

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0297	
1. Location	10 Bohernabreena Cottages, Bohernabreena Road, Dublin 24.		
2. Development	One bungalow on a new subdivision at the extreme east of property.		
3. Date of Application	05/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 03/07/2000 2.	1. 21/07/2000 2.
4. Submitted by	Name: Ms. Gemma Purcell, Address: 10 Bohernabreena Cottages, Bohernabreena Road,		
5. Applicant	Name: Ms. Gemma Purcell, Address: 10 Bohernabreena Cottages, Bohernabreena Road, Dublin 24.		
6. Decision	O.C.M. No. 2122  Date 19/09/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 2463  Date 06/11/2000	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**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

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Ms. Gemma Purcell,  
10 Bohernabreena Cottages,  
Bohernabreena Road,  
Dublin 24.

**NOTIFICATION OF GRANT OF Outline Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number 2463	Date of Final Grant 06/11/2000
Decision Order Number 2122	Date of Decision 19/09/2000
Register Reference S00A/0297	Date 21/07/00

**Applicant** Ms. Gemma Purcell,

**Development** One bungalow on a new subdivision at the extreme east of property.

**Location** 10 Bohernabreena Cottages, Bohernabreena Road, Dublin 24.

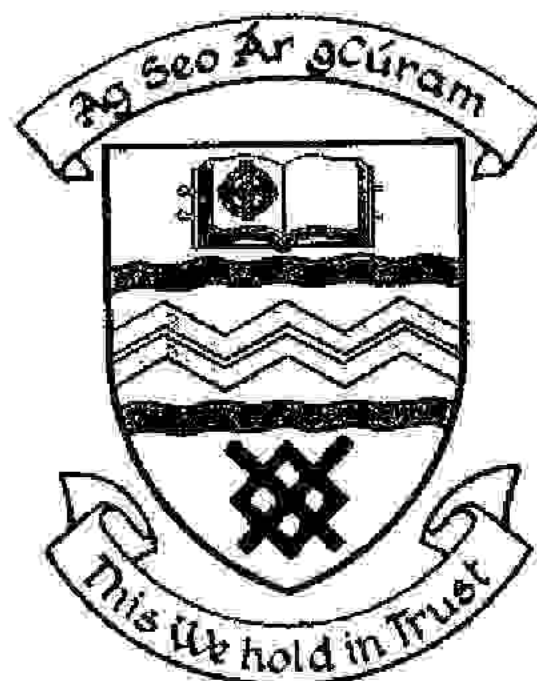
**Floor Area** 135.00 Sq Metres

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

**Additional Information Requested/Received** 03/07/2000 /21/07/2000

A Outline Permission has been granted for the development described above,  
subject to the following (8) Conditions.

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**Conditions and Reasons**

- 1 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. In this regard the proposed development at approval stage shall be such as will protect the residential amenity of the adjoining property.

**REASON:**

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

- 2 That the design and external finishes of the proposed house shall be in character with and harmonise with the adjacent houses.

**REASON:**

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

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

**In this regard**

- (i) any application for approval shall provide for complete separation of foul and surface water systems and
- (ii) no building shall be within 5 metres of the public foul sewer running along Allenton Drive.

**REASON:**

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

- 4 That any application for approval shall provide for two off-street car parking spaces and shall include a site planting plan, details of hard surfacing and details of proposed boundary treatment.

**REASON:**

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

- 5 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.

