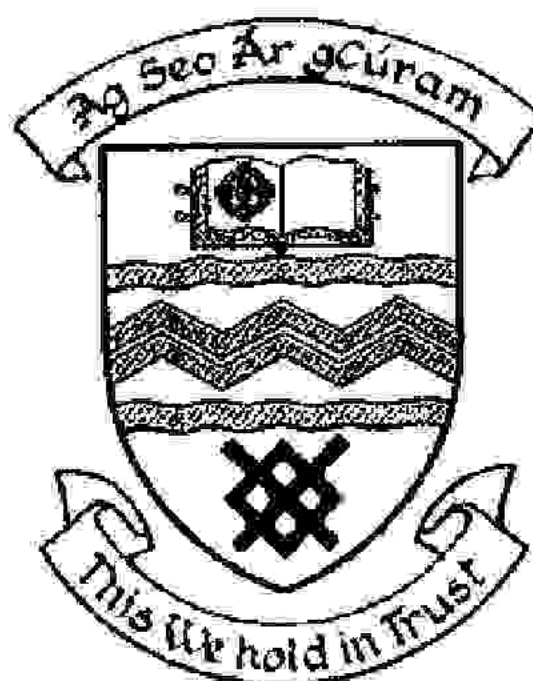


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0363	
1. Location	School Road, Saggart, Co. Dublin.		
2. Development	Partial demolition of existing cottage and garage the construction o f replacement dwelling and garage, the relocation of septic tank and improved access to site.		
3. Date of Application	29/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/07/2000 2.	1. 27/04/2001 2. 30/08/20
4. Submitted by	Name: William Doran (Tech IEI), Address: Architect, 7, St. Mary's Road, Ballsbridge,		
5. Applicant	Name: Gerry Doyle, Address: School Road, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 3251  Date 25/10/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3717  Date 17/12/2001	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**



Halla an Chontae, Lár an Bhaile,  
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William Doran (Tech IEI),  
Architect,  
7, St. Mary's Road,  
Ballsbridge,  
Dublin 4.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 3717	Date of Final Grant 17/12/2001
Decision Order Number 3251	Date of Decision 25/10/2001
Register Reference S00A/0363	Date 30/08/01

**Applicant** Gerry Doyle,

**Development** Partial demolition of existing cottage and garage the  
construction of replacement dwelling and garage, the  
relocation of septic tank and improved access to site.

**Location** School Road, Saggart, Co. Dublin.

**Floor Area** 0.00 Sq Metres

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

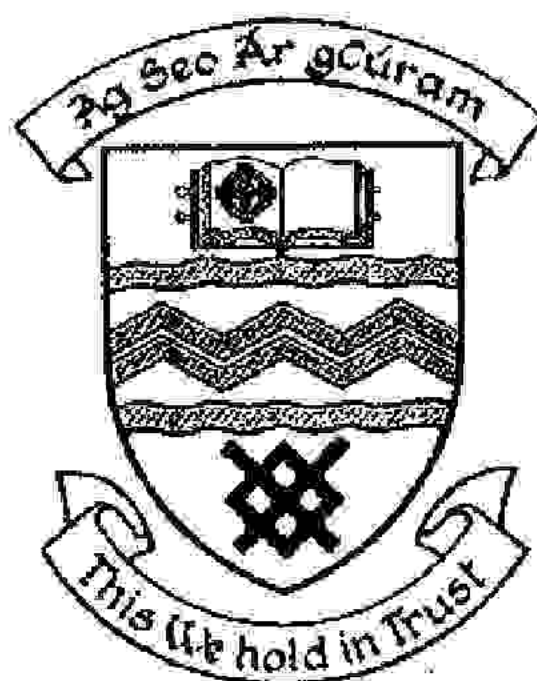
**Additional Information Requested/Received** 27/07/2000 /27/04/2001

A Permission has been granted for the development described above,  
subject to the following (5) Conditions.



# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S007203 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, and additional information received 27/04/2001 and clarification of additional information received 30/08/2001 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
  - i) Septic Tank/ Effluent Treatment System and percolation/ irrigation area are to be in accordance with S.R.6 1991 and the requirements of the EPA's Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard must be submitted to South Dublin County Council.
  - ii) Septic Tank / Effluent Treatment System and percolation/ irrigation area to meet the requirements of EHO.
  - iii) The surface water run-off from the proposed house and garage shall drain to soakage areas designed and constructed in accordance with BRE digest 365, with certification of compliance by Engineer to be submitted.
  - iv) Soakage areas to meet the requirements of EHO.
  - v) Applicant to ensure full and complete separation of foul and surface water systems.
  - vi) The property shall have its own individual service connection to the public watermain and 24hour storage.
  - vii) 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.
- 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.

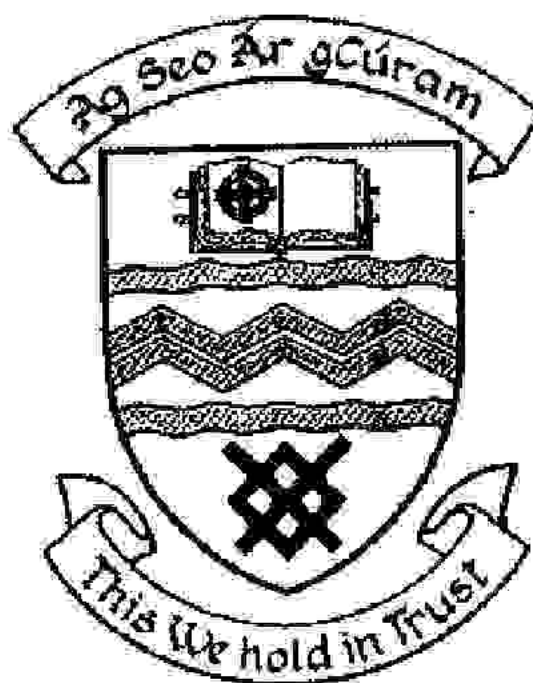
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S00A/03M **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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- 5 In relation to the proposed relocation of the septic tank, the applicant shall ascertain and comply with the requirements of the Environmental Health Officer within one month of the final grant of planning permission..

REASON:

In the interest of public health.

- (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.

 .....18/12/01  
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.  S00A/0363	
1. Location	School Road, Saggart, Co. Dublin.		
2. Development	Partial demolition of existing cottage and garage the construction o f replacement dwelling and garage, the relocation of septic tank and improved access to site.		
3. Date of Application	29/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/07/2000 2.	1. 27/04/2001 2.
4. Submitted by	Name: Gerry Doyle, Address: School Road, Boherboy,		
5. Applicant	Name: Gerry Doyle, Address: School Road, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2233  Date 25/06/2001	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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.	

14.

Registrar

Date

Receipt No.

M

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

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

Decision Order Number 2233	Date of Decision 25/06/2001
Register Reference S00A/0363	Date 29/05/00

**Applicant** Gerry Doyle,  
**App. Type** Permission  
**Development** Partial demolition of existing cottage and garage the construction of replacement dwelling and garage, the relocation of septic tank and improved access to site.

**Location** School Road, Saggart, Co. Dublin.

Dear Sir / Madam,

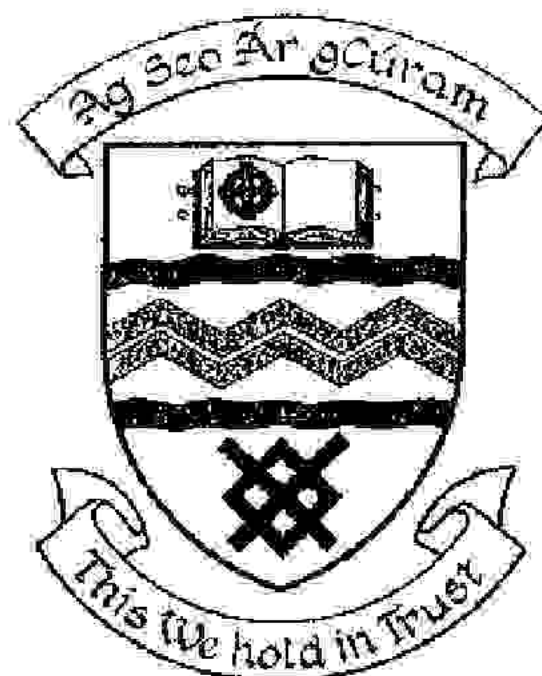
With reference to your planning application, additional information received on 27/04/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 Arising from the applicant's response to point no.3 of the additional information request dated 27/07/2000:
  - i) A letter is on file from a Mr.J.Gray objecting to the removal of the boundary trees, all of which he claims to have planted. The applicant is requested to clarify the ownership of the said trees and to submit a letter of consent for the removal of the trees from the owner of the relevant property.
  - ii) The applicant is requested to clarify whether Mr.J.Gray has a legal right of way over the application site and to

