

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0438	
1. Location	Site to side of no. 123 Main Street, Saggart, Co. Dublin.		
2. Development	Construction of 2 no. two storey three bedroom semi detached houses with a single vehicular access to the public road and a reduction in existing ground levels.		
3. Date of Application	26/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Derrybawn Construction Co. Ltd., Address: A1, Hillside Park, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1929 Date 24/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1929	Date of Decision 24/08/2000
Register Reference S00A/0438	Date: 26/06/00

Applicant Derrybawn Construction Co. Ltd.,

Development Construction of 2 no. two storey three bedroom semi detached houses with a single vehicular access to the public road and a reduction in existing ground levels.

Location Site to side of no. 123 Main Street, 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 PERMISSION in respect of the above proposal.

Subject to the conditions (20) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

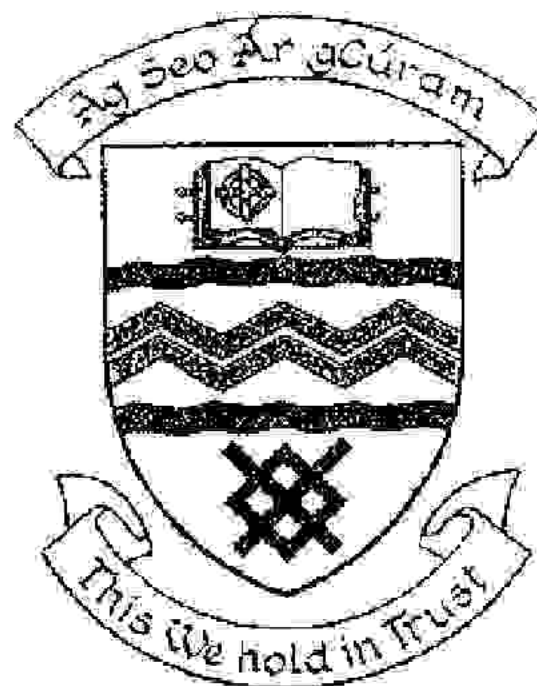
..... *my* 25/08/00
for SENIOR ADMINISTRATIVE OFFICER

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S00A/0438

Conditions and Reasons

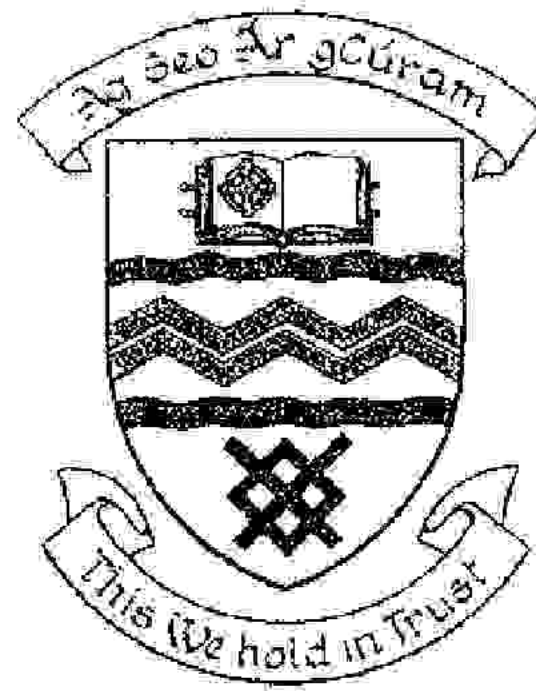
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
 - (a) Prior to the commencement of any development on the site the applicant shall submit a revised layout plan showing full details of the proposed surface water drainage for each dwellinghouse.
 - (b) The applicant shall ensure full and complete separation of the foul and surface water drainage systems.
 - (c) All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be laid in C20 concrete 150mm thick.REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 3 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

- 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S00A/0438

- 5 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.

- 6 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.

- 7 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences. Separate connections shall be provided for each dwellinghouse.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 (a) The footpath and kerb of each proposed dwelling shall be dished to the satisfaction of the Area Engineer, Roads Maintenance. The driveway shall be constructed to the satisfaction of the Area Engineer.
- (b) The gradient of the access (common area/driveway) shall not exceed 2.5% over the last 6 metres of approach to the back of the public pathway.

REASON:

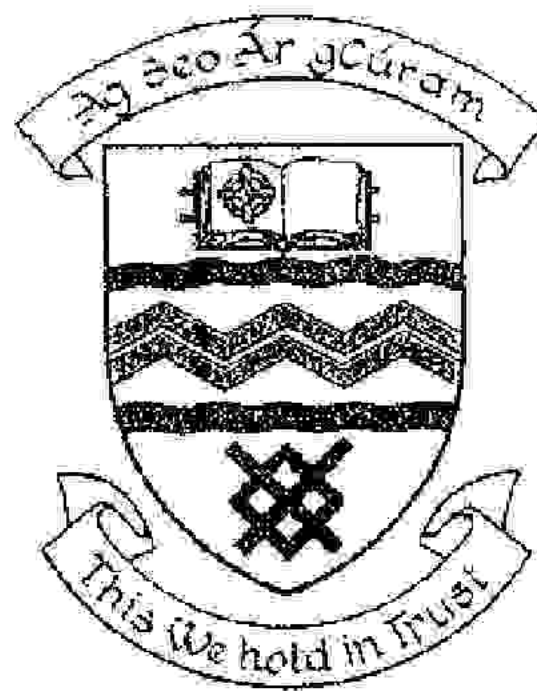
IN the interest of the proper planning and development of the area.

