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



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Lár an Bhaile, Tamhlacht,  
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**PLANNING  
DEPARTMENT**  
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Colm McLoughlin,  
Unit 3,  
Main Street,  
Newcastle,  
Co. Dublin.

**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

<b>Decision Order No.</b>	<b>3606</b>	<b>Date of Decision</b>	<b>14-Nov-2002</b>
<b>Register Reference</b>	<b>S01A/0762</b>	<b>Date</b>	<b>27-Sep-2002</b>

**Applicant:** Denise Dowd,  
**Development:** Dormer bungalow and puraflo treatment unit.  
**Location:** Lyons Road, Newcastle, Co. Dublin.  
**Time extension(s) up to and including:**  
**Additional Information** 17-Jan-2002/  
**Requested/Received:**  
**Clarification of Additional Information** 17-Jan-2002/  
**Requested/Received:**

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the condition(s) (14) on the attached numbered pages.

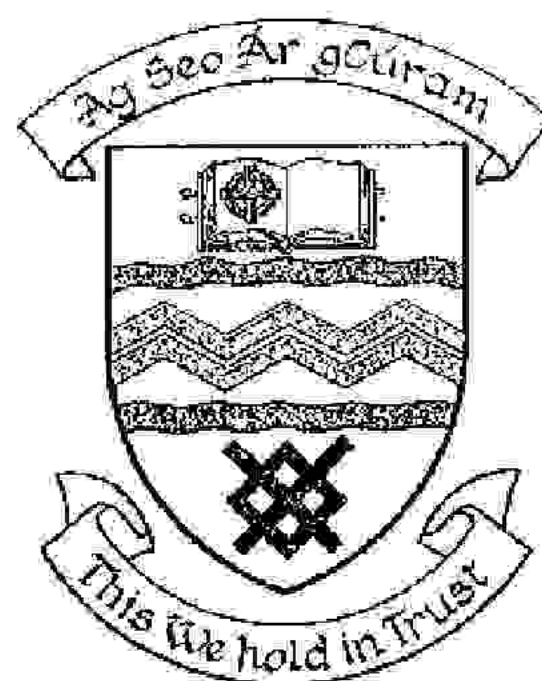
**Conditions and Reasons:**

1. The development to be carried out in its entirety in accordance with the plans, particulars

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and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 27/09/2002, 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. That the entire premises be used as a single dwelling unit.

REASON: To prevent unauthorised development.

3. That the house, when completed, be first occupied by the applicant and/or members of her immediate family. REASON: In the interest of the proper planning and development of the area.

4. The following requirements of the Environmental Services Department of South Dublin County Council shall be met in full:

a) Septic Tank / Effluent Treatment System and percolation/irrigation area are to be in accordance with S.R.6: 1991 and the requirements of the Environmental Protection Agency's Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard must be submitted to South Dublin County Council.

b) Septic Tank / Effluent Treatment System and percolation/irrigation area to meet the requirements of the South Western Area Health Board.

c) The surface water run-off from the proposed development shall drain to soakage areas designed and constructed in accordance with BRE digest 365, with certification of compliance by Engineer to be submitted.

d) Soakage areas to meet the requirements of the South Western Area Health Board.

REASON:

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

5. Prior to commencement of development the access shall be relocated to the position of the existing field entrance in order to provide vision splays of 3m x 90m in both directions of the entrance.

REASON:

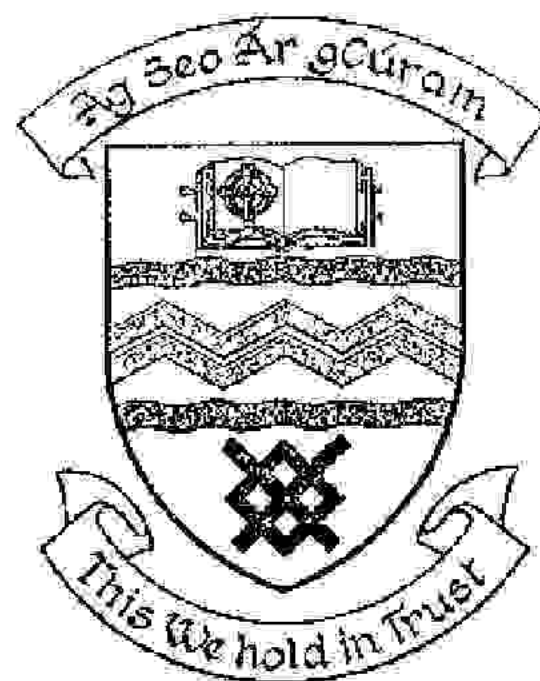
In the interest of road and public safety.



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6. Prior to the commencement of development, the applicant shall consult and inform the Environmental Services Department of South Dublin County Council as to where they are getting their water supply from. Details shall be agreed in writing.

