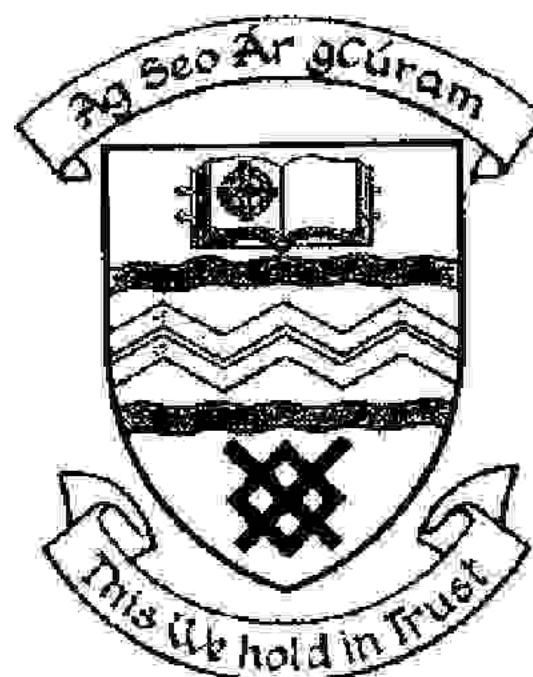


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0264	
1. Location	Site adjacent to No. 20 Springbank, Saggart, Co. Dublin.		
2. Development	Construct a 2-storey house.		
3. Date of Application	19/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/06/2000 2.	1. 26/07/2000 2.
4. Submitted by	Name: Ciaran Doyle & Lynsey Kincaid, Address: 20 Springbank, Saggart,		
5. Applicant	Name: Ciaran Doyle & Lynsey Kincaid, Address: 20 Springbank, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2164 Date 22/09/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2463 Date 06/11/2000	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.	

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Ciaran Doyle & Lynsey Kincaid,
20 Springbank,
Saggart,
Co. Dublin.

NOTIFICATION OF GRANT OF 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 2164	Date of Decision 22/09/2000
Register Reference S00A/0264	Date 26/07/00

Applicant Ciaran Doyle & Lynsey Kincaid,

Development Construct a 2-storey house.

Location Site adjacent to No. 20 Springbank, Saggart, Co. Dublin.

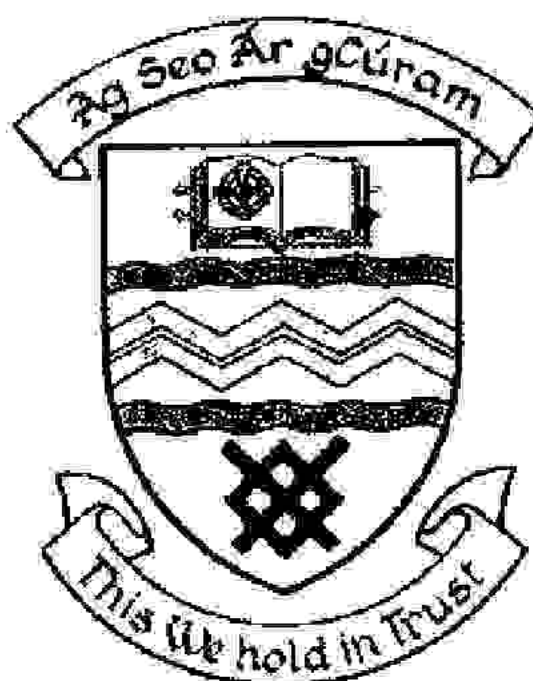
Floor Area 117.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/06/2000 /26/07/2000

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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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 lodged on the 26/07/2000, 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) The applicant shall ensure full and complete separation of the foul and surface water drainage systems.
 - (b) 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.
 - (c) The applicant shall ensure that the invert level of the surface water outfall is 200mm above the normal water level. Where periodic backflooding is likely to occur a non-return valve shall be fitted.
 - (d) The surface water outfall shall be designed so as to avoid localised erosion and shall be angled so as to discharge in the direction of flow of the watercourse.
 - (e) The proposed house on the site shall have all floor levels at least 0.5m above highest recorded flood level. Details to be submitted to and agreed with the Planning Department prior to the commencement of the development.
 - (f) The applicant shall ensure that there is sufficient distance of 5 metres between the proposed house and the adjacent watercourse to allow for maintenance of the watercourse.