- 9 A low screen wall approx. 600mm in height shall be constructed along the front boundary of the proposed dwellings.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S00A/0438

REASON:

In the interest of orderly development.

- 10 Details of the proposed retaining wall shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.

REASON:

In the interest of orderly development.

- 11 Gable windows shall be fitted with clouded/opaque glass.

REASON:

In the interest of the residential amenity of adjoining properties.

- 12 (a) No construction or site preparation work (other than demolition) shall be carried out on the site until all archaeological requirements of the Planning Authority have been complied with.

- (b) The applicant shall have an archaeological assessment of the site of all proposed building carried out as soon as possible after demolition and before any construction work commences. The assessment shall be prepared by a qualified Archaeologist and shall address the following issues:

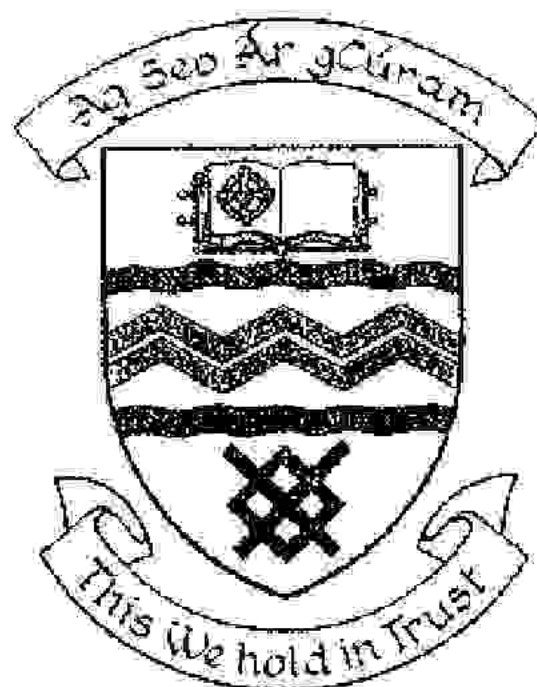
- (i) The archaeological and historical background of the site.
- (ii) The nature, extent and location of archaeological material on the site.
- (iii) The impact of the proposed development on such archaeological material including the impact of the development on the archaeological amenity of adjacent monument/monuments.

The assessment shall be carried out on the basis of a site visit and on the basis of trial trenches excavated on site by an Archaeologist licensed under the National Monuments Acts 1930 - 1994 and such additional trial trenches as the Archaeologist shall deem necessary. The trial trenches shall be excavated in order to establish the depth of archaeological stratigraphy.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S00A/0438

Where archaeological material is shown to be present, a detailed Impact Statement shall be prepared by the Archaeologist within, it will include specific information on the location, form, size and level (corrected to Ordnance Datum) of all foundation structures, ground beams, floor slabs, trenches for services, drains etc. No subsurface work shall be undertaken in the absence of the Archaeologist without his/her express consent.

- (c) A written report containing the results of the assessment shall be forwarded to the Planning Authority and to the National Monuments Service with full and final details of all proposed foundation structures.
- (d) Before any work commences, the applicant shall agree in writing and comply with all requirements of the National Monuments Service in relation proposed foundation structures and further archaeological requirements (including if necessary preservation in situ, excavation or monitoring). No construction or development related works including the excavation of service trenches, cable laying of drainage trenches should take place on site until written approval has been issued by the National Monuments Service with reference to the archaeological report.

REASON:

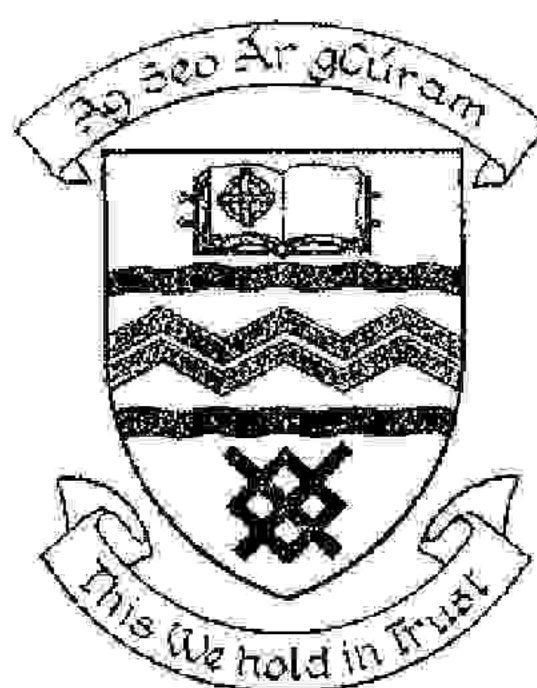
In order to preserve the archaeological potential of the area.

