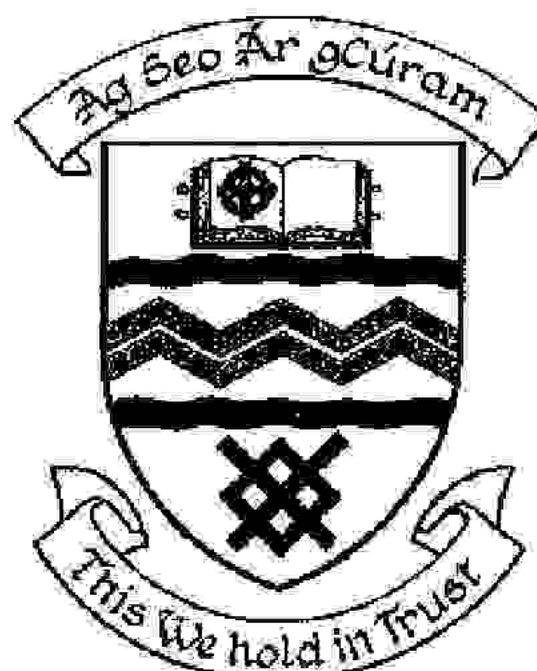


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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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**PLANNING  
DEPARTMENT**  
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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 3763	Date of Decision 19/12/2001
Register Reference S00A/0924	Date: 22/12/00

**Applicant** Christine Beirne

**Development** Alter and extend existing 2 storey house to provide 2 no. 3 bedroomed houses

**Location** 17 Newtown Park, Tallaght, Dublin 24.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 21/02/2001 /06/11/2001

**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 ( 10 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

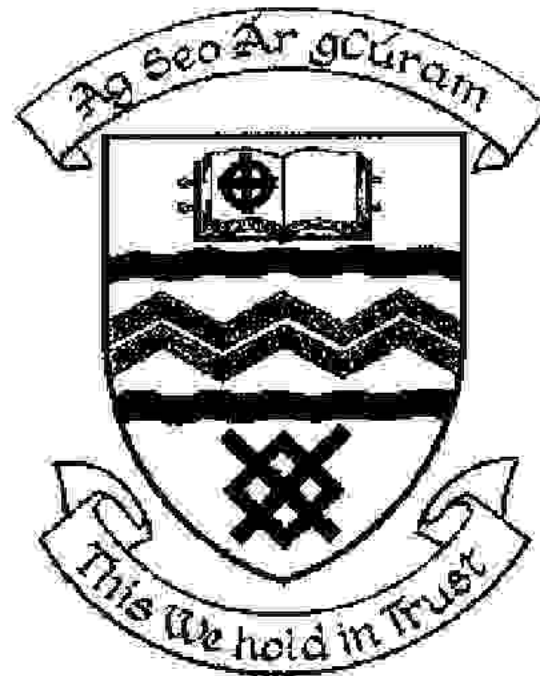
..... 20/12/01  
for SENIOR ADMINISTRATIVE OFFICER

N A Carroll & Associates  
Architects,  
12 Albany Road,  
Ranelagh,  
Dublin 6.

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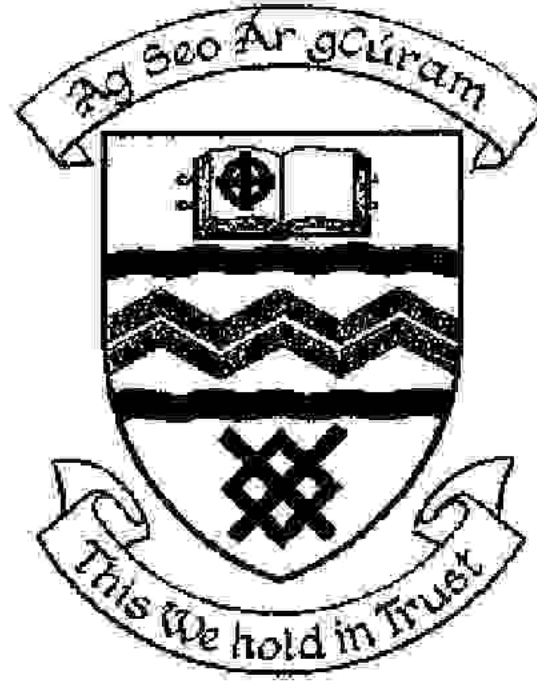
REG REF. S00A/0924

**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 by Additional Information received by the Planning Authority on 06/11/01, 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 an acceptable house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 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.
- 5 Soakaways are to be constructed in accordance with the requirements of BRE Digest 365. Certification to that effect to be submitted for agreement by the Planning Authority before development commences. Details to be submitted shall also include the following:
  - Soakaways to be located at least 5 metres from any buildings or public sewers, and positioned such that the ground below foundations is not likely to be adversely affected.
  - Soakaways are to be located at least 10 metres from the



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nearest road boundary and not within 3 metres of the  
boundary of the adjoining site.

REASON:

In the interest of amenity

- 6 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,905 (one thousand nine hundred and five 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.

- 7 That a financial contribution in the sum of £4,200 (four thousand two hundred pounds) EUR 5,333 (five thousand three hundred and thirty three 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.

- 8 That a financial contribution in the sum of £2,000 (two thousand pounds) EUR 2,539 (two thousand five hundred and thirty nine 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

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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.

- 9 That a financial contribution in the sum of £2,286 (two thousand two hundred and eighty six pounds) EUR 2,903 (two thousand nine hundred and three 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.

- 10 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) EUR 10,158 (ten thousand one hundred and fifty eight euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.  
Or./...
- b. Lodgement with the Council of a Cash Sum of £5,000 (five thousand pounds) EUR 6,349 six thousand three hundred and forty nine euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.  
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.



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**REASON:**

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.