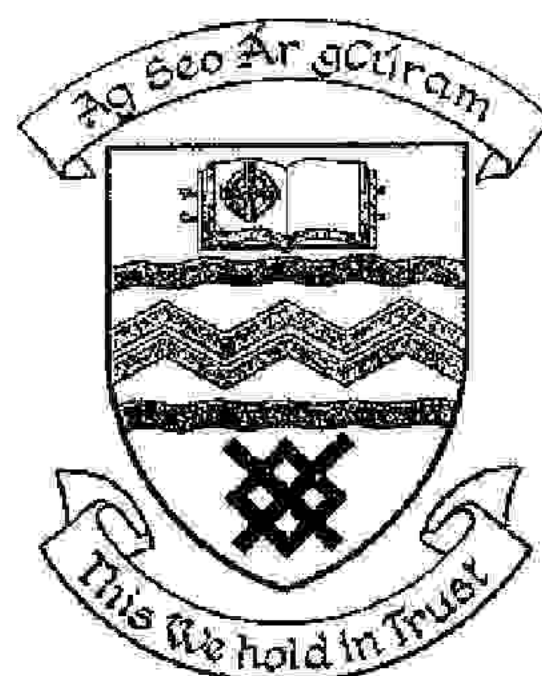


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 0988	Date of Decision 10/05/2002 /
Register Reference S01A/0197	Date: 04/04/01

Applicant Karyn Hudson

Development Four bedroom dormer bungalow

Location To rear of 19 Springbank, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/06/2001 /14/03/2002

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 of South 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.

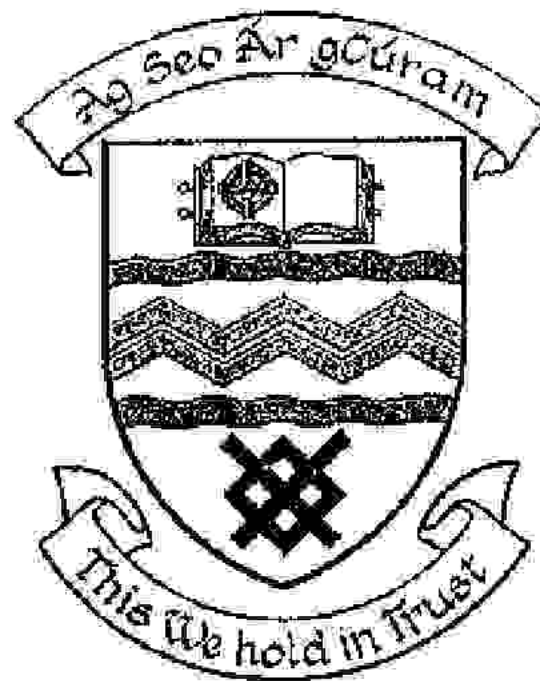
..... 13/05/02
for SENIOR EXECUTIVE OFFICER

Karyn Hudson
19 Springbank,
Saggart,
Co. Dublin.

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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 as amended Additional Information received by the Planning Authority on 14/03/02, 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 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

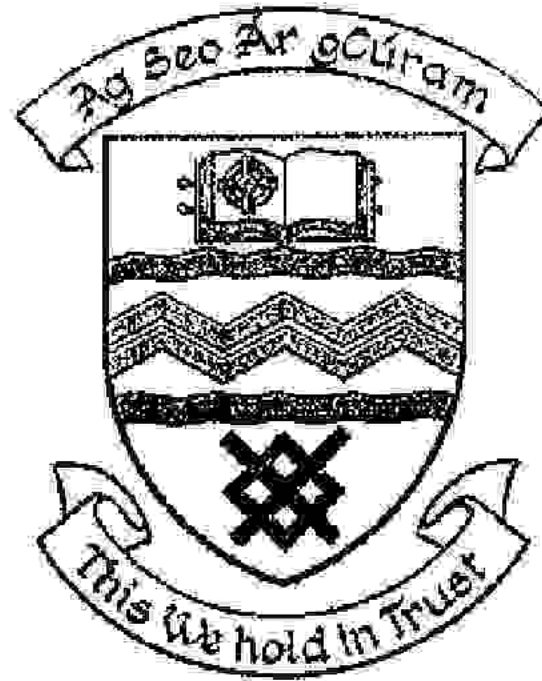
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular:

- 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.
- The following requirements will be adhered to in relation to the proposed surface water outfall to the stream:
 1. There shall only be one surface water outfall point to the stream.
 2. The invert level of the outfall should be 200mm above the normal water levels.
 3. The outfall should be so formed as to avoid, or provide against, local erosion and should be so angled as to discharge in the direction of flow of the watercourse.
- The property shall have its own individual service connection to the public watermain and 24hour storage. If the service connection runs through land not in the ownership of the applicant then the applicant shall submit written evidence of permission to lay and maintain service

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pipe through the privately owned site.

