

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0458	
1. Location	Main Street, Rathcoole, Co. Dublin.		
2. Development	Single storey Art & Framing Gallery and Studio of 97m2, associated parking, landscaping, drainage and ancillary works.		
3. Date of Application	16/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Oliver Carty & Associates Address: 132 Lower Georges Street, Dun Laoghaire,		
5. Applicant	Name: Mr Brendan Phelan Address: 4 Main Street, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2922 Date 12/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3249 Date 25/10/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.	

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01B/0458	
1. Location	87 Dodder Road Lower, Rathfarnham, Dublin 14.		
2. Development	Extension to side and rear of first floor.		
3. Date of Application	23/08/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/10/2001 2.	1. 24/10/2001 2.
4. Submitted by	Name: Watson Fitzpatrick & Associates Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: Mr. P. Kelly Address: 87 Dodder Road Lower, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 3422 Date 20/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0102 Date 14/01/2002	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Watson Fitzpatrick & Associates
72 Weston Road,
Churchtown,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0102	Date of Final Grant 14/01/2002
Decision Order Number 3422	Date of Decision 20/11/2001
Register Reference S01B/0458	Date 24/10/01

Applicant Mr. P. Kelly

Development Extension to side and rear of first floor.

Location 87 Dodder Road Lower, Rathfarnham, Dublin 14.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/10/2001 /24/10/2001

A Permission has been granted for the development described above,
subject to the following (6) Conditions.

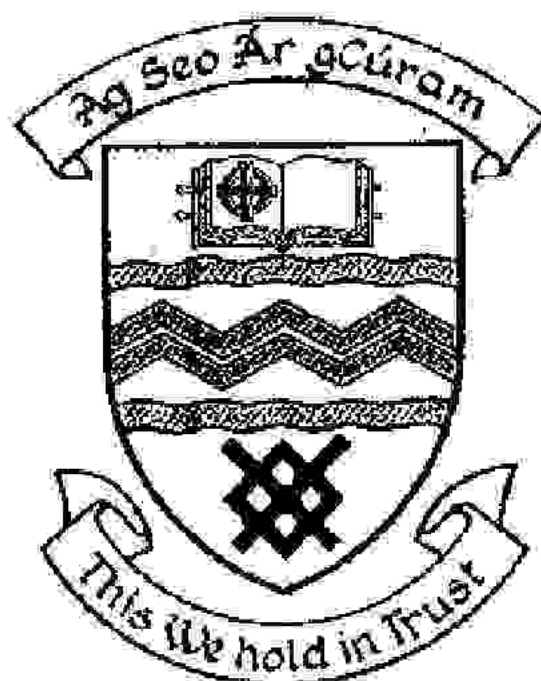
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REG REF. SOLR/01/01/01

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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 and Additional Information received on the 24/10/2001, 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 submit to the Planning Authority, for written agreement, a revised front elevation drawing clearly indicating the proposed parapet boundary wall to the side, as shown in the section drawing submitted as Additional Information on the 24/10/2001.
REASON:
In the interest of clarity.
- 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 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.
- 6 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.

NOTE:

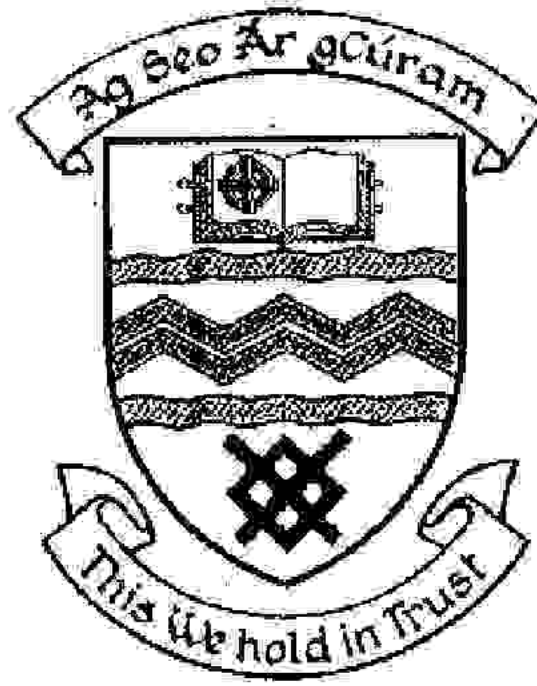
The applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

