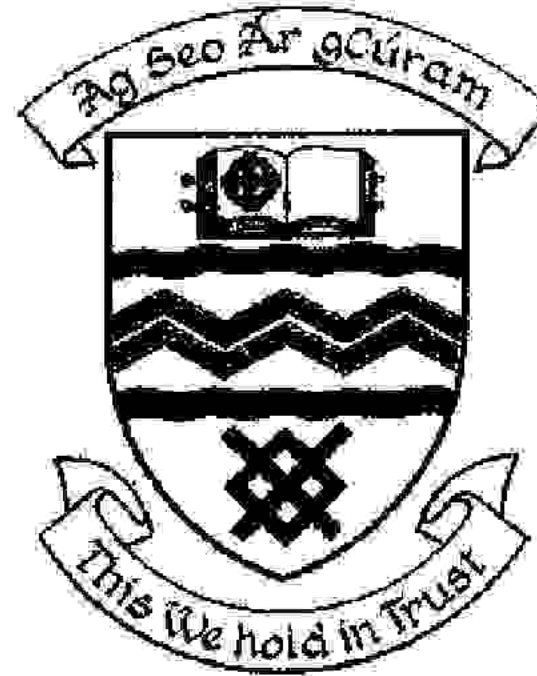


C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

Decision Order Number 3730	Date of Decision 18/12/2001
Register Reference S01A/0340	Date: 07/06/01

Applicant Mr Dermot Healy

Development Three bedroom 2-storey dormer bungalow.

Location 12 Colberts Fort, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/08/2001 /31/10/2001

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.

 19/12/01
for SENIOR ADMINISTRATIVE OFFICER

Mr Dermot Healy
12 Colberts Fort,
Tallaght,
Dublin 24.

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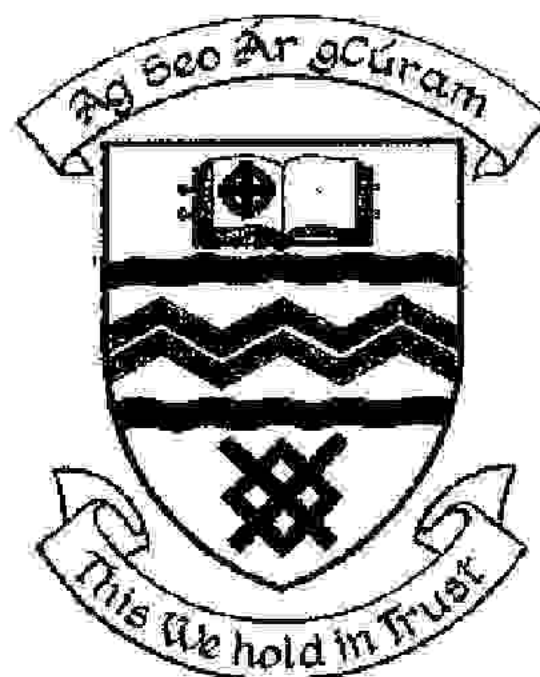
Telephone: 01-414 9000
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REG REF. S01A/0340

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 31/10/2001, 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 Details of all boundary treatment including landscaping, walls, fences and/or entrance gates shall be submitted to and approved by the Planning Authority prior to the commencement of development.
REASON:
In the interest of amenity and the proper planning and development of the area.
- 3 The application site shall be subdivided between the existing and proposed dwelling in accordance with original site layout plan submitted 07/06/01.
REASON:
In order to clarify the curtilage of the proposed dwelling and in the interest of the proper planning and development of the area.
- 4 The site shall be developed in accordance with the revised site layout plan showing the proposed ground floor of the dwelling. Prior to the commencement of development, a revised roof plan (site layout plan) shall be submitted showing the correct relationship between the existing and proposed houses.
REASON:
In order to clarify the site layout of the proposed development in the interest of the proper planning and development of the area.
- 5 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

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REG. REF. S01A/0340

- 6 That all external finishes of the proposed dwelling harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this respect:

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

- 8 The requirements of the Roads Traffic Department shall be strictly adhered to. In this respect:

- i) 2 no. off street parking spaces shall be provided at both the existing and proposed houses.
- ii) Footpath and kerb shall be dished and the new driveway constructed for existing and proposed houses to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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

- 9 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.