REASON:

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

- 3 That the proposed house be used as a single dwelling unit.

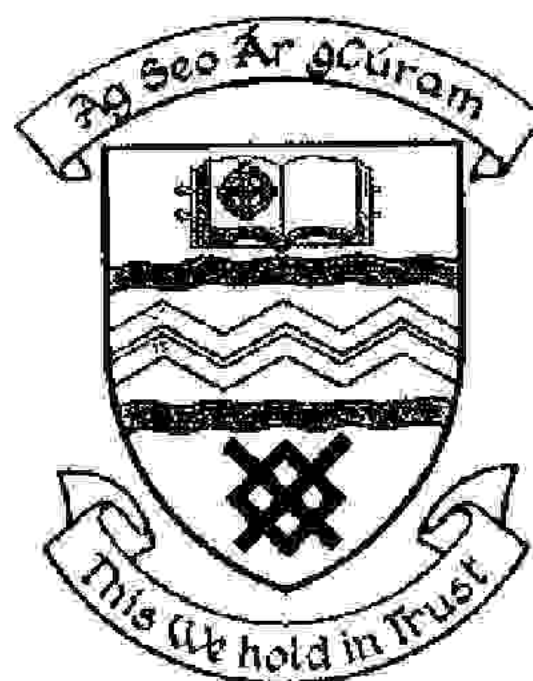
REASON:

To prevent unauthorised development.

REG. REF. S00A/0264 **SOUTH DUBLIN COUNTY COUNCIL**
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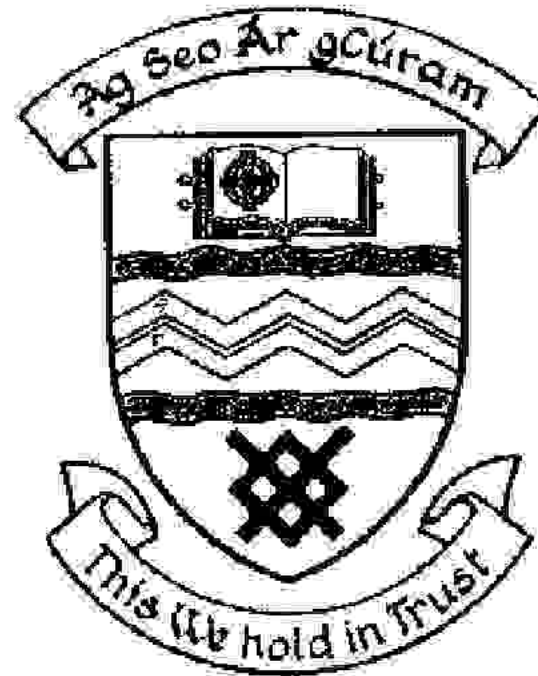


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-
- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 5 That the proposed dwellinghouse shall not 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. A separate connection shall be provided for the proposed 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 the proposed and existing dwelling shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance. The driveway shall be constructed to the satisfaction of the Area Engineer.
(b) The relocation/upgrading of the hydrant cover/frame shall be at the applicant's own expense.
REASON:
In the interest of the proper planning and development of the area.
- 9 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

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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 the proposed dwelling unit shall not be occupied 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 sewerage from the site to be catered by 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.

- 10 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.

REASON:

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

- 11 The existing mobile home on the site shall be removed prior to the commencement of any development on the site.

REASON:

In the interest of visual amenity and orderly development.

- 12 A 1.2 metre high screen wall which is to be properly finished shall be erected along the boundary adjoining no. 20 Springbank.

