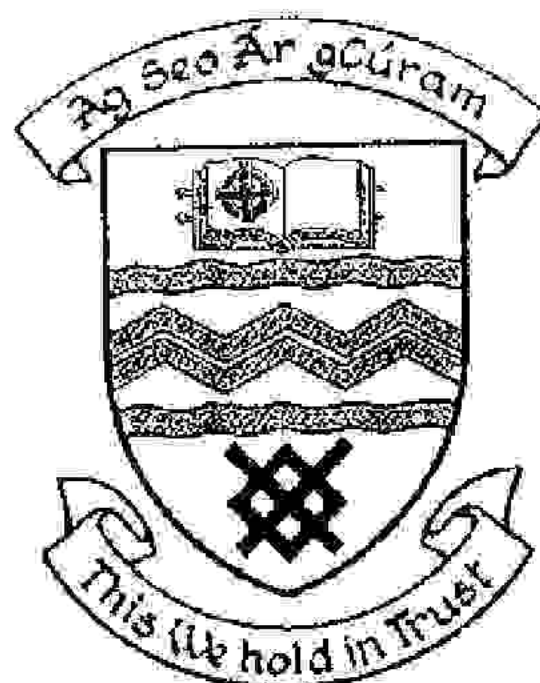


SOUTH DUBLIN COUNTY COUNCIL
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Ellen & Andrew Moore
2 Ambervale,
Cookstown,
Tallaght,
Dublin 24.

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

Decision Order No.	3838	Date of Decision	12-Dec-2002
Register Reference	S01A/0459	Date	07-Oct-2002

Applicant: Ellen & Andrew Moore
Development: Three-bed two storey detached single family dwelling.
Location: 2 Ambervale, Cookstown, Tallaght, Dublin 24.
Time extension(s) up to and including: 13-Dec-2002
Additional Information 11-Sep-2001, /
Requested/Received:
Clarification of Additional Information 11-Sep-2001, /
Requested/Received:

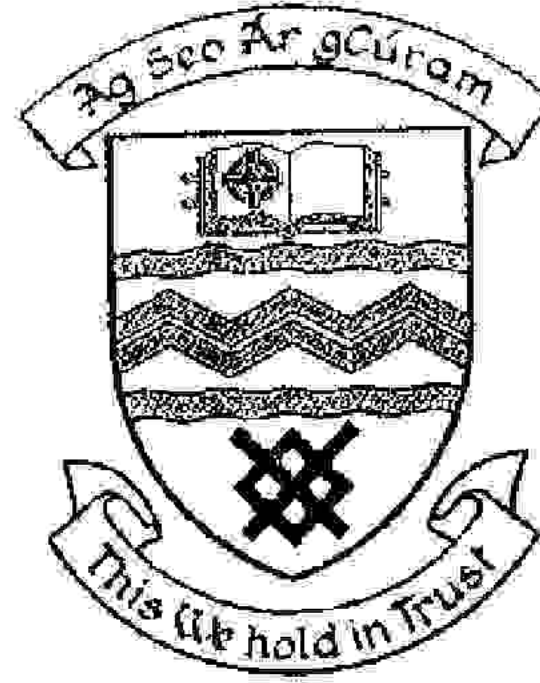
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the condition(s) (12) 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 07/10/2002 and Unsolicited Additional Information received on 06/12/2002, 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. i) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
ii) The property shall have its own individual service connection to the public watermain and 24 hour storage.
iii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

In the interest of visual amenity and in order to preserve the amenity of the adjoining dwelling.

3. That the entire premises be used as a single dwelling unit.
REASON: To prevent unauthorised development.

4. That all external finishes harmonise in colour and texture with the existing premises.
REASON: In the interest of visual amenity.

5. 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.

6. i) 2 no. car parking spaces shall be provided at both the existing and proposed dwellings.
ii) The footpath and kerb shall be dishd and the new driveway constructed to the satisfaction of the Local Authority's Area Engineer, Roads Maintenance Department.

REASON:

In the interest of road traffic safety and the proper planning and development of the area.

7. That a financial contribution in the sum of €952 (nine hundred and fifty two euro) be

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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.

8. 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.

9. That a financial contribution in the sum of €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.

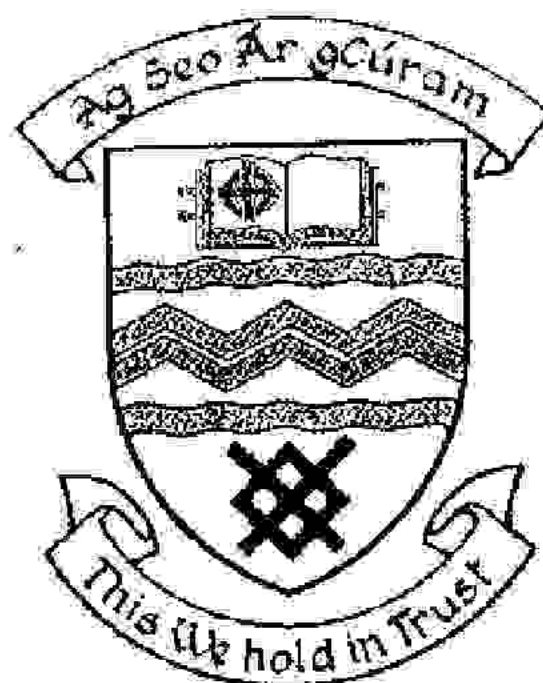
10. That a financial contribution in the sum of €750 (seven hundred and fifty euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will facilitate this development; this contribution to be paid before the commencement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

11. That a financial contribution in the sum of €1,770 (one thousand seven hundred and

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seventy 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.

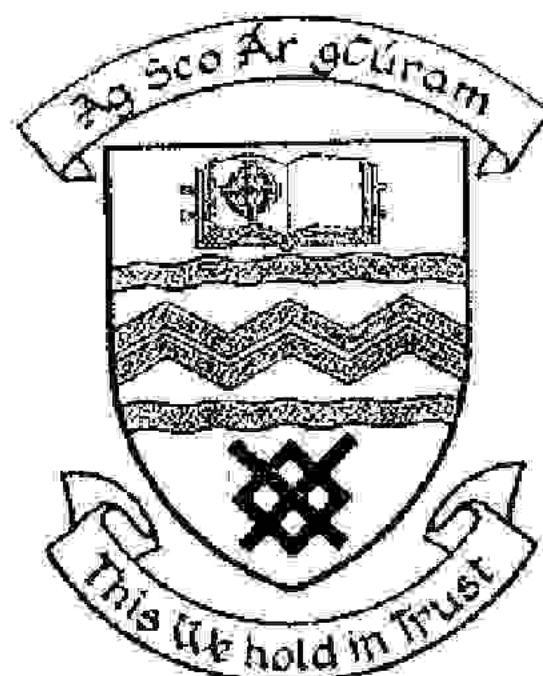
12. That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

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

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Signed on behalf of the South Dublin County Council

Register Reference: S01A/0459

13-Dec-2002

for **Senior Executive Officer**