- 13 The following requirements of the County Council's Environmental Services Department shall be strictly adhered to in the development:-
- (i) No development shall commence until the Environmental Services Department has confirmed in writing that construction of the Saggart/Newcastle/Rathcoole sewerage scheme has commenced. The scheme is to provide for the foul drainage of the Rathcoole/Saggart area.
 - (ii) No connection shall be made to the existing Council foul sewer and no dwelling unit shall be occupied

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S00A/0438

until the Environmental Services Department has confirmed in writing that 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 scheme.

REASON:

In the interest of the provision of satisfactory drainage and water supply, public health and the proper planning and development of the area.

- 14 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed houses.

REASON:

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

- 15 That a financial contribution in the sum of £1,500 (One Thousand Five Hundred Pounds) EUR 1,904 (One Thousand Nine Hundred and Four Euros) 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 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.

- 16 That a financial contribution in the sum of £4,200 (Four Thousand Two Hundred Pounds) EUR 5,333 (Five Thousand Three Hundred and Thirty Three 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.

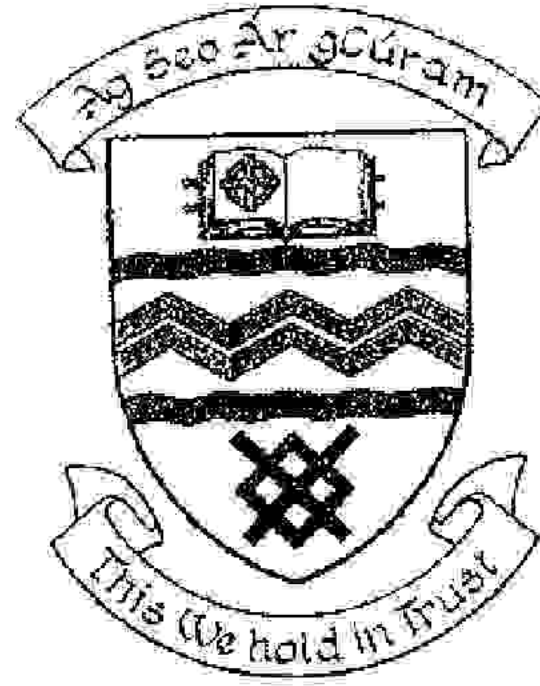
REASON:

It is considered reasonable that the developer should

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S00A/0438

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.

- 17 That a financial contribution in the sum of £2,000 (Two Thousand Pounds) EUR 2539 (Two Thousand Five Hundred and Thirty Nine Euros) 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.

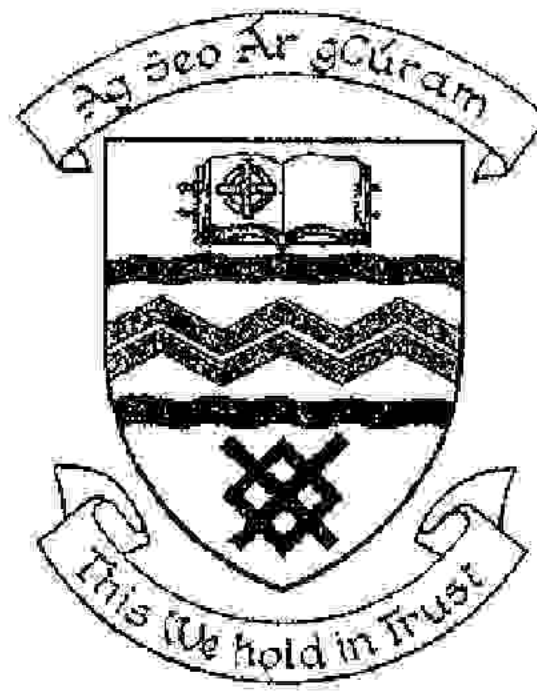
- 18 That a financial contribution in the sum of £1,350 (One Thousand Three Hundred and Fifty Pounds) EUR 1,714 (One Thousand Seven Hundred and Fourteen Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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.

- 19 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £5,000 (Five Thousand Pounds) EUR 6,348 (Six Thousand Three Hundred and Forty Eight Euros) or a bond of an Insurance Company, or other security to the value of £8,000 (Eight Thousand Pounds) EUR 10,157 (Ten Thousand One Hundred and Fifty Seven Euros) to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S00A/0438

the said Council to apply such security or part thereof for
the satisfactory completion or maintenance as aforesaid of
any part of the development.

REASON:

To ensure the satisfactory completion of the development.

- 20 The proposed dwellings shall have a plaster or nap finish.
All red brick shall be omitted.

REASON:

In the interests of visual amenities.