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REG. REF. S011701 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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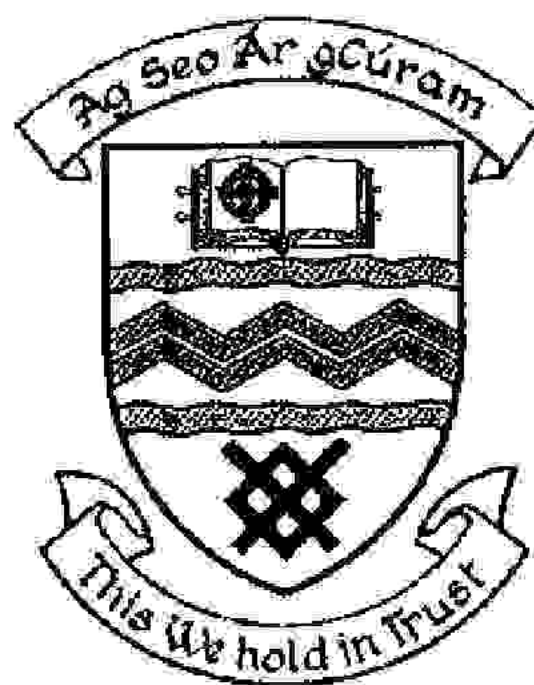
E-Mail: planning.dept@sdublincoco.ie

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

acs
.....14/01/02
for SENIOR ADMINISTRATIVE OFFICER

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Oliver Carty & Associates
132 Lower Georges Street,
Dun Laoghaire,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3249	Date of Final Grant 25/10/2001
Decision Order Number 2922	Date of Decision 12/09/2001
Register Reference S01A/0458	Date 16/07/01

Applicant Mr Brendan Phelan

Development Single storey Art & Framing Gallery and Studio of 97m², associated parking, landscaping, drainage and ancillary works.

Location Main Street, Rathcoole, Co. Dublin.

Floor Area 97.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

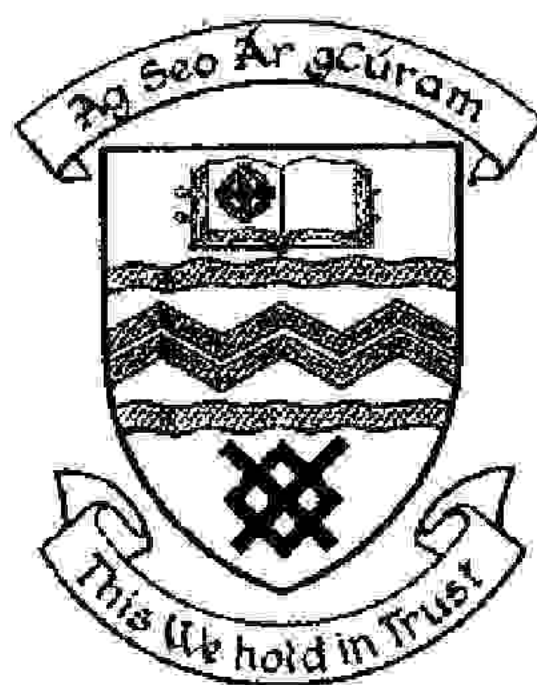
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Conditions and Reasons

- 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 (a) External walls shall be rendered
(b) The roof slates shall be blue/black or grey in colour.

REASON:

To protect the visual amenity of the area.

- 3 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.

- 4 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.

- 5 That the entire premises be used as a single unit. It shall not be converted to another use without a prior grant of planning permission.