REASON:

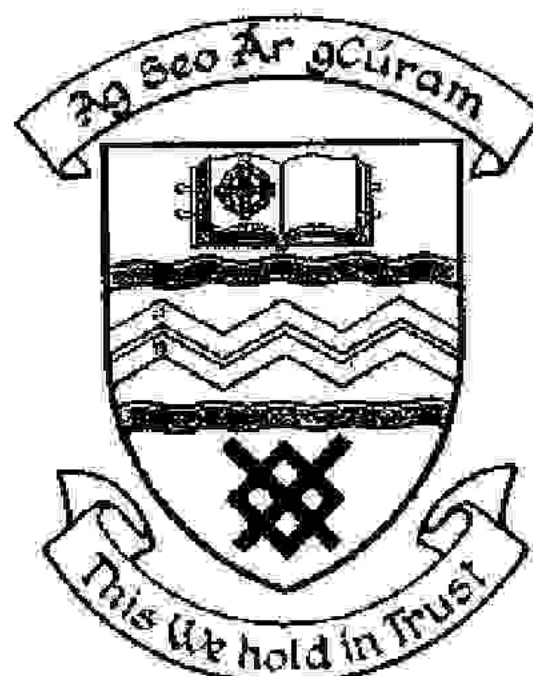
In the interest of orderly development.

- 13 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two 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.

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- 14 That a financial contribution in the sum of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six 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 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.

- 15 That a financial contribution in the sum of £1,000 (One Thousand Pounds) EUR 1,270 (One Thousand Two Hundred and Seventy 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.

- 16 That a financial contribution in the sum of £326 (Three Hundred and Twenty Six Pounds) EUR 413 (Four Hundred and Thirteen Euros) 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.

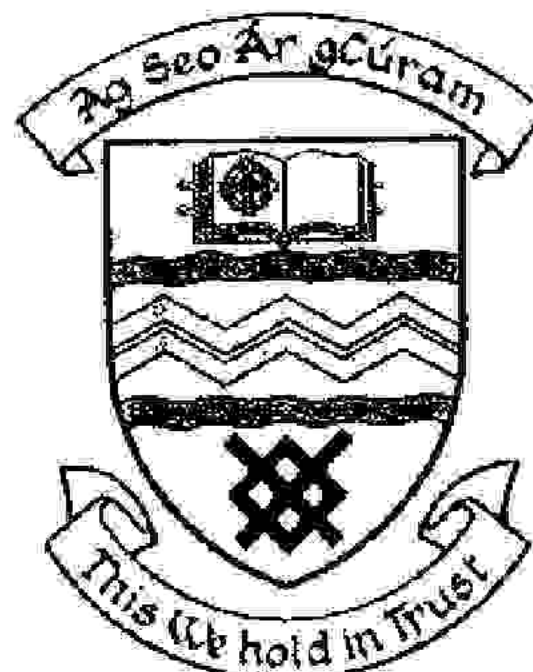
- 17 That a financial contribution in the sum of £675 (Six Hundred and Seventy Five Pounds) EUR 857 (Eight Hundred and Fifty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

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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 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.

Signed on behalf of South Dublin County Council.

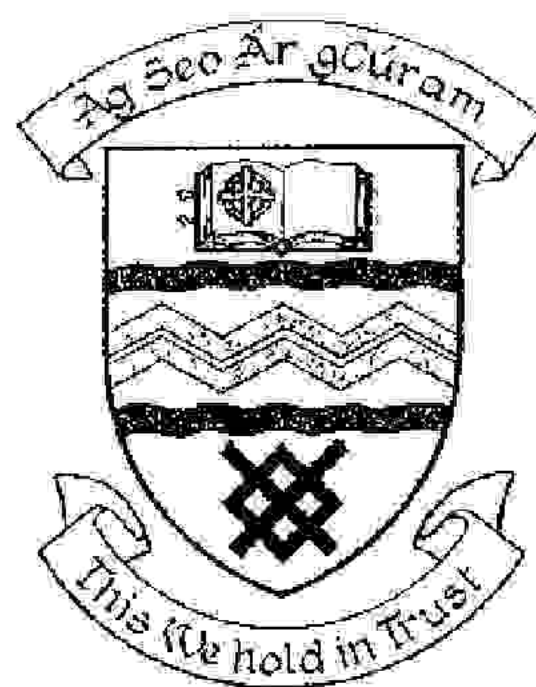

.....07/11/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0264	
1. Location	Site adjacent to No. 20 Springbank, Saggart, Co. Dublin.		
2. Development	Construct a 2-storey house.		
3. Date of Application	19/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/06/2000 2.	1. 26/07/2000 2.
4. Submitted by	Name: Ciaran Doyle & Lynsey Kincaid, Address: 20 Springbank, Saggart,		
5. Applicant	Name: Ciaran Doyle & Lynsey Kincaid, Address: 20 Springbank, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2164 Date 22/09/2000	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.	