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REASON:

To protect the amenities of the area.

- 10 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.

- 11 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.

- 12 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two 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 £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six 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

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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 £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) 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.

- 15 That a financial contribution in the sum of £1,143 (One Thousand One Hundred and Forty Three Pounds) EUR 1,451 (One Thousand Four Hundred and Fifty One Euros) 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.

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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 3730	Date of Decision 18/12/2001
Register Reference S01A/0340	Date: 07/06/01

Applicant Mr Dermot Healy

Development Three bedroom 2-storey dormer bungalow.

Location 12 Colberts Fort, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/08/2001 /31/10/2001

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.

 19/12/01
for SENIOR ADMINISTRATIVE OFFICER

Mr Dermot Healy
12 Colberts Fort,
Tallaght,
Dublin 24.

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Conditions and Reasons

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REASON:
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REASON:

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REASON:

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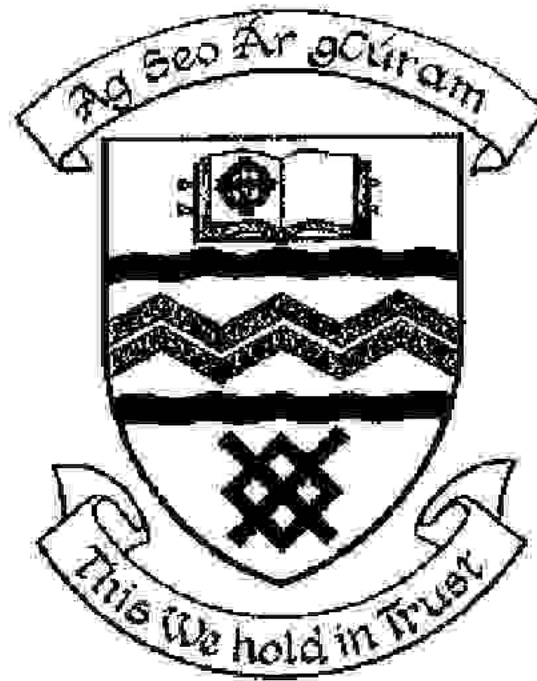
REASON:

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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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REASON:

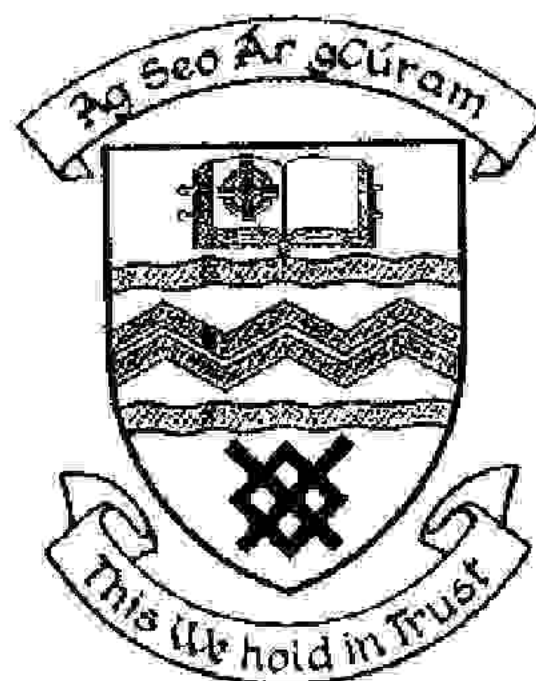
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

	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/0340	
1. Location	12 Colberts Fort, Tallaght, Dublin 24.		
2. Development	Three bedroom 2-storey dormer bungalow.		
3. Date of Application	07/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/08/2001 2.	1. 31/10/2001 2.
4. Submitted by	Name: Mr Dermot Healy Address: 12 Colberts Fort, Tallaght,		
5. Applicant	Name: Mr Dermot Healy Address: 12 Colberts Fort, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 3730 Date 18/12/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0304 Date 06/02/2002	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
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Mr Dermot Healy
12 Colberts Fort,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0304	Date of Final Grant 06/02/2002
Decision Order Number 3730	Date of Decision 18/12/2001
Register Reference S01A/0340	Date 31/10/01

Applicant Mr Dermot Healy

Development Three bedroom 2-storey dormer bungalow.

