001	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.	

SOUTH DUBLIN COUNTY COUNCIL
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Alison Byrne,
6 Mill Road,
Saggart,
Co. 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 2656	Date of Final Grant 14/08/2001
Decision Order Number 2270	Date of Decision 28/06/2001
Register Reference S00A/0530	Date 30/04/01

Applicant Alison O'Byrne

Development new two storey detached dwelling with bio-cycle unit,

Location 6. Mill Road, Saggart, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 28/09/2000 /30/04/2001

A Outline Permission has been granted for the development described above,
subject to the following (15) Conditions.

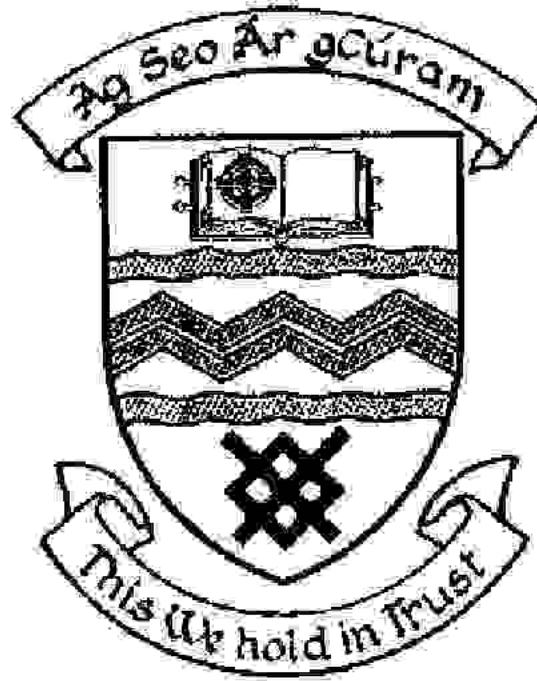
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REG REF. S00A/0914

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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 by the Planning Authority on 30.04.2001 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 no dwellinghouse be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 3 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.

- 4 With respect to water and drainage arrangements, the following requirements of the Environmental Services Department shall be adhered to:

.No building works 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.

.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.

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

.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.

.All soakage areas shall be designed and constructed in accordance with BRE digest 365, and certification of compliance by an Engineer shall be submitted to the County Council.

.Soakage areas shall meet the requirements of the

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Environmental Health Officer.

.The applicant shall 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 order to comply with the Sanitary Services Acts 1878-
1964.

- 5 The proposed house shall be used as a single dwelling unit.

REASON:

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

- 6 That prior to commencement of development the requirements
of the Principal Environmental Health Officer be ascertained
and strictly adhered to in the development.

REASON:

In the interest of health.

- 7 Two parking spaces each shall be provided for the existing
and proposed houses.

REASON:

In the interest of road safety.

- 8 No work shall commence on site without the prior written
consent of Duchas, the Heritage Service, and the applicant
shall ascertain and strictly adhere to all requirements of
Duchas including the employment of an archaeologist if so
required to monitor all site investigations and excavation
works. A copy of any report of findings and recommendations
produced by any archaeologist so engaged shall be submitted
to the Planning Authority and Duchas.

REASON;

The site is partly located within the boundary of a Recorded
Monument Protected under Section 12 of the National
Monuments (Amendment) Act 1994.

- 9 That details relating to layout, siting, height, design and
external appearance of the proposed building 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.

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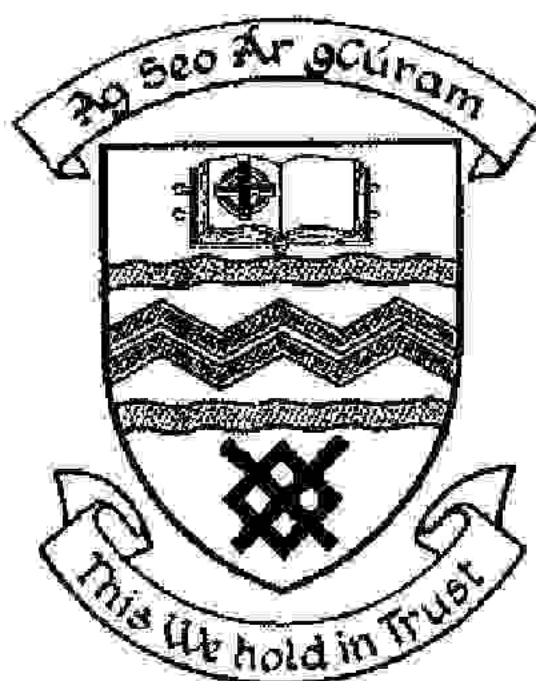
- 10 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before 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.
- 11 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.
- 12 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.
- 13 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 the

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Boherboy Water Supply Scheme 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 provision of services in the area which will facilitate the proposed development.

- 14 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 the Saggart/Rathcoole/Newcastle Foul Drainage Scheme 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 provision of services in the area which will facilitate the proposed development.

- 15 That an acceptable name/house number 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.

- (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.

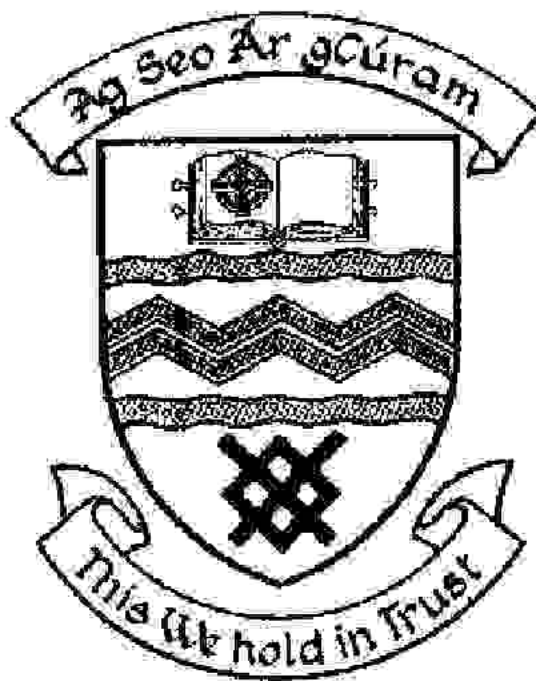
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Signed on behalf of South Dublin County Council.


.....14/08/01
for SENIOR ADMINISTRATIVE OFFICER