

Application by or on behalf of Mr. Sean Lonergan,
of/per Knockeylan, Leamybrien, Co. Waterford.
on (date) 27/3/1981 for a PERMISSION/AN OUTLINE PERMISSION/AN APPROVAL
FOR THE Erection of a Bungalow
at Knockeylan, Leamybrien.
A PERMISSION/AN OUTLINE PERMISSION/AN APPROVAL has been granted for the/an
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Erection of a bungalow at Knockeylan.
described above (for use as)
subject to the following Conditions set out on the attached Schedule, in accordance with
the plans submitted:-

Building to be set back at least 40' from road fence in accordance with
the submitted site map. ✓

Entrance gates to be set back at least 15' from road fence and wing
walls to be splayed at 45° and not more than 3' high so as to give
adequate sight of road traffic. ✓ Regardless of the gradient of the
driveway, the area between the edge of the roadway and the gate piers
shall be flat and level with the road. ✓

Septic tank to be a minimum of 60' from any dwelling or public road and
otherwise in accordance with the I.I.R.S. Standard S.R.6 of 1975. ✓

Entrance to be so constructed that surface water is not allowed to flow
on to roadway. The necessary gulleys and soakaways shall be provided
inside the gateway.

A proper piped gullet to be constructed across entrance where necessary. *not necessary*

Site levelling for the construction of the dwelling shall be done by
excavation into the sloping ground to a level formation over the entire
floor area of the dwelling. The finished floor level shall not be more
than 12" over the formation level thus excavated. When the excavation
has been carried out, the Planning Authority shall be notified and
inspection awaited before further development takes place.

The existing road boundary fence, so much as is not removed to provide
the entrance to the site, shall be retained. The existing tree lines
along the road boundary fence and on the Eastern boundary of the
existing dwelling shall also be retained. *only as much as is retained*

Fanlights in or over the doors along the corridor shall be fixed and
all glass shall be wire glazing. *11/2 inch glass*

All rooms shall have one window with an opening sash at least 2' 9"

x 1' 9". *all windows have an opening sash but not of the above size!*

[Signature]
p.p. County Secretary.

Instructed panel as above
27/3/81
Date 30th June, 1981 *13*

Mr. Sean Lonergan,

Knockeylan,

Leamybrien,

County Waterford.
[Signature]

Ref. No. P.D. 169/81

Application Received

Lesmybrien,

County Waterford.

County Waterford.

In pursuance of the Powers conferred upon them by the above mentioned Acts, the County Council of Waterford have, by Order dated 29th April, 1961 decided to grant permission for the Development of land namely:-

Bungalow at Knockeylan, Leamybrien

SUBJECT to the conditions set out on attached Schedule. The reasons for the imposition of the said Conditions are set out in Column Two of the Schedule. If there is no Appeal against the said decision a Grant of Permission, in accordance with the decision, will be issued after the expiration of the period within which an Appeal may be made to An Bord Pleanala. (See Footnote).

It should be noted that until a Grant of Permission/Approval has been issued the Development in question is NOT AUTHORISED.

Signed on behalf of the said Council.

p.p. County Secretary

Date 29th April 1981.

Appeals against a Decision of a Planning Authority under Sections 26 or 27 of the Local Government (Planning & Development) Acts, 1963 and 1976, may be made to An Bord Pleanála. The applicant for permission/approval may appeal within one month beginning on the day of receipt by him/her of the decision and his/her Appeal may be accompanied by this Notification and Schedule. Any other person may Appeal to the Bord within three weeks beginning on the date of the decision and his Appeal may be supported by the name of the Applicant, particulars of the proposed development and the date of the decision of the Planning Authority.

Appeals should be addressed to: An Bord Pleanála, Floor 3, Blocks VI & VII, Irish Life Centre, Lower Abbey Street, Dublin 1., and accompanied a deposit of £10.

Any Appeal not accompanied by a Deposit of £10. will be invalid.

WATERFORD COUNTY COUNCIL.

Ref. No. PD. 169/81

RE: BUNGALOW AT KNOCKEYLAN, LEAMYBRIEN: SEAN LONERGAN.

County Engineer under date 24th April, 1981 reports that there is no objection to the proposed work, in accordance with the plans submitted, subject to compliance with conditions set out on attached Schedule:-

O R D E R

I, Daniel Hurley, Waterford County Manager, by virtue of the powers conferred upon me by the County Management Acts, 1940/1955 hereby make the following Order:-

That Waterford County Council being the Planning Authority for the Waterford County Health District, decide to grant permission/~~outline permission~~/~~approval~~ to

Sean Lonergan, Knockeylan, Leamybrien

FOR THE DEVELOPMENT OF LAND NAMELY:

Bungalow at Knockeylan, Leamybrien

subject to compliance with the Conditions set out on Column 1 of the attached Schedule,
for the reasons set out in Column 2 of said Schedule:

I further Order the permission for the aforementioned development, subject to the Conditions specified is to be granted if there is no objection against the decision within the Statutory Period.

Signed this the 29th day of APRIL, 1981.

BAINISTEOR CHONNDAE

WATERFORD COUNTY COUNCIL

P.D. 169/81

Bungalow at Knockeylan, Leamybrien.

S C H E D U L E

COLUMN 1 - CONDITIONS	COLUMN 2 - REASONS FOR CONDITIONS
1. Building to be set back at least 40' from road fence in accordance with the submitted site map.	To allow for possible future road realignment.
2. Entrance gates to be set back at least 15' from road fence and wing walls to be splayed at 45° and not more than 3' high so as to give adequate sight of road traffic. Regardless of the gradient of the driveway, the area between the edge of the roadway and the gate piers shall be flat and level with the road.	For reasons of road safety.
3. Septic tank to be a minimum of 60' from any dwelling or public road and otherwise in accordance with the I.I.R.S. Standard S.R. 6 of 1975.	For the protection of public health.
4. Entrance to be so constructed that surface water is not allowed to flow on to roadway. The necessary gulleys and soakaways shall be provided inside the gateway.	For reasons of road safety.
5. A proper piped gullet to be constructed across entrance where necessary.	To avoid interference with road drainage.
6. Site levelling for the construction of the dwelling shall be done by excavation into the sloping ground to a level formation over the entire floor area of the dwelling, and the finished floor level shall not be more than 12" over the formation level thus excavated. When the excavation has been carried out, the Planning Authority shall be notified and inspection awaited before further development takes place.	To minimise the obtrusion of the building on the landscape in the interests of the preservation of the visual amenity of the area.
7. The existing road boundary fence, so much as is not removed to provide the entrance to the site, shall be retained. The existing tree lines along the road boundary fence and on the Eastern boundary of the existing dwelling shall also be retained.	In the interests of the preservation of the visual amenity of the area.
8. Compliance with Chief Fire Officer's conditions if any, which will be forwarded later.	In the interest of fire safety.

Signed on behalf of the said Council: _____

Date: 29th April, 1981.