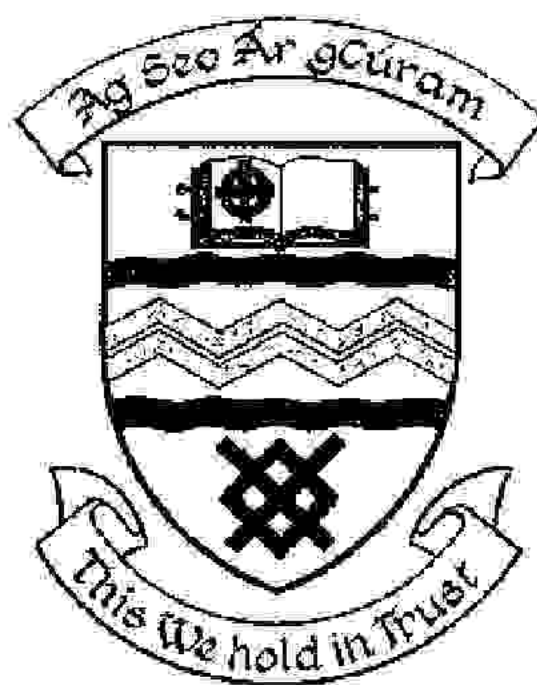


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0573	
1. Location	The side of 131 Tymon Crescent, Old Bawn, Tallaght, Dublin 24.		
2. Development	Dwelling.		
3. Date of Application	05/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Camillus Kilpatrick, Address: 32 Clonard Road, Sandyford,		
5. Applicant	Name: Raymond Smith, Address: 131 Tymon Crescent, Old Bawn, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 3072 Date 03/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4351 Date 19/12/97	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.	

REG. REF. S97A/0573 **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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Camillus Kilpatrick,
32 Clonard Road,
Sandyford,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4351	Date of Final Grant 19/12/97
Decision order Number 3072	Date of Decision 03/11/97
Register Reference S97A/0573	Date 5th September 1997

Applicant Raymond Smith,

Development Dwelling.

Location The side of 131 Tymon Crescent, Old Bawn, Tallaght,
Dublin 24.

Floor Area 108.000 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 (14) Conditions.

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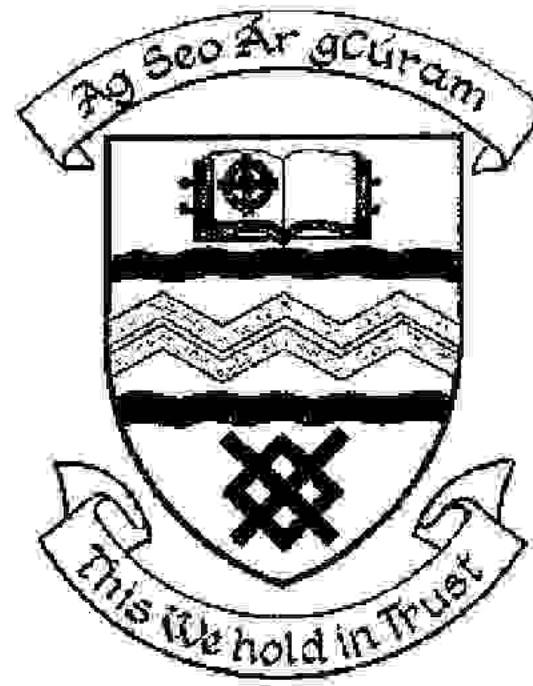
Conditions and Reasons

- 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 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 dwellinghouse 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. No part of the proposed house should be within 5.0m of any public foul or surface water sewer or public watermain located in the footpath/grass margin adjacent to the side boundary of the site. Any part of the house within 5.0m of such services shall have foundations taken down below the invert level of the relevant pipe.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

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- 7 All first floor gable elevation windows shall be permanently fitted with obscure glazing.
REASON:
To preserve the residential amenities of adjacent property.
- 8 The footpath and kerb shall be dishd to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.
REASON:
In the interest of the proper planning and development of the area.
- 9 The external finish of the proposed house shall match, as closely as possible, the external finish of the existing house on site in terms of materials used and colours.
REASON:
In the interest of visual amenity.
- 10 The side boundary wall shall be capped along its entire length.
REASON:
In the interest of visual amenity.
- 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 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

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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.

- 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 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.

- 14 That an acceptable house number be submitted to and
approved by the South Dublin County Council before any
constructional work takes 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 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.

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- (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,

 22 December 1997
for SENIOR ADMINISTRATIVE OFFICER