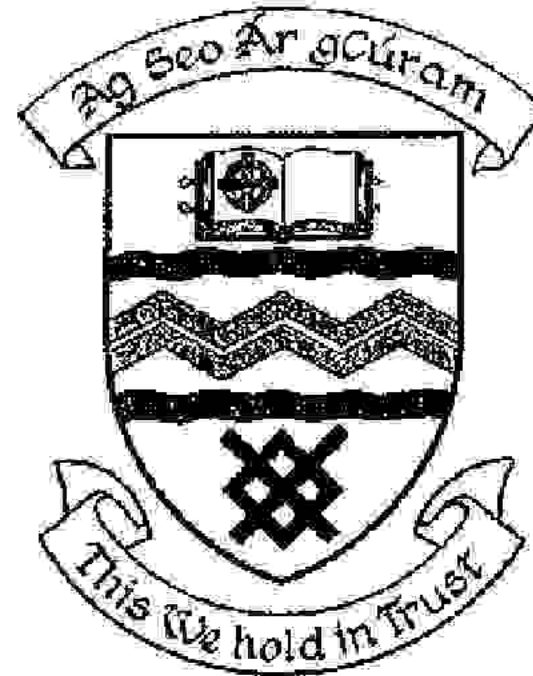


C

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

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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 3252	Date of Decision 26/10/2001
Register Reference S01A/0299	Date: 17/05/01

**Applicant** Mr Frank Byrne

**Development** Two storey house and associated entrance/pavement dish and demolition of existing garage/store to

**Location** side of 15 Willington Park, Templeogue, Dublin 6W.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** /28/08/2001

**Clarification of Additional Information Requested/Received** /

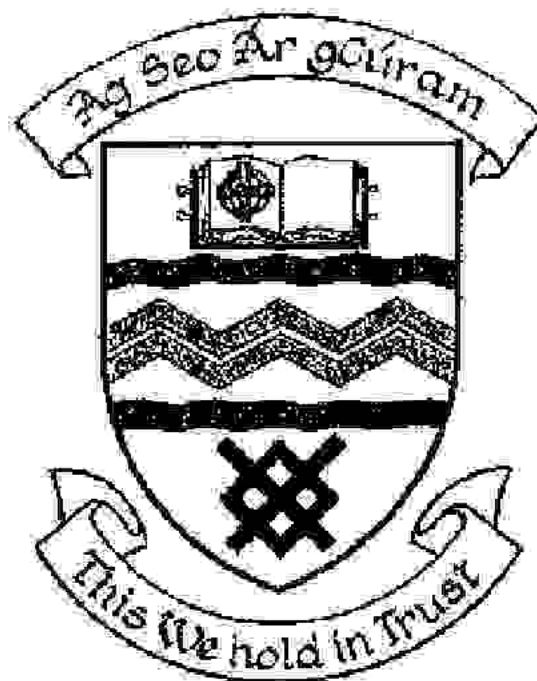
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

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

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

-A-S-L-  
Architectural Services,  
159 Rathmines Road Lower,  
Dublin 6.

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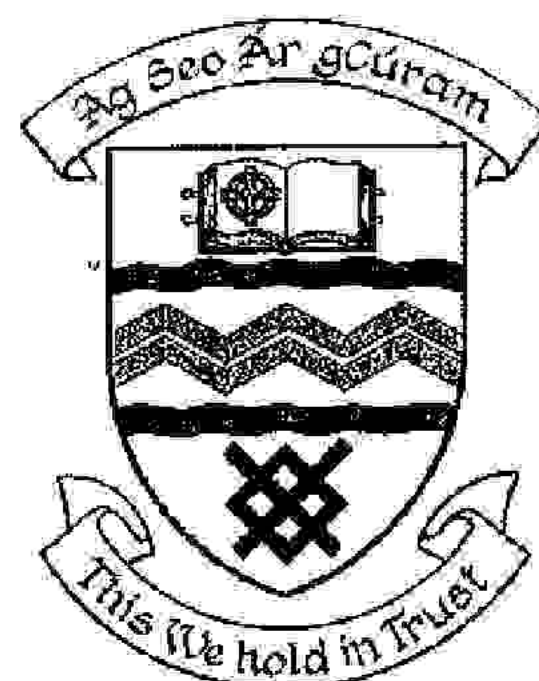
**Conditions and Reasons**