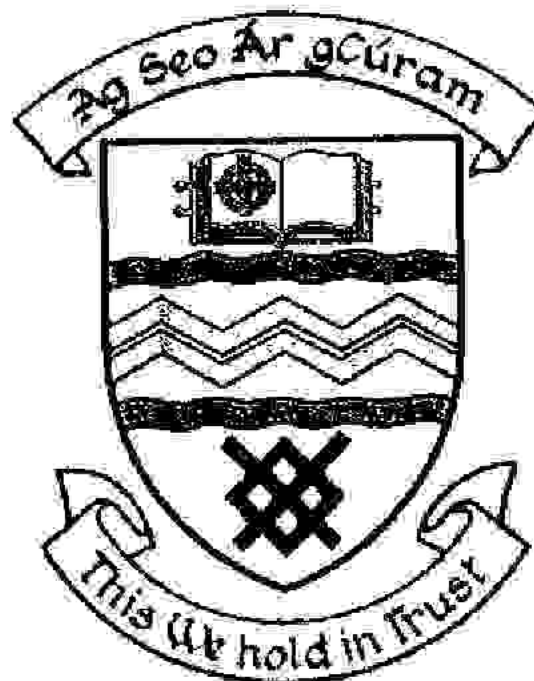
**REASON:**



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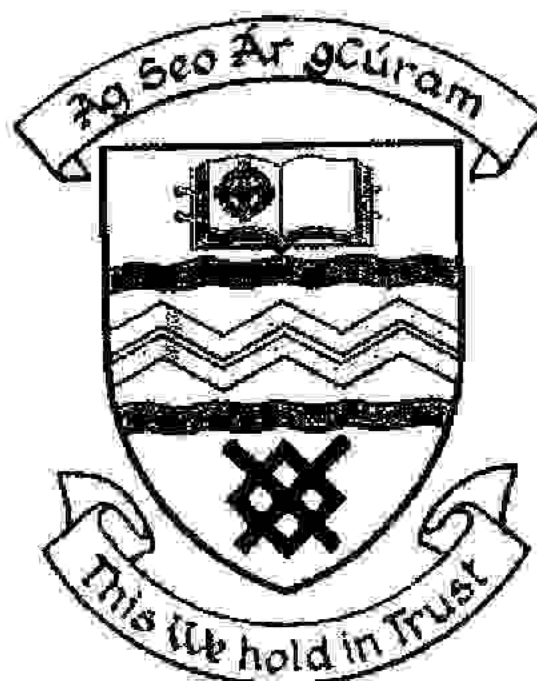
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 6 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.
  
- 7 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.
  
- 8 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.  
 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.

REG REF. S00A/0297 **SOUTH DUBLIN COUNTY COUNCIL**  
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- (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.

  
.....07/11/00  
for SENIOR ADMINISTRATIVE OFFICER

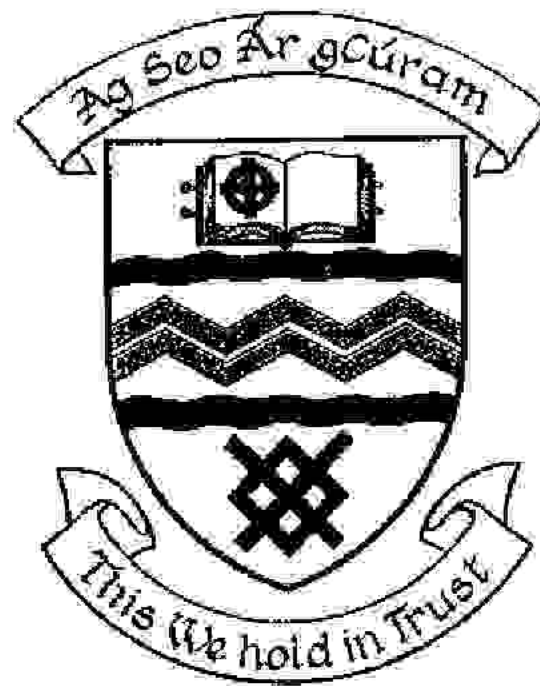
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0297	
1. Location	10 Bohernabreena Cottages, Bohernabreena Road, Dublin 24.		
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3. Date of Application	05/05/00	Date Further Particulars (a) Requested (b) Received	
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4. Submitted by	Name: Ms. Gemma Purcell, Address: 10 Bohernabreena Cottages, Bohernabreena Road,		
5. Applicant	Name: Ms. Gemma Purcell, Address: 10 Bohernabreena Cottages, Bohernabreena Road, Dublin 24.		
6. Decision	O.C.M. No. 2122  Date 19/09/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE PERMISSION	
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**NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2122	Date of Decision 19/09/2000
Register Reference S00A/0297	Date: 05/05/00

