

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0448
1. Location	5 Waterstown Avenue, Palmerstown, Dublