

C

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 0372	Date of Decision 18/02/2002
Register Reference S01A/0859	Date: 20/12/01

Applicant Mrs Doreen Doyle,

Development Dormer bungalow in the rear garden with access from side road leading to Boden Park.

Location Rostrevor, Scholarstown Road, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including.

Additional Information Requested/Received /

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 ( 15 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

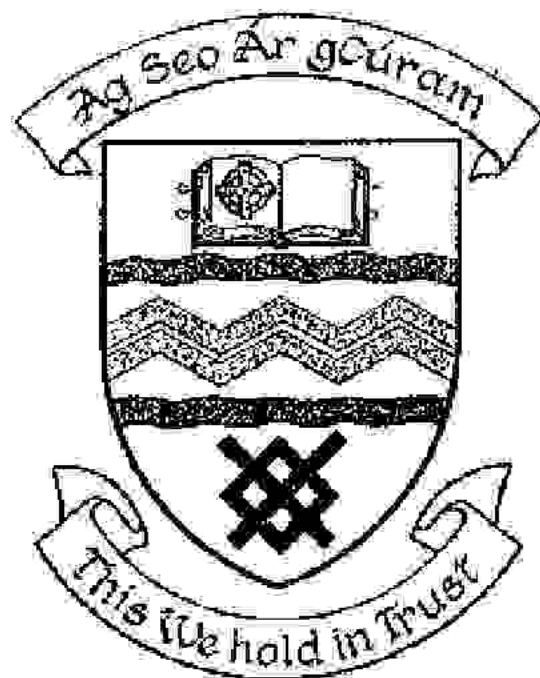
 ..... 18/02/02  
for SENIOR ADMINISTRATIVE OFFICER

McGrane and Partners,  
Paradigm House,  
Dundrum Office Park,  
Dublin 14.

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**Conditions and Reasons**

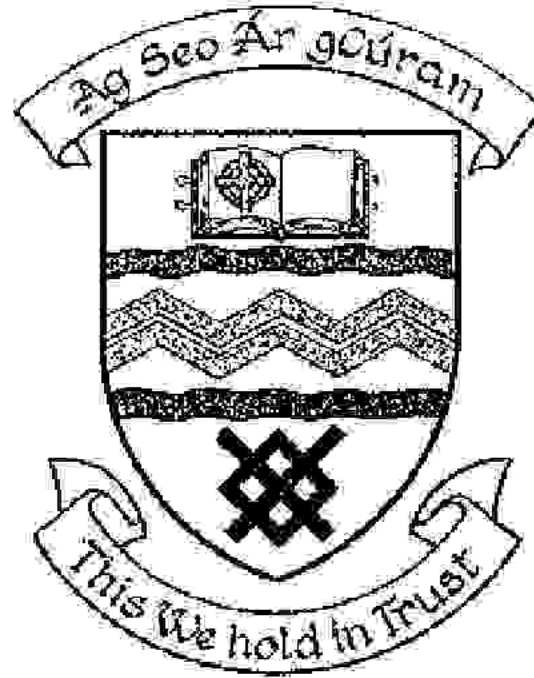
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 Prior to the commencement of development, the applicant shall obtain written permission from the Development Department of South Dublin County Council to construct a driveway over the strip of Council owned land running adjacent to the site.  
REASON:  
In the interests of the proper planning and development of the area.
- 3 The new entrance to the site shall be finished to match the existing wall. Details of all proposed boundary treatment and landscaping, shall be submitted to and approved by the Planning Authority prior to the commencement of development.  
REASON:  
In the interests of the proper planning and development of the area.
- 4 That the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The following requirements of the Environmental Services Department shall be satisfied.
  - (i) The property shall have its own individual service connection to the public watermain and 24hour storage.
  - (ii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council.



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personnel at the applicant's prior expense.

- (iii) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (iv) The applicant shall ensure the full and complete separation of foul and surface water systems.

**REASON:**

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

- 6 Prior to the first occupation of the dwelling, the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

**REASON:**

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

- 7 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance Department.

**REASON:**

In the interest of Residential Amenity.

- 8 That prior to commencement of development an acceptable house number/name shall be submitted to and approved by the County Council.

**REASON:**

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

- 9 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

**REASON:**

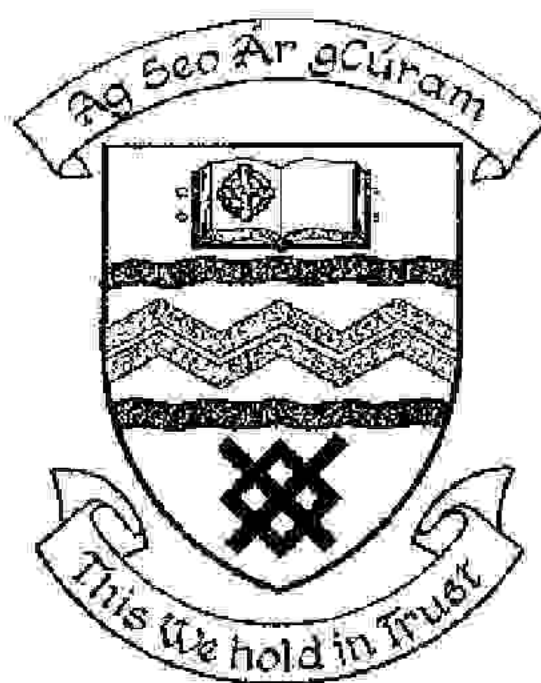
In the interest of amenity.

- 10 Roof materials shall consist of slate or dark coloured tiles while the proposed rendered finish shall be painted in a pale colour.

**REASON:**

In the interest of visual amenity.

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- 11 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) 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.

- 12 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) 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.

- 13 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) 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.

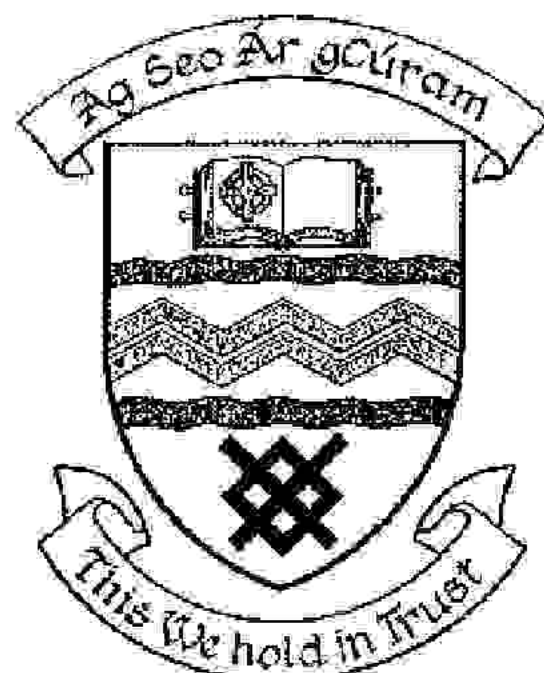
- 14 That a financial contribution in the sum of EUR 857 (eight hundred and fifty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy



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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.

- 15 That a financial contribution in the sum of EUR 1,452 (one thousand four hundred and fifty two euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works 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.