

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
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J. Dowling,  
30 Forest Drive,  
Kingswood,  
Dublin 24.

**NOTIFICATION OF GRANT OF Outline Permission****LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Final Grant Order Number</b> 0772	<b>Date of Final Grant</b> 29/04/96
<b>Decision Order Number</b> 0437	<b>Date of Decision</b> 12/03/96
<b>Register Reference</b> S96A/0018	<b>Date</b> 29th January 1996

**Applicant** J. Dowling,

**Development** Two storey house at side.

**Location** 30, Forest Drive, Kingswood, Dublin 24.

**Floor Area** 0.000 Sq Metres

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

**Additional Information Requested/Received** 23/01/96 /29/01/96

A Outline Permission has been granted for the development described above,  
subject to the following (9) 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.

**REASON:**

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

- 2 That THE proposed house be used as a single dwelling unit.

**REASON:**

To prevent unauthorised development.

- 3 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 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.

- 4 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval 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.

- 5 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for



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approval be paid to the South Dublin County Council to assist the Council in the acquisition and development of lands for public open space purposes which will be available to the residents 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 provision and development of amenity lands in the area which will facilitate the proposed development.

- 6 The footpath and kerb shall be dished to the satisfaction of the Area Engineer, Roads Maintenance Department at the applicants expense.

**REASON:**

In the interest of traffic safety.

- 7 The foundations adjacent to the Northern Eastern boundary of the site shall be taken down below the invert level of the public foul sewer which runs along this boundary.

**REASON:**

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

- 8 The proposed house shall be similar to the existing house on this site in terms of fenestration, materials and general colour scheme.

**REASON:**

In the interest of visual amenity.

- 9 Only clean uncontaminated surface water shall be discharged to the public surface water sewer. All foul waste shall be discharged to the public foul sewer.

**REASON:**

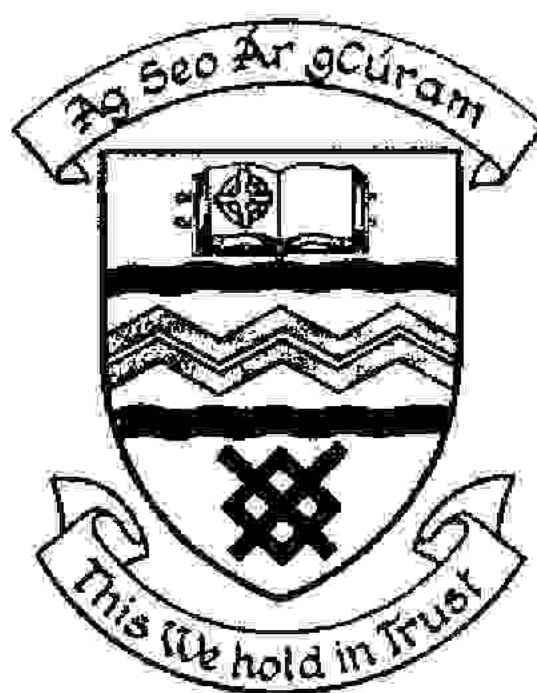
In the interest of public health.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and

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Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

*[Signature]* ..... 29<sup>th</sup> April 1996  
for SENIOR ADMINISTRATIVE OFFICER