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

Decision Order Number 2164	Date of Decision 22/09/2000
Register Reference S00A/0264	Date: 19/04/00

Applicant Ciaran Doyle & Lynsey Kincaid,
Development Construct a 2-storey house.
Location Site adjacent to No. 20 Springbank, Saggart, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 15/06/2000 /26/07/2000
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 PERMISSION in respect of the above proposal.

Subject to the conditions (17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

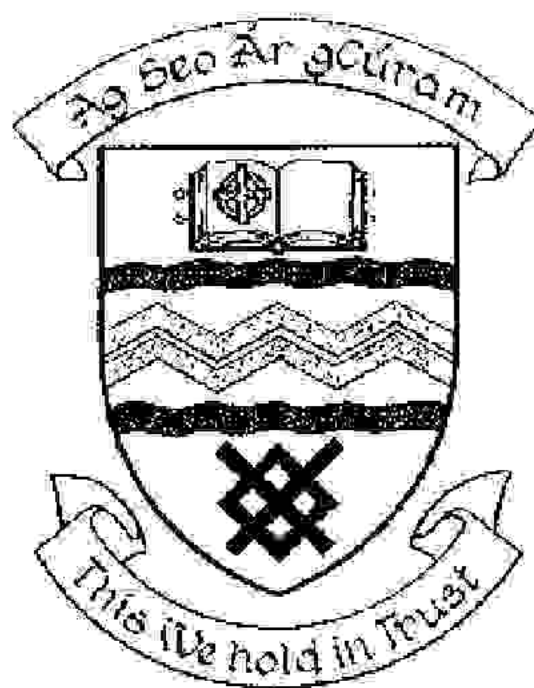
 22/09/00
for SENIOR ADMINISTRATIVE OFFICER

Ciaran Doyle & Lynsey Kincaid,
20 Springbank,
Saggart,
Co. Dublin.

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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 lodged on the 26/07/2000, save as may be required by the other conditions attached hereto.

REASON:

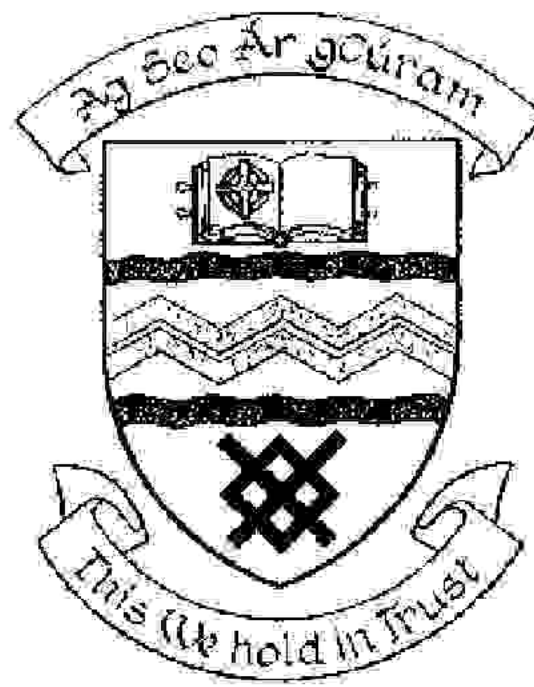
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 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) The applicant shall ensure full and complete separation of the foul and surface water drainage systems.
 - (b) 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.
 - (c) The applicant shall ensure that the invert level of the surface water outfall is 200mm above the normal water level. Where periodic backflooding is likely to occur a non-return valve shall be fitted.
 - (d) The surface water outfall shall be designed so as to avoid localised erosion and shall be angled so as to discharge in the direction of flow of the watercourse.
 - (e) The proposed house on the site shall have all floor levels at least 0.5m above highest recorded flood level. Details to be submitted to and agreed with the Planning Department prior to the commencement of the development.
 - (f) The applicant shall ensure that there is sufficient distance of 5 metres between the proposed house and the adjacent watercourse to allow for maintenance of the watercourse.