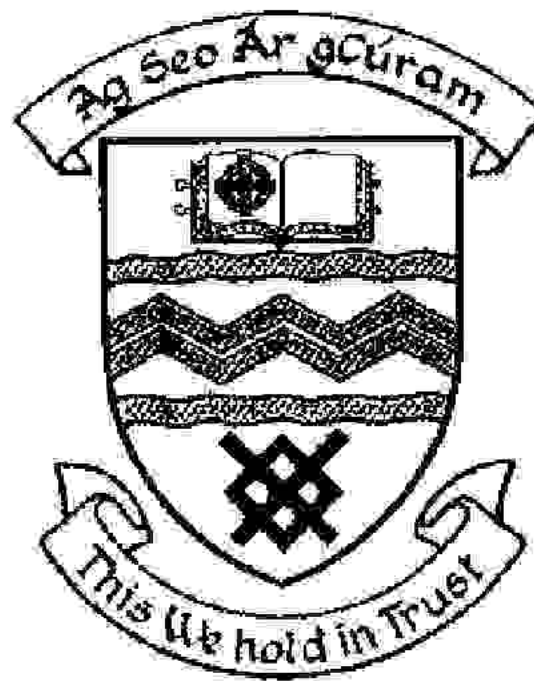
REASON:

To prevent unauthorised development.

- 6
 - No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - Applicant to ensure full and complete separation of foul and surface water systems.
 - 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.
 - The property shall have its own individual service connection to the public watermain and 24hour

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storage.

- The water supply shall be commercially metered.
- 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 order to comply with the Sanitary Services Acts 1878-1964.

7 The following requirements of Duchas, The Heritage Service shall be complied with:-

- The applicant shall employ a Licenced Archaeologist to carry out an archaeological assessment of the site. No sub-surface work or demolition work shall be undertaken in the absence of the archaeologist without his/her express consent. Four weeks in advance of the applicant's intention to commence works in order to facilitate the issuing of an archaeological licence shall be allowed.
- The archaeologist shall excavate test trenches at locations chosen by the archaeologist, having consulted the site plans and in liaison with the Licencing Section of Duchas.
- Having completed the work, the archaeologist shall submit a written report to the Local Authority and to Duchas extent, location and levels of all proposed foundations, services trenches and other sub-surface works associated with the development will effect the archaeological remains. This should be illustrated with appropriate plans, sections etc.
- Where archaeological material is said to be present, preservation in situ, excavation or monitoring may be required. Duchas will advise the Local Authority with regard to these matters.
- No site or construction works shall be carried out until after the archaeologists report has been submitted and permission to proceed has been received in writing from Duchas.

REASON:

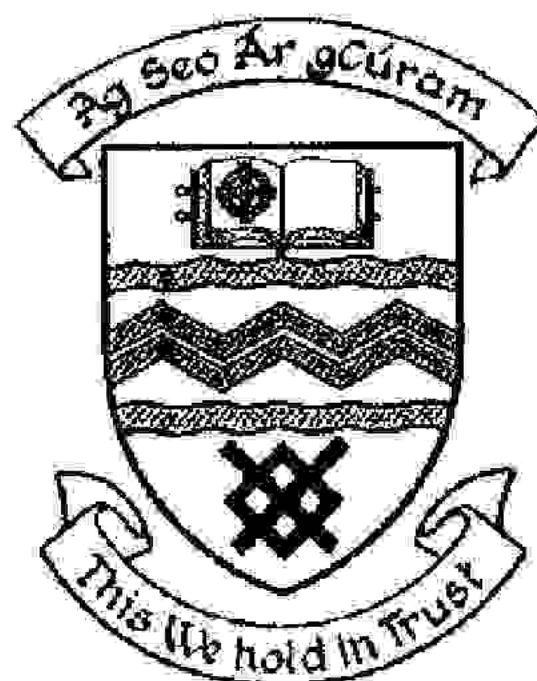
In order to comply with the proper planning and development of the area.

8 Prior to the commencement of development the applicant shall submit details to the Planning Authority of a complete Landscape Plan including

- (a) providing for the retention of existing hedgerows where appropriate;
- (b) detailing any new walls/fences;
- (c) detailing the proposed roadside boundary treatment.

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REASON:

To protect the amenities of the area.

- 9 Prior to the commencement of development the applicant shall submit a tree survey to the Parks Department of South Dublin County Council indicating species location, crown spread, and the health and condition of existing trees on site. An assessment of the proposed development on these existing trees and measures proposed to protect them during the course of the construction works shall also be provided.

REASON:

To protect the amenities of the area.

- 10 The following are the requirements of the Environmental Health Department:

- During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
- A suitable location for the storage of refuse is required.
- No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators etc.) shall be operated on or adjacent to the construction site before 08.00 hours on weekdays and 09.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, bank holidays or public holidays.

