

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**

County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

F.L. Bent (APEDS)
25 Grosvenor Court,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2327	Date of Final Grant 05/07/2001
Decision Order Number 2001	Date of Decision 24/05/2001
Register Reference S00A/0844	Date 27/03/01

Applicant Mr & Mrs Byrne,

Development Detached house

Location 77 Idrone Drive, Templeogue, Dublin 6W.

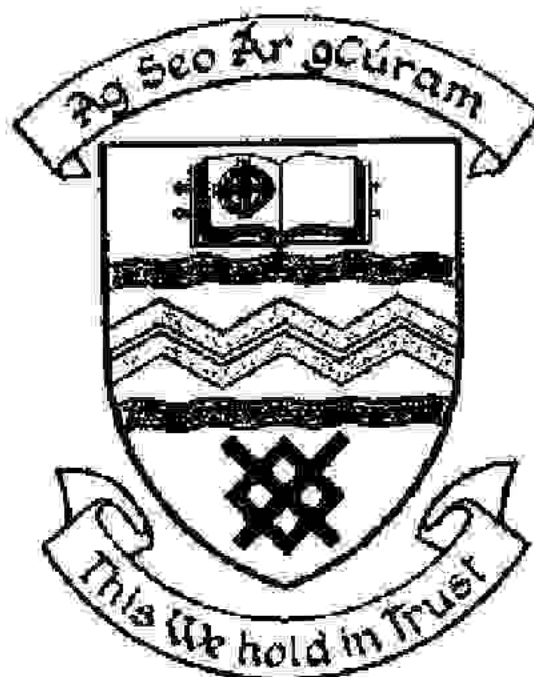
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 06/03/2001 /27/03/2001

A Permission has been granted for the development described above,
subject to the following (12) Conditions.

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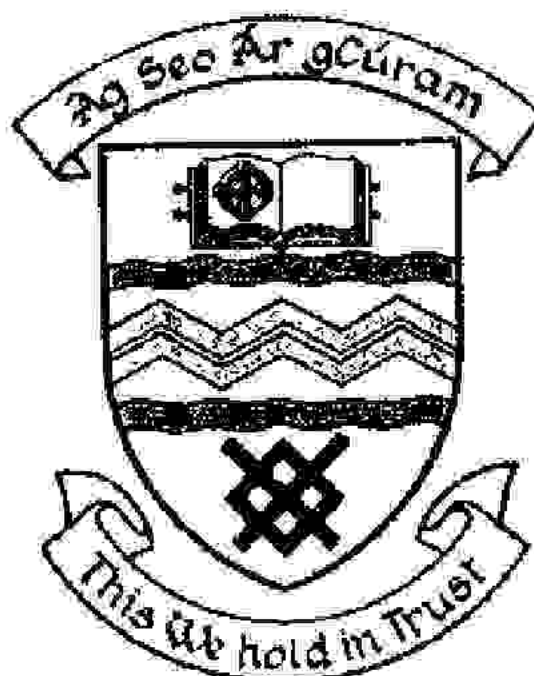
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and additional information received on 27.03.2001 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 That the entire premises be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 3 All external finishes of the proposed extension shall harmonise in colour and texture with the dwelling on the adjoining site to the west.
 REASON:
 IN the interest of architectural harmony and 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 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.
- 6 The applicant shall strictly accord with the requirements of the Roads Department. In that respect:
 - i) two no. off-street car parking spaces shall be provided,
 - ii) any alterations to any services shall be at applicants own expense,
 - iii) footpath and kerb to be dishd and new driveway constructed to the satisfaction of the Area Engineer.
 REASON:
 In the interest of traffic safety.

REG. REF. S00A/0844 **SOUTH DUBLIN COUNTY COUNCIL**
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- 7 The following requirements of the Environmental Services Department shall be satisfied.

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

- 8 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.

- 9 That a financial contribution in the sum of £2,100 (two thousand and one hundred pounds) EUR 2,666 (two thousand and 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.

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- 10 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.

- 11 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) 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 reasonable that the developer should contribute towards the cost of the works.

- 12 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.

- (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

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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.

... *gk*06/07/01
for SENIOR ADMINISTRATIVE OFFICER