Gerry Doyle,  
School Road,  
Boherboy,  
Saggart,  
Co. Dublin.



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REG REF. S00A/0363

clearly show the full extent of the said right of way through the site on a revised site layout plan.

iii) According to the revised site layout plan, the proposed front boundary has not been shown set back along the line required for the vision splay on the left-hand side (when exiting) of the entrance. This is unacceptable. The applicant is requested to submit a new site layout revised accordingly.

- 2 Arising from the applicant's response to point no.2 of the additional information requested dated 27/07/2000:

The revised site layout plan (block plan) does not show the proposed dwelling in relation to the neighbouring dwellings. The applicant is again requested to submit a revised site layout plan (block plan) accurately showing the proposed development in relation to the existing structures on the adjoining properties.

- 3 Arising from the applicant's response to point no.4 of the additional information request dated 27/07/2000:

The applicant is requested to submit a revised site layout plan accurately showing

- i) the location of any septic tanks, secondary effluent treatment plants, percolation areas, or wells serving the adjoining properties.
- ii) the proposed connection to the mains water supply.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

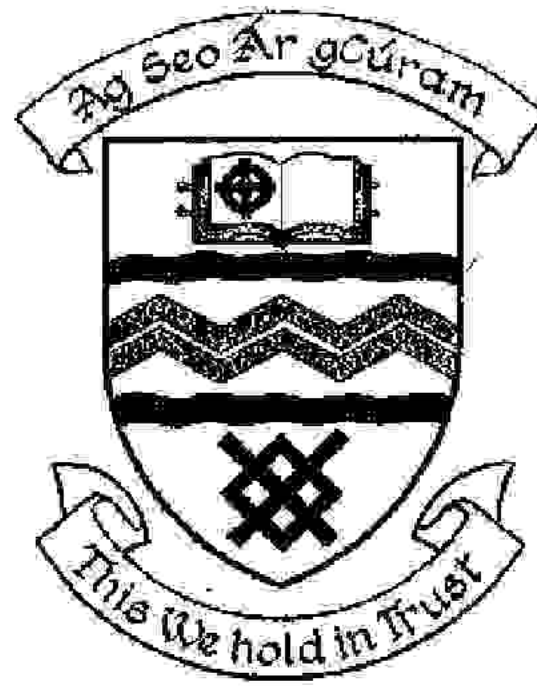
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.....  
for SENIOR ADMINISTRATIVE OFFICER

25/06/01



	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/0363	
1. Location	School Road, Saggart, Co. Dublin.		
2. Development	Partial demolition of existing cottage and garage the construction o f replacement dwelling and garage, the relocation of septic tank and improved access to site.		
3. Date of Application	29/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/07/2000 2.	1. 27/04/2001 2.
4. Submitted by	Name: Gerry Doyle, Address: School Road, Boherboy,		
5. Applicant	Name: Gerry Doyle, Address: School Road, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2233 Date 25/06/2001	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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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REG. REF. S00A/0363

DATE: 04/04/01

RE: Extension and reconstruction of existing cottage and garage.  
at School Road, Saggart, Co. Dublin.

Dear Sir/Madam,

I refer to the above planning application which was the subject of a request for Additional Information on the 27/07/2000.

I now wish to advise you that unless the information requested is submitted to this Department within fourteen days, the Planning Authority will determine the application in the absence of this Additional Information.