Location 12 Colberts Fort, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/08/2001 /31/10/2001

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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Conditions and Reasons

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REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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REASON:

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

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In order to clarify the curtilage of the proposed dwelling and in the interest of the proper planning and development of the area.

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- 5 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 6 That all external finishes of the proposed dwelling harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

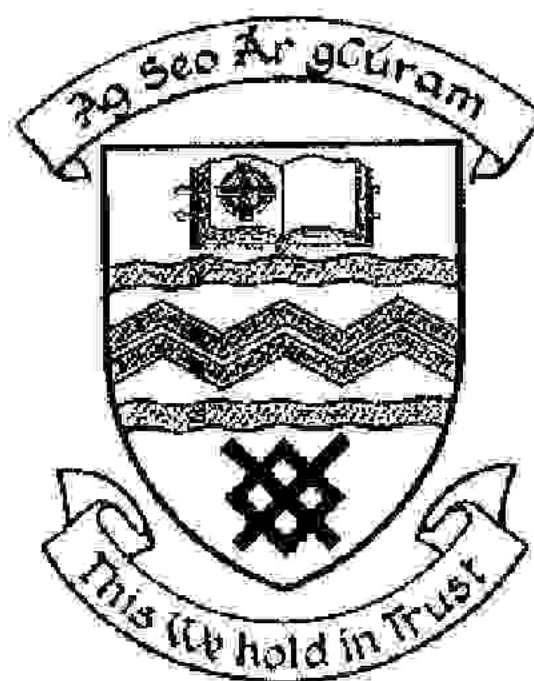
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SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0341 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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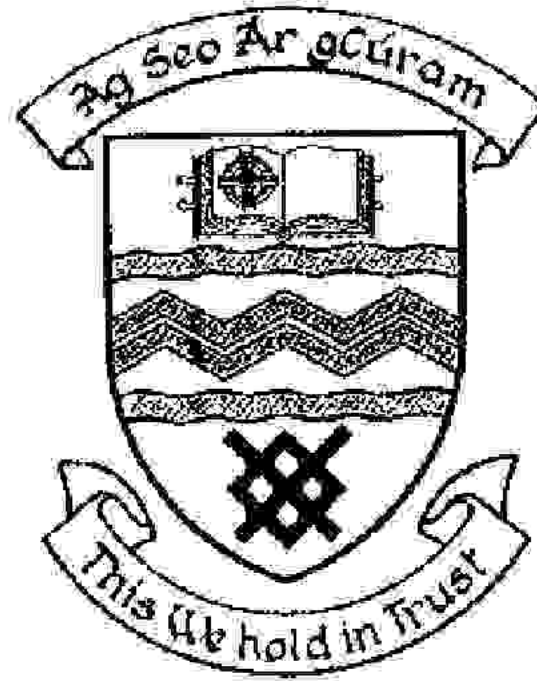
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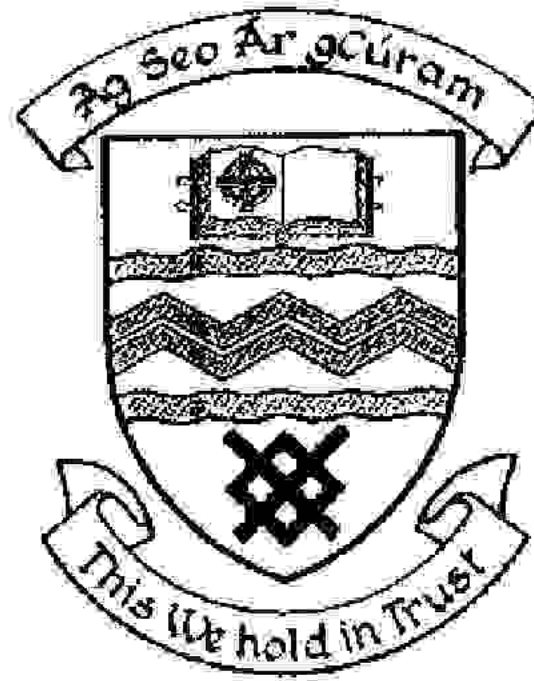
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REASON:

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 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.

.....11/02/02
for SENIOR ADMINISTRATIVE OFFICER