

	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/0400	
1. Location	59 Monalea Wood, Firhouse, Dublin 24.		
2. Development	Two-storey detached house and entrance.		
3. Date of Application	27/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: H.K. O'Daly & Associates Address: Kingswood, Naas Road,		
5. Applicant	Name: Mr James Travers Address: 59 Monalea Wood, Firhouse, Dublin 24.		
6. Decision	O.C.M. No. 2751 Date 23/08/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE 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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

Decision Order Number 2751	Date of Decision 23/08/2001
Register Reference S01A/0400	Date: 27/06/01

Applicant Mr James Travers

Development Two-storey detached house and entrance.

Location 59 Monalea Wood, Firhouse, Dublin 24.

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 OUTLINE PERMISSION in respect of the above proposal.

Subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

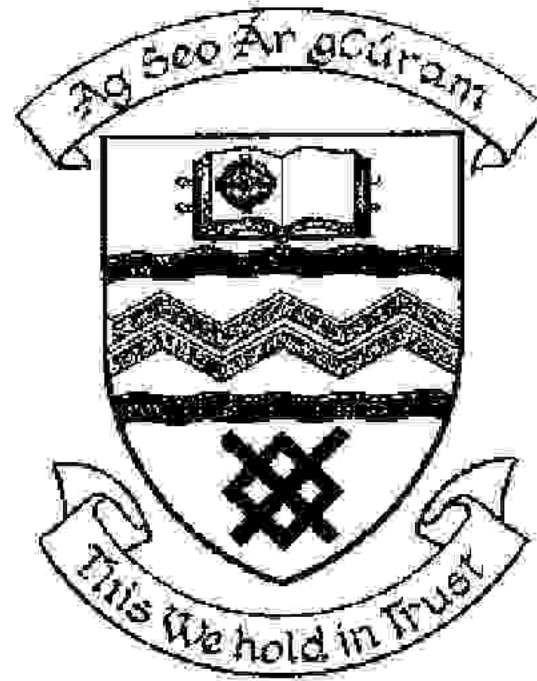
..... 24/08/01
for SENIOR ADMINISTRATIVE OFFICER

H.K. O'Daly & Associates
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

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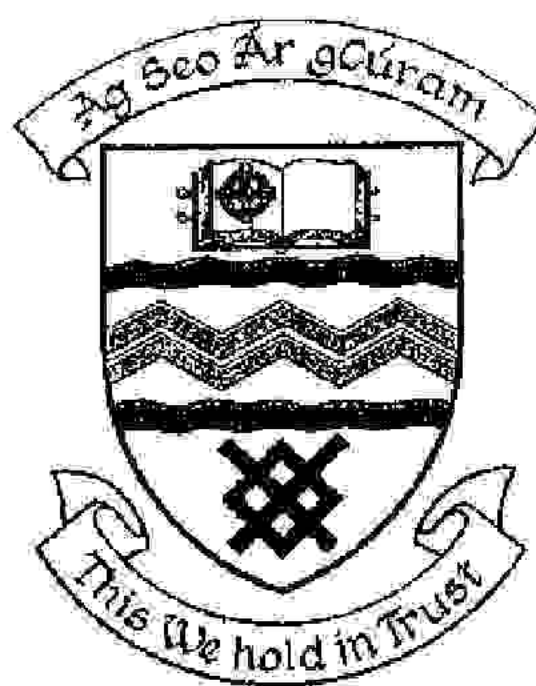
Conditions and Reasons

- 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 the Planning Authority at approval stage.
REASON:
In the interest of the proper planning and development of the area.
- 2 The applicant shall submit the following details, in addition to those required in condition 1 above, when applying for approval.
 - (i) A drainage layout showing the location of all proposed foul and surface water drains, sewers, manholes and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations and shall show full and complete separation of foul and surface water systems.
 - (ii) A detailed method statement for the construction of the house including full details of how it is proposed to protect the public watermain from damage. These shall include constructing the foundations beneath the invert level of the sewer.REASON:
In the interest of public health and safety.
- 3 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
REASON:
In the interest of public safety.
- 4 The design and finishes of the proposed house shall be in character with the design and finishes of the existing houses in the vicinity. Details shall be submitted at approval stage.
REASON:
In the interest of visual amenity.
- 5 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

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- 6 Details of proposed site boundary treatment shall be submitted at approval stage.

REASON:

In the interests of visual and residential amenity.

- 7 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.

- 8 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed 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 providing the services.

- 9 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to be paid before the commencement of development on site.

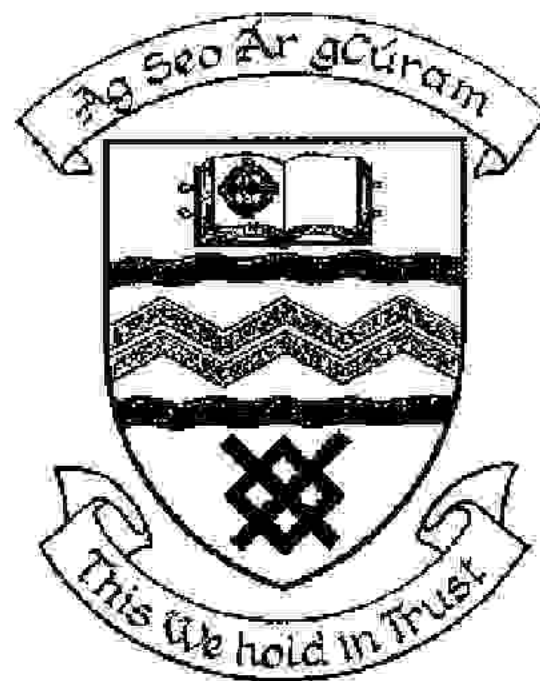
REASON:

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 road improvement works and traffic management schemes facilitating the proposed development.

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- 10 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

- 11 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of the Boherboy Water Supply Scheme in the area 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 of services in the area which will facilitate the proposed development.

- 12 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of the Dodder Valley Catchment Drainage Improvement Works in the area 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 of services in the area which will facilitate the proposed development.