

REG. REF. S97A/0032 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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James Moran,
Athgoe,
Newcastle,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1958	Date of Final Grant 29/09/97
Decision Order Number 1624	Date of Decision 14/08/97
Register Reference S97A/0032	Date 17th June 1997

Applicant J. Moran,

Development Dormer bungalow and septic tank.

Location Colmanstown, Rathcoole, Co. Dublin.

Floor Area 183.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 24/03/97 /17/06/97

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

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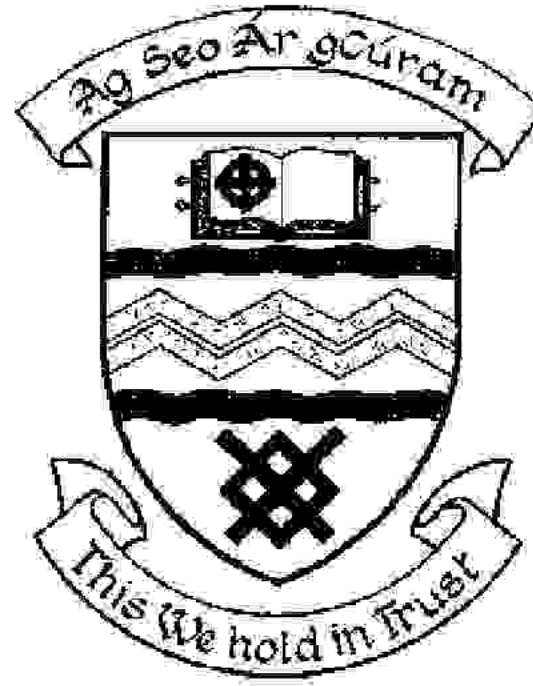
Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority on the 17th June 1997 and the 11th August 1997.
REASON:
In the interests of the proper planning and development of the area.
- 2 The house when first occupied shall be used as a place of permanent residence by the applicant and/or members of his immediate family.
REASON:
To secure, in the interests of the proper planning and development of the area, and the house is used to meet the applicant's stated needs.
- 3 External finishes to the dwelling shall be painted smooth or nap plaster. Roof materials shall be flat tiles or slate and shall be blue/black in colour.
REASON:
In the interests of the proper planning and development of the area.
- 4 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 Full details of the proposed access and entrance area shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development. The access and entrance area shall be designed and constructed in such a manner as to ensure that surface water from the development does not enter onto the public road and that surface water drainage from the public road is not adversely interfered with. The entrance area shall be surfaced with a

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dust free and durable material. Gravel or other loose material is not acceptable.

REASON:

In the interests of a proper standard of development and the prevention of the creation of a traffic hazard.

- 6 Entrance area shall be recessed 1.5 metres from the site boundary. All underground or overhead services and poles at the site frontage, or within required visibility splays to be set back to a suitable location adjacent to the new boundary at the developer's expense.

REASON:

In the interests of the prevention of the creation of a traffic hazard.

- 7 Other than that part of the hedgerow on the site frontage which is to be removed/cut back to provide the appropriate access and visibility the remaining trees and hedgerows on the site boundaries shall be protected during the course of the development and be retained at not less than existing height thereafter and supplemented with additional planting.

REASON:

In the interests of the visual amenities of the area.

- 8 Prior to the commencement of development a detailed landscaping and planting scheme for the site, including the site boundaries shall be submitted to and be to the satisfaction of the Planning Authority. The scheme shall provide for the retention of the existing mature trees on the site frontage and the provision of a new hedgerow on the northern boundary. All landscaping and planting shall be undertaken in the first planting season following the commencement of development.

REASON:

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

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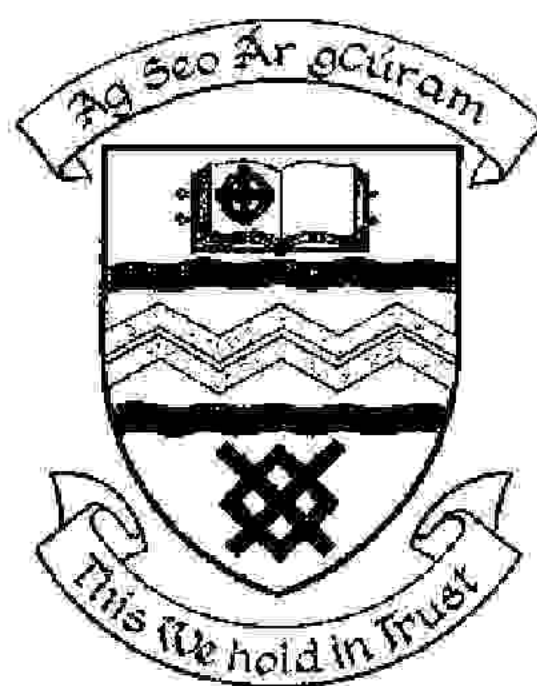
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- 9 That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1991" available from Eolas.
REASON:
In the interest of the proper planning and development of the area.
- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 11 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.
- 12 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.
- 13 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply 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 service 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 service.
- 14 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value

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pertaining at the time of payment 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 facilitate 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 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

- 16 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 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 provision and development of amenity lands in the area which will facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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- (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.

.....September 1997
for SENIOR ADMINISTRATIVE OFFICER