- The connection to and tapping of public watermain 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.

- 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 dwelling unit.

REASON:

To prevent unauthorised development.

- 6 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences.

REASON:

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

- 7 New driveway to be constructed and kerb to be dishd of both existing and proposed entrances to the satisfaction of the Senior Engineer, Roads Maintenance.

REASON:

In the interests of proper planning and development.

- 8 Two no. off-street car parking spaces to be provided to each dwelling

REASON:

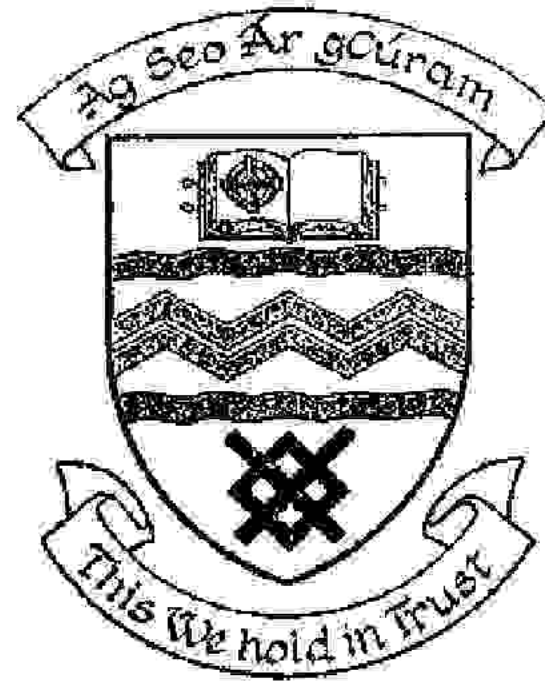
In the interests of proper planning and development.

- 9 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) 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

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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.

- 10 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six 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.

- 11 That a financial contribution in the sum of EUR 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.

- 12 That a financial contribution in the sum of EUR 857 (eight hundred and fifty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

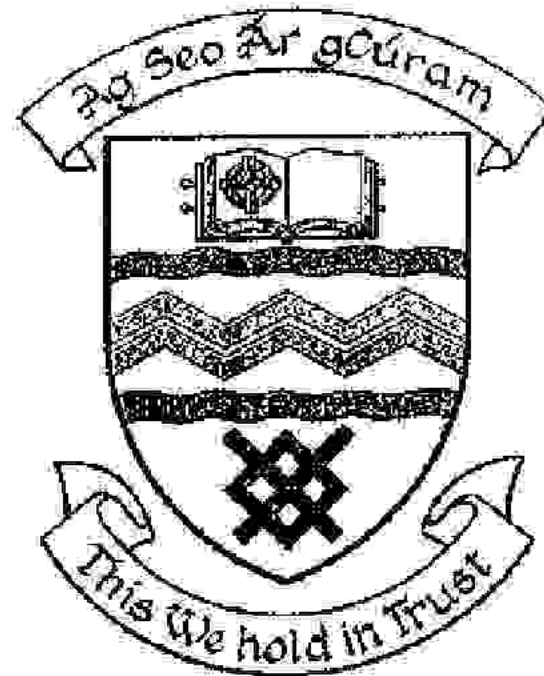
REASON:

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

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

- 13 That a financial contribution in the sum of EUR 355 (three hundred and fifty five euro) 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.

- 14 That a financial contribution in the sum of EUR 818 (eight hundred and eighteen euro) be paid by the proposer to South Dublin County Council towards the Saggart/Rathcoole/Newcastle Drainage Collection System Improved Works 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.

- 15 That a financial contribution in the sum of EUR 147 (one hundred and forty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works 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.