Yours faithfully,

*mf*  
for SENIOR ADMINISTRATIVE OFFICER

Colm McLoughlin,  
Unit 3,  
Main Street,  
Newcastle,  
Co. Dublin.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0363	
1. Location	School Road, Saggart, Co. Dublin.		
2. Development	Extension and reconstruction of existing cottage and garage.		
3. Date of Application	29/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/07/2000 2.	1. 2.
4. Submitted by	Name: Colm McLoughlin, Address: Unit 3, Main Street,		
5. Applicant	Name: Gerry Doyle, Address: School Road, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 1669  Date 27/07/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1669	Date of Decision 27/07/2000
Register Reference S00A/0363	Date: 29/05/00

**Applicant** Gerry Doyle,  
**Development** Extension and reconstruction of existing cottage and garage.  
**Location** School Road, Saggart, Co. Dublin.  
**App. Type** Permission

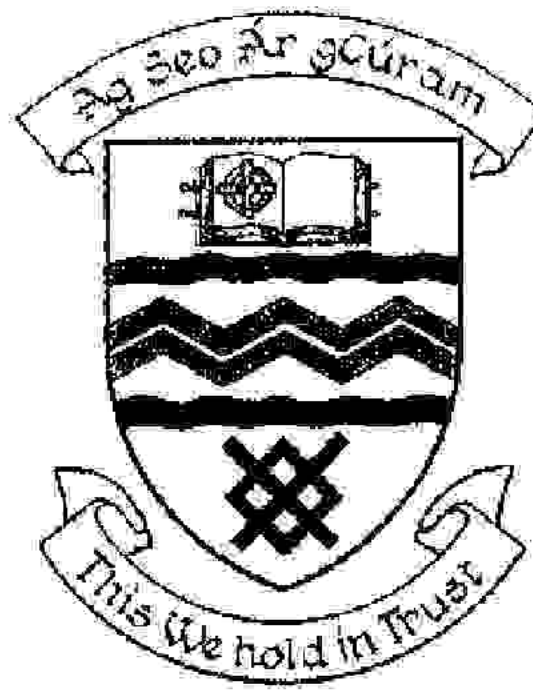
Dear Sir/Madam,

With reference to your planning application, received on 29/05/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The proposed development appears to be more correctly described as "demolition of existing cottage and garage and construction of a replacement dwelling and garage on the site". The applicant is requested to carry out accordingly revised press and site notice procedures, including the submission of appropriate evidence to the Planning Authority along with an amended application form.
- 2 The applicant is requested to submit an accurate site layout plan (block plan) at a scale of 1:200. The present site layout plan shows the dwelling incorrectly positioned on the site. The site layout plan should show the relationship of the proposed development to neighbouring dwellings.
- 3 The applicant is requested to submit revised plans and details sufficient to comply with the following:
  - (i) Vision splays of 90 metres from a 3 metre setback need to be provided at the access point. In this regard an accurate survey of the line of the carriageway, existing boundaries and details of

Colm McLoughlin,  
Unit 3,  
Main Street,  
Newcastle,  
Co. Dublin.

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REG REF. S00A/0363

adjoining entrances should be submitted. This survey should extend to the end of the vision splays. It is noted that the existing house's gable is shown parallel to the road on the lodged plans whereas it is at an angle to the road. The provision of the vision splays will involve the removal of some of the Leylandi trees along the eastern boundary. It is not clear from the plans if these trees are in the ownership of the applicant or the adjoining owner. If the latter is the case then a letter of consent from the adjoining owner is required.

- (ii) The front boundary wall should be set back along the line of the required vision splay. The entrance itself should be set back 5m from the edge of the carriageway with splayed wing walls. A plan as well as an elevation of the front boundary should be provided.
  - (iii) Parking for two cars should be provided within the curtilage of the site. The applicant should demonstrate how a car could be turned on the site especially when another car is parked as it is not acceptable that cars should reverse onto the very busy road.
- 4 The applicant is requested to submit details of how it is proposed that the development will meet the requirements of the Standard Recommendations for Septic Tank Systems, SR6:1991 published by the National Standards Authority of Ireland. It would appear that the size of the site excludes the possibility that the applicant can comply with separation distances required by SR6:1991. The applicant is requested to submit details of a proposal to use an effluent treatment plant.
- 5 The applicant is requested to submit full plans/details of the proposed garage.

Signed on behalf of South Dublin County Council

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REG. REF. S00A/0363

*MS*  
.....  
for Senior Administrative Officer

27/07/00