

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0829	
1. Location	Side of 2 Watermill Close, Old Bawn, Tallaght, Dublin 24.		
2. Development	Two storey house and new entrance.		
3. Date of Application	07/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Michael Adamson, Address: 2 Watermill Close, Old Bawn,		
5. Applicant	Name: Michael Adamson, Address: 2 Watermill Close, Old Bawn, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0206 Date 04/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0537 Date 22/03/1999	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Michael Adamson,
2 Watermill Close,
Old Bawn,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 0537	Date of Final Grant 22/03/1999
Decision Order Number 0206	Date of Decision 04/02/1999
Register Reference S98A/0829	Date 7th December 1998

Applicant Michael Adamson,

Development Two storey house and new entrance.

Location Side of 2 Watermill Close, Old Bawn, Tallaght, Dublin 24.

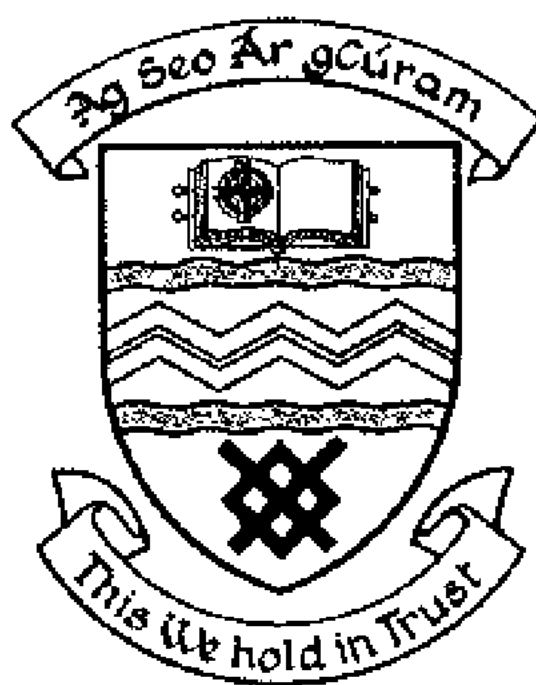
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (13) 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, 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 proposed dwelling shall have external finishes to match those of the existing adjacent house, No. 2 Watermill Close.
 REASON:
 in the interests of visual amenity.

- 3 Notwithstanding the provisions of the exempted development regulations no further extensions shall be erected to the rear of the proposed dwelling without a prior grant of planning permission from South Dublin County Council or An Bord Pleanála on appeal.
 REASON:
 In the interests of the proper planning and development of the area.

- 4 That the proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.

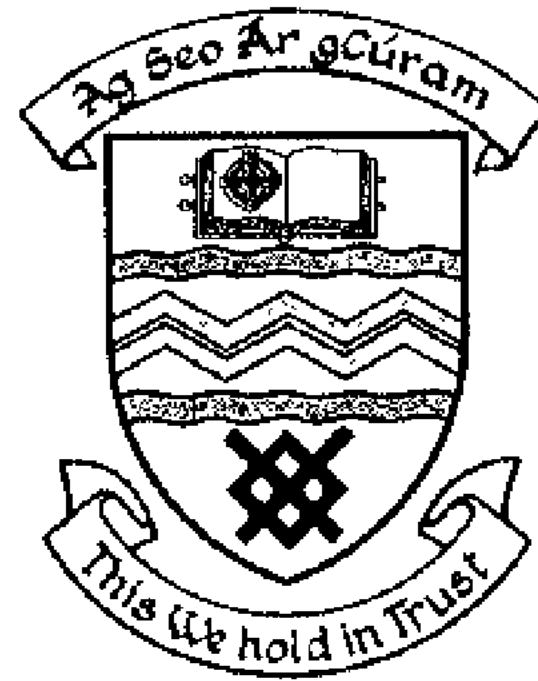
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
 REASON:
 To protect the amenities of the area.

- 6 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.

- 7 That the dwellinghouse shall not be occupied until all the services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development of the area.

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- 8 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 regard, where the proposed dwelling comes within 5m of the public surface water sewer, the foundations of the dwelling shall be taken down below the invert level of the deepest section of pipe.

REASON:

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

- 9 Footpath and kerb to be dished and entrance constructed to the satisfaction of the Council's Roads Department.

REASON:

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

- 10 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

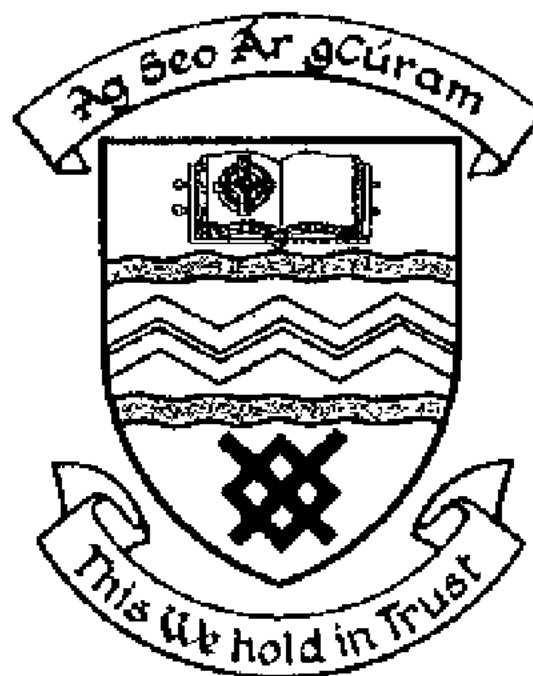
- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before 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.

- 12 That an acceptable house name/number be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed development.

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REASON:

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

- 13 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in Dodder Valley Park 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 provision and development of amenity lands in the area which will facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

Edward O'Sullivan
March 1999
 for SENIOR ADMINISTRATIVE OFFICER