

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register  S97A/0750	
1. Location	Main Street, Newcastle, Co. Dublin.		
2. Development	A dormer bungalow and waste water treatment system and access to the rear.		
3. Date of Application	21/11/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1.  2.	1.  2.
4. Submitted by	Name: Charles Hulgraine, Address: Architects, 6 Orchard Avenue, Clonsilla,		
5. Applicant	Name: Ms. Yvonne Fitzgibbon, Address: Main Street, Newcastle, Co. Dublin		
6. Decision	O.C.M. No. 0118  Date 19/01/98	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0399  Date 04/03/98	Effect AA GRANT APPROVAL	
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.	

REG REF. S97A/0750 SOUTH DUBLIN COUNTY COUNCIL  
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Charles Mulgraine,  
Architects,  
6 Orchard Avenue,  
Clonsilla,  
Dublin 15.

**NOTIFICATION OF GRANT OF Approval**

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

Final Grant Order Number 0399	Date of Final Grant 04/03/98
Decision Order Number 0118	Date of Decision 19/01/98
Register Reference S97A/0750	Date 21st November 1997

**Applicant** Ms. Yvonne Fitzgibbon,

**Development** A dormer bungalow and waste water treatment system and access to the rear.

**Location** Main Street, Newcastle, Co. Dublin.

**Floor Area** 142.000 Sq Metres

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

**Additional Information Requested/Received** /

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

# SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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## Conditions and Reasons

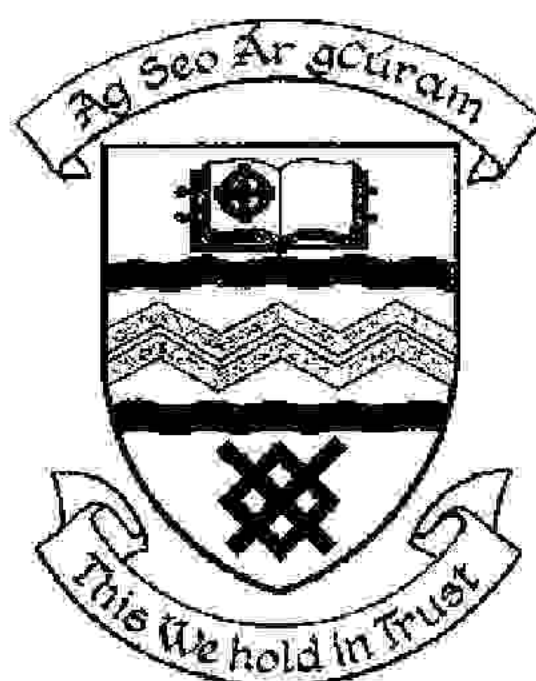
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 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.
- 6 Footpath and kerb to be dished and the new driveway to be constructed to the satisfaction of the Area Engineer, Roads Maintenance.  
REASON:  
To comply with the requirements of the Roads Department.
- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.



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**REASON:**

In the interest of health.

- 8 Prior to commencement of development a landscaping scheme including treatment of the boundaries with adjoining sites shall be submitted for agreement with the Planning Authority.

**REASON:**

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

- 9 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of public water supply 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 service 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.

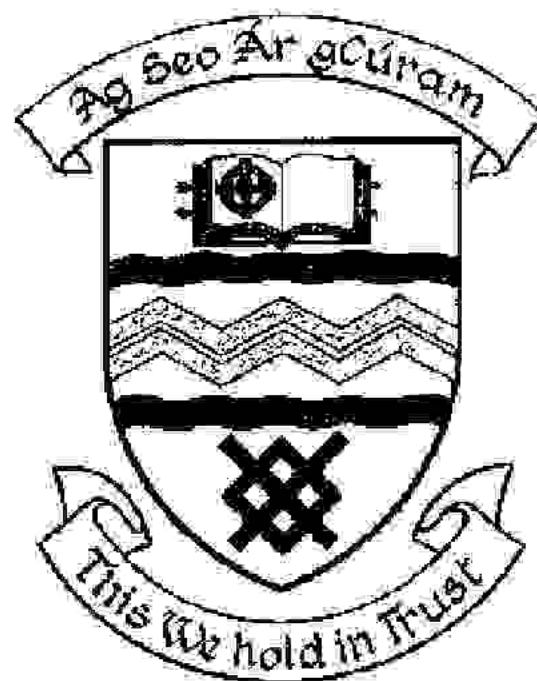
- 10 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

**REASON:**

The provision of such service 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 service.

- 11 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

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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.

- 12 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 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 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.



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.....*S* March 1998  
for SENIOR ADMINISTRATIVE OFFICER