REASON:

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

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REG. REF. S00A/0264

- 3 That the 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.

- 5 That the proposed dwellinghouse shall not 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. A separate connection shall be provided for the proposed dwellinghouse.

REASON:

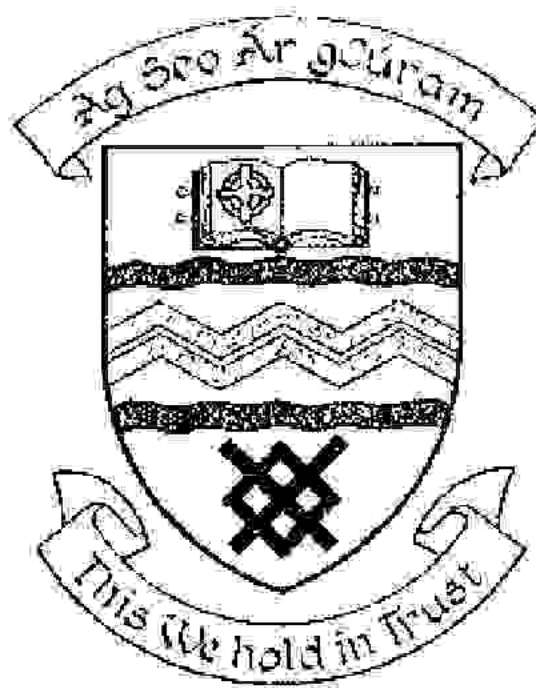
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 (a) The footpath and kerb of the proposed and existing dwelling shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance. The driveway shall be constructed to the satisfaction of the Area

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Engineer.

- (b) The relocation/upgrading of the hydrant cover/frame shall be at the applicant's own expense.

REASON:

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

- 9 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 the proposed dwelling unit shall not be occupied 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 sewerage from the site to be catered by 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.

- 10 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.

REASON:

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

- 11 The existing mobile home on the site shall be removed prior to the commencement of any development on the site.

REASON:

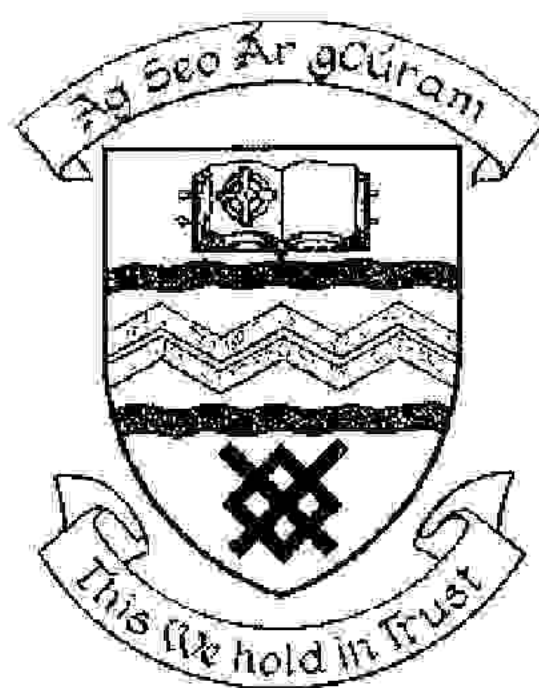
In the interest of visual amenity and orderly development.

- 12 A 1.2 metre high screen wall which is to be properly finished shall be erected along the boundary adjoining no.

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REG. REF. S00A/0264

20 Springbank.

REASON:

In the interest of orderly development.

- 13 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two 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.

- 14 That a financial contribution in the sum of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six 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 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.

- 15 That a financial contribution in the sum of £1,000 (One Thousand Pounds) EUR 1,270 (One Thousand Two Hundred and Seventy 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.