- 1 The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by the Additional Information received on 28/08/2001 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 The following shall be required of both the existing and proposed dwellings:
  - (a) retention of at least one third of the front garden area as landscaped or grassed area
  - (b) the provision of vehicular entrance of a maximum of 3 metres and maintenance of existing garden walls
  - (c) provision of front garden gates of cast iron/ metal which open inwards
  - (d) provision of fixed capped garden gate pillarsReason: In the interest of the protection of residential amenity and the maintenance of visual amenity.
- 3 The kerbs at the vehicle entrances shall be dished to the requirements of Area Roads Engineer, South Dublin County Council, at applicants expense.  
Reason: In the interest of the proper planning and development of the area.
- 4 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council.
  - (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (b) Applicant to ensure full and complete separation of foul and surface water systems.
  - (c) 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

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thick.

(d) As a 100mm diameter public watermain is within 5m (approx. 3m) of the proposed house prior to the commencement of development the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the watermain from damage. These shall include constructing the foundations beneath the invert level of the watermain.

REASON:

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

- 5 The entire premises shall be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 6 All external finishes shall harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 7 Screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, shall be provided at the necessary locations so as to screen rear gardens from public view. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 8 The new house number shall be 15A.

REASON:

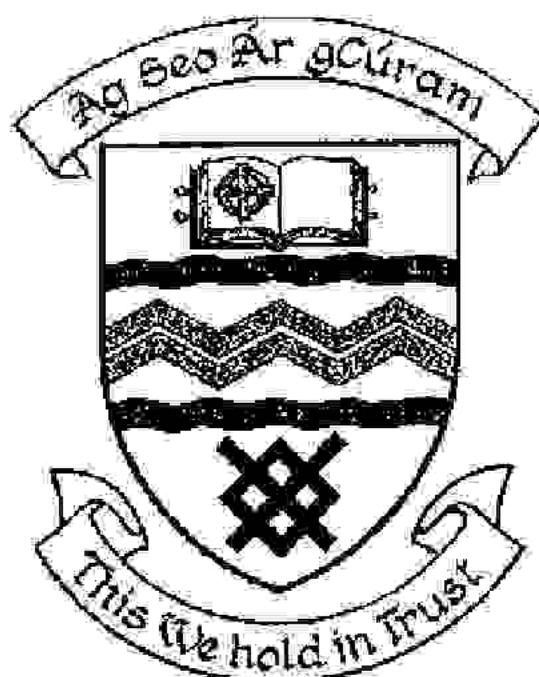
In the interest of the proper planning and development of the area.

- 9 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 10 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 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.

- 11 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.

- 12 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.

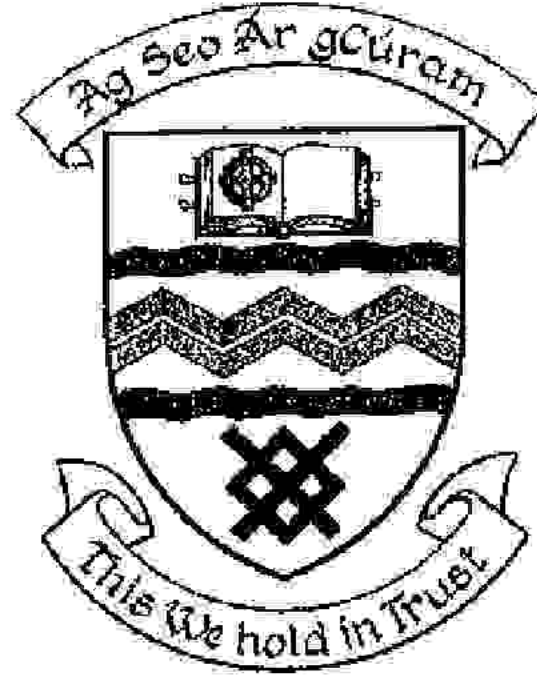
**REASON:**

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the  
cost of the works.