REASON:

In order to comply with the proper planning and development of the area.

- 11 The following are the requirements of the Roads Department:

- Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
- Alterations to manhole cover/frame to be at applicant's own expense.

REASON:

In order to comply with the proper planning and development of the area.

- 12 That a financial contribution in the sum of £786 (seven hundred and eighty six pounds) EUR 997 (nine hundred and

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- 16 That a financial contribution in the sum of £159 (one hundred and fifty nine pounds) EUR 201 (two hundred and one euros) be paid by the proposer to South Dublin County Council towards the cost of the Upgrading Tay Lane Pumping Station and Rathcoole Foul Sewerage Network which will facilitate this development; this contribution to be paid before the commencement of development on 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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

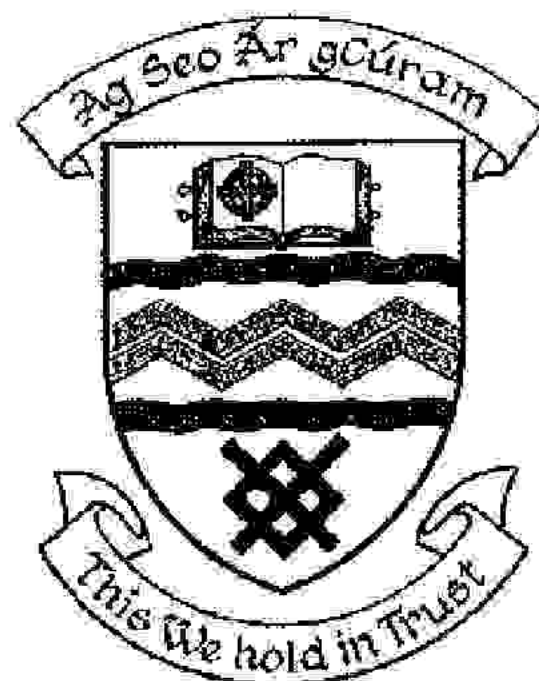
Signed on behalf of South Dublin County Council.

.....26/10/01
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0458	
1. Location	Main Street, Rathcoole, Co. Dublin.		
2. Development	Single storey Art & Framing Gallery and Studio of 97m2, associated parking, landscaping, drainage and ancillary works.		
3. Date of Application	16/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Oliver Carty & Associates Address: 132 Lower Georges Street, Dun Laoghaire,		
5. Applicant	Name: Mr Brendan Phelan Address: 4 Main Street, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2922 Date 12/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar	Date	Receipt No.	

C

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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 2922	Date of Decision 12/09/2001
Register Reference S01A/0458	Date: 16/07/01

Applicant Mr Brendan Phelan

Development Single storey Art & Framing Gallery and Studio of 97m2,
associated parking, landscaping, drainage and ancillary
works.

Location Main Street, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

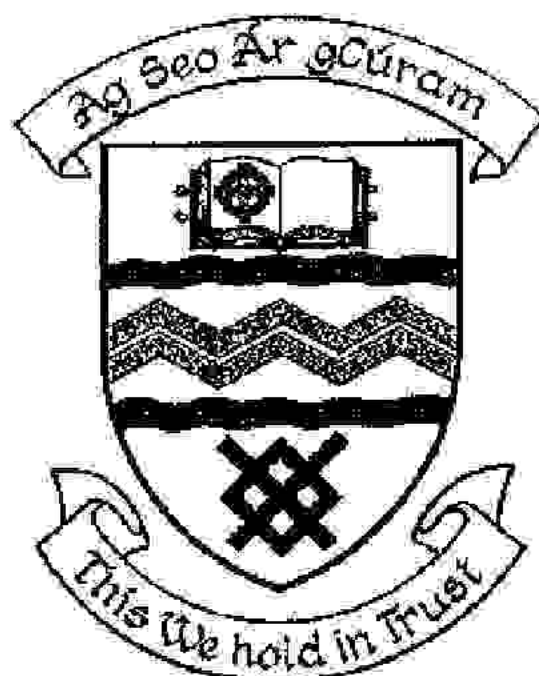
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*m*..... 12/09/01
for SENIOR ADMINISTRATIVE OFFICER

Oliver Carty & Associates
132 Lower Georges Street,
Dun Laoghaire,
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL
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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 (a) External walls shall be rendered
(b) The roof slates shall be blue/black or grey in colour.