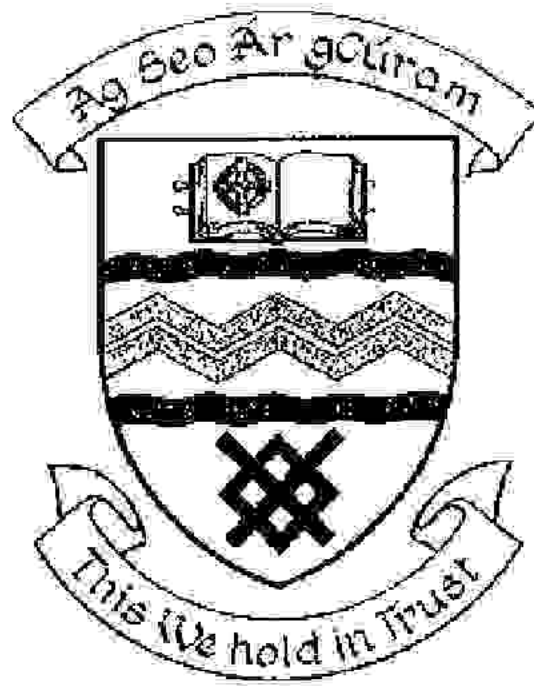
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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Facs: 01-414 9104



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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.

- 16 That a financial contribution in the sum of £326 (Three Hundred and Twenty Six Pounds) EUR 413 (Four Hundred and Thirteen Euros) 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.

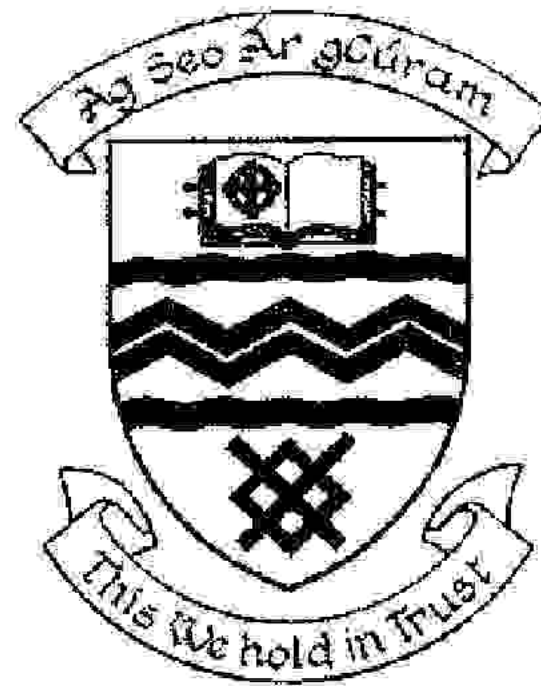
- 17 That a financial contribution in the sum of £675 (Six Hundred and Seventy Five Pounds) EUR 857 (Eight Hundred and Fifty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0264	
1. Location	Site adjacent to No. 20 Springbank, Saggart, Co. Dublin.		
2. Development	Construct a 2-storey house.		
3. Date of Application	19/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/06/2000 2.	1. 2.
4. Submitted by	Name: Ciaran Doyle & Lynsey Kincaid, Address: 20 Springbank, Saggart,		
5. Applicant	Name: Ciaran Doyle & Lynsey Kincaid, Address: 20 Springbank, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 1307 Date 15/06/2000	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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Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

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Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 1307	Date of Decision 15/06/2000 <i>MA</i>
Register Reference S00A/0264	Date: 19/04/00

Applicant Ciaran Doyle & Lynsey Kincaid,
Development Construct a 2-storey house.

Location Site adjacent to No. 20 Springbank, Saggart, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/04/00 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 Planning authority note that the proposed development is located to the west of the rear garden area of the adjoining house at No. 20 Springbank and that the development will result in the overshadowing of that garden area especially in the latter part of the day. The applicant is requested to submit an amended proposal showing a reduced height and size of development and/or relocation of the proposed development to ensure that overshadowing of the private rear garden area of the adjoining property will not occur.

Signed on behalf of South Dublin County Council

MA
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for Senior Administrative Officer

15/06/00

Ciaran Doyle & Lynsey Kincaid,
20 Springbank,
Saggart,
Co. Dublin.