



# Dean Design

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**Ref: Inspection of property at Blackbog Road, Monacurragh, Co. Carlow**  
**The subject of Folios 26848F and CW 1728F**

**To Whom it may concern,**

On the 8<sup>th</sup> September 2016 I carried out an on site inspection of the above mentioned lands and in my possession I had a copy of Planning Ref No: 11/6444 and 05/5525. Planning Ref No: 05/5525 is for an extension of time which expires in December 2016 which relates to the construction of 18 no dwelling houses. Following an inspection of the planning file and associated documents it is obvious to me that two issues arise in relation to the implementation of this permission within its lifespan.

No foul water/sewerage system exists within the direct vicinity of the property and hence negotiations must take place with adjoining landowners to obtain wayleaves to place sewerage lines to the public mains.

Similarly the same issue arises in relation to surface water and a line to the Burrin River will be required. I further note that as an extension of time has been granted for this permission and no further extension of time can be granted.

I have had discussions with Carlow County Council re these services. Ger Cullinane, Senior Engineer and Gary Sofer with the view to placing a line through an estate called Borlum Wood but received a negative response.

In conclusion these lands will have no planning permission by January 2017 and are currently unserviceable re surface water and foul/sewerage.

Regards,