REASON:

To protect the visual amenity of the area.

- 3 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.

- 4 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.

- 5 That the entire premises be used as a single unit. It shall not be converted to another use without a prior grant of planning permission.

REASON:

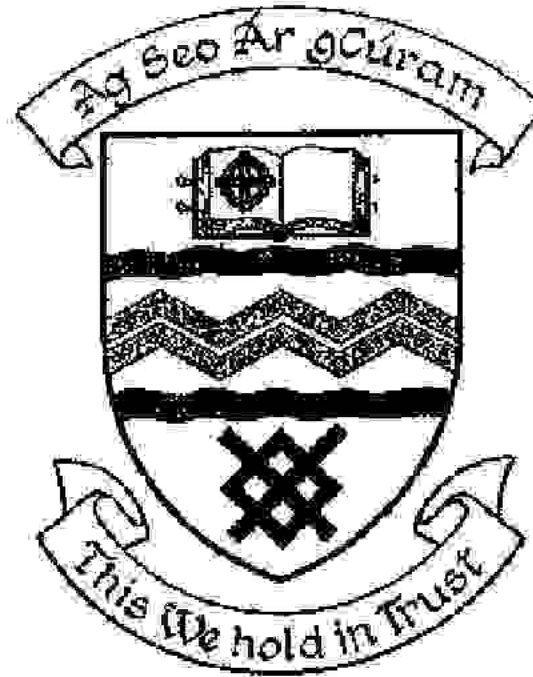
To prevent unauthorised development.

- 6 ■ No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
■ Applicant to ensure full and complete separation of foul and surface water systems.

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REG. REF. S01A/0458

- 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.
- The property shall have its own individual service connection to the public watermain and 24hour storage.
- The water supply shall be commercially metered.
- 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 order to comply with the Sanitary Services Acts 1878-1964.

- 7 The following requirements of Duchas, The Heritage Service shall be complied with:-

- The applicant shall employ a Licenced Archaeologist to carry out an archaeological assessment of the site. No sub-surface work or demolition work shall be undertaken in the absence of the archaeologist without his/her express consent. Four weeks in advance of the applicant's intention to commence works in order to facilitate the issuing of an archaeological licence shall be allowed.
- The archaeologist shall excavate test trenches at locations chosen by the archaeologist, having consulted the site plans and in liaison with the Licencing Section of Duchas.
- Having completed the work, the archaeologist shall submit a written report to the Local Authority and to Duchas extent, location and levels of all proposed foundations, services trenches and other sub-surface works associated with the development will effect the archaeological remains. This should be illustrated with appropriate plans, sections etc.
- Where archaeological material is said to be present, preservation in situ, excavation or monitoring may be required. Duchas will advise the Local Authority with regard to these matters.
- No site or construction works shall be carried out until after the archaeologists report has been

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REG REF. S01A/0458

submitted and permission to proceed has been
received in writing from Duchas.

REASON:

In order to comply with the proper planning and development
of the area.

- 8 Prior to the commencement of development the applicant shall
submit details to the Planning Authority of a complete
Landscape Plan including
- (a) providing for the retention of existing hedgerows
where appropriate;
 - (b) detailing any new walls/fences;
 - (c) detailing the proposed roadside boundary treatment.

REASON:

To protect the amenities of the area.

- 9 Prior to the commencement of development the applicant shall
submit a tree survey to the Parks Department of South Dublin
County Council indicating species location, crown spread,
and the health and condition of existing trees on site. An
assessment of the proposed development on these existing
trees and measures proposed to protect them during the
course of the construction works shall also be provided.

REASON:

To protect the amenities of the area.