**Applicant** Ms. Gemma Purcell,

**Development** One bungalow on a new subdivision at the extreme east of property.

**Location** 10 Bohernabreena Cottages, Bohernabreena Road, Dublin 24.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 03/07/2000 /21/07/2000

**Clarification of Additional Information Requested/Received** /

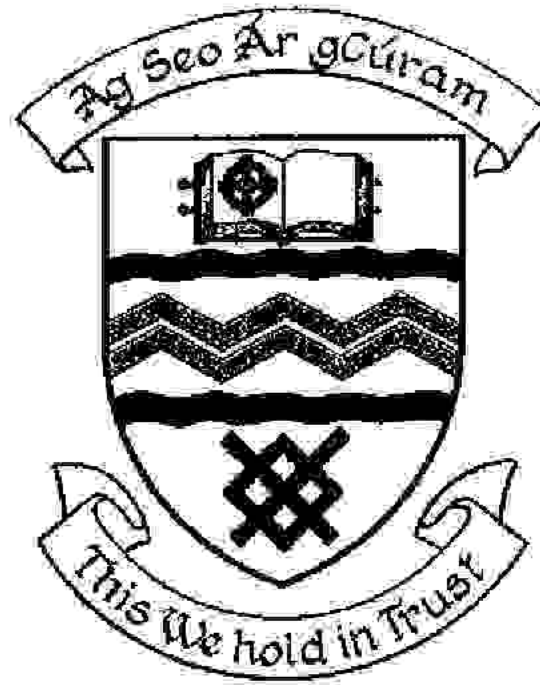
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT OUTLINE PERMISSION** in respect of the above proposal.

Subject to the conditions ( 8 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 19/09/00  
for SENIOR ADMINISTRATIVE OFFICER

Ms. Gemma Purcell,  
10 Bohernabreena Cottages,  
Bohernabreena Road,  
Dublin 24.

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**Conditions and Reasons**

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REG. REF. S00A/0297

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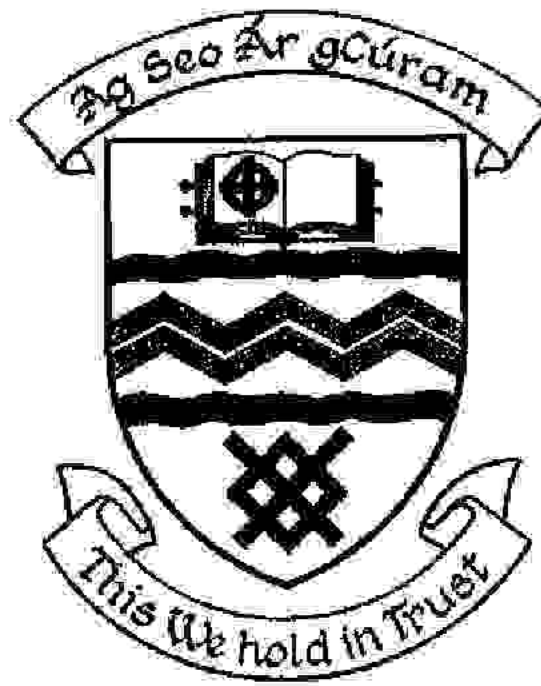
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5. Applicant	Name: Ms. Gemma Purcell, Address: 10 Bohernabreena Cottages, Bohernabreena Road, Dublin 24.		
6. Decision	O.C.M. No. 1437  Date 03/07/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL 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.	



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**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1437	Date of Decision 03/07/2000
Register Reference S00A/0297	Date: 05/05/00

**Applicant** Ms. Gemma Purcell,  
**Development** One bungalow on a new subdivision at the extreme east of property.

**Location** 10 Bohernabreena Cottages, Bohernabreena Road, Dublin 24.

**App. Type** Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 05/05/00 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 There is a 225mm diameter foul sewer adjacent to the proposed development. The applicant is requested to determine the exact location of this sewer and show its position on revised plans. The position of the proposed bungalow must be shown as not being within 5 metres of this sewer.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

03/07/00

Ms. Gemma Purcell,  
10 Bohernabreena Cottages,  
Bohernabreena Road,  
Dublin 24.