**REASON:**

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

7. The following requirements of the Environmental Health Officer shall be met in full:

a) Annual checks of the ground water situation shall be sent to the Environmental Health Officer.

b) No connection shall be made to a well unless the soil has achieved an appropriate percolation area.

**REASON:**

In the interest of public health and in accordance with the Environmental Health Acts.

8. Prior to the commencement of development, the applicant shall submit full details regarding the proposed site boundary treatment and landscaping.

**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. 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.

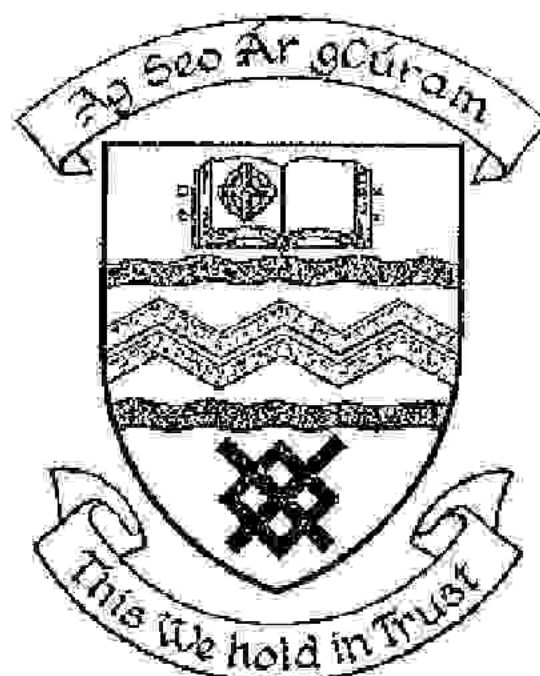
**REASON:** To protect the amenities of the area.

11. That a financial contribution in the sum of €476 (four hundred and seventy six 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.

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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. In the event of a connection to the public sewer, a further financial contribution in the sum of EUR 476 (four hundred and seventy six) 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.

13. That a financial contribution in the sum of €5,000 (five thousand 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.

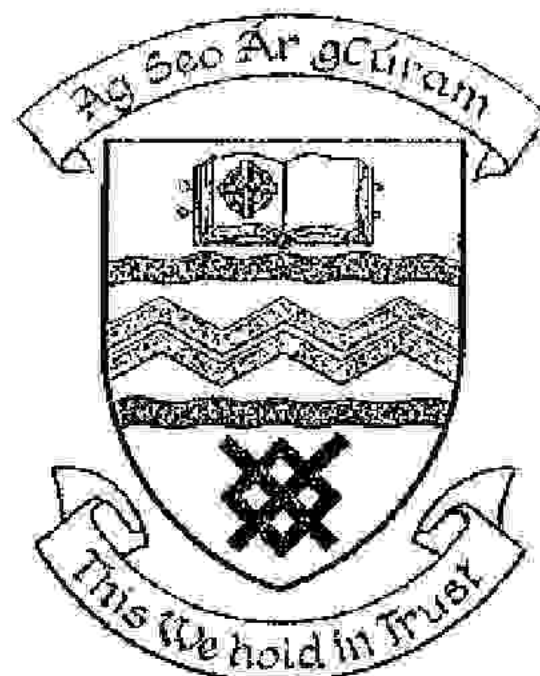
14. That a financial contribution in the sum of €750 (seven hundred and fifty euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will facilitate this development; this contribution to be paid before the commencement 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 the works.



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Signed on behalf of the South Dublin County Council

**Register Reference: S01A/0762**

**14-Nov-2002**

*for* **Senior Executive Officer**

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0122	Date of Decision 17/01/2002
Register Reference S01A/0762	Date: 20/11/01

Applicant Denise Dowd,  
Development Dormer bungalow and puraflo treatment unit.

Location Lyons Road, Newcastle, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 20/11/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 Please submit a plan of scale 1:2500 showing the full extent of lands in the ownership of the applicant or the applicants family in the vicinity of the site. The applicant should show all dwellings in the vicinity of the site and indicate the occupants of these dwellings and their relationship to the applicant if any. The applicant should indicate when planning permission was granted for any dwelling which is or was in the ownership of the applicant or a member of her family. The applicant should state her need to reside in this area.
- 2 The road frontage of the subject site is only 46m long. Therefore in this regard the proposed development is unacceptable due to inadequate road frontage which does not meet development plan standards of "at least 60m. Please submit a revised block layout to address this issue, this layout should show the road frontage of the existing neighbouring sites. The applicant shall note that if the site boundary is to be modified then revised public notices

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REG REF. S01A/0762

must be erected and submitted to the planning authority  
which state this revision.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

17/01/02