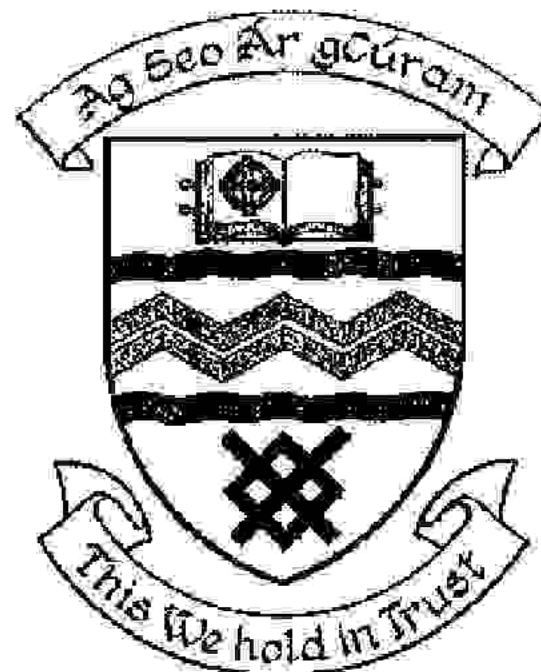
- 10 The following are the requirements of the Environmental
Health Department:

- During the construction phase of the development,
Best Practicable Means shall be employed to minimise
air blown dust being emitted from the site. This
shall include covering skips and slack heaps,
netting of scaffolding, daily washing down of
pavements or other public areas, and any other
precautions necessary to prevent dust nuisances.
There must be compliance with British Standard B.S.
5228 Noise Control on Construction and Open Sites.
- A suitable location for the storage of refuse is
required.
- No heavy construction equipment/machinery (to
include pneumatic drills, construction vehicles,
generators etc.) shall be operated on or adjacent to
the construction site before 08.00 hours on weekdays

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REG. REF. S01A/0458

and 09.00 hours on Saturdays nor after 18.00 hours
on weekdays and 13.00 hours on Saturdays, nor at any
time on Sundays, bank holidays or public holidays.

REASON:

In order to comply with the proper planning and development
of the area.

- 11 The following are the requirements of the Roads Department:
- Footpath and kerb to be dished and the new driveway
constructed to the satisfaction of the Area
Engineer, Roads Maintenance.
 - Alterations to manhole cover/frame to be at
applicant's own expense.

REASON:

In order to comply with the proper planning and development
of the area.

- 12 That a financial contribution in the sum of £786 (seven
hundred and eighty six pounds) EUR 997 (nine hundred and
ninety seven euros) 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:

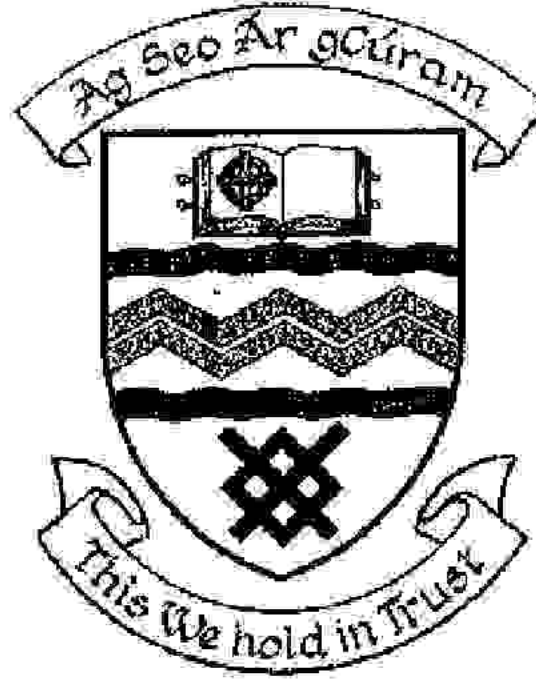
The provision of such services in the area by the Council
will facilitate the proposed development. It is considered
reasonable that the developer should contribute towards the
cost of providing the services.

- 13 That a financial contribution in the sum of £2,043 (two
thousand and forty three pounds) EUR 2,594 (two thousand
five hundred and ninety four euros) 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

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



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improvement works and traffic management schemes
facilitating the proposed development.

- 14 That a financial contribution in the sum of £394 (three hundred and ninety four pounds) EUR 500 (five hundred euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy 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 £190 (one hundred and ninety pounds) EUR 241 (two hundred and forty one euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on 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.

- 16 That a financial contribution in the sum of £159 (one hundred and fifty nine pounds) EUR 201 (two hundred and one euros) be paid by the proposer to South Dublin County Council towards the cost of the Upgrading Tay Lane Pumping Station and Rathcoole Foul Sewerage Network which will facilitate this development; this contribution to be paid before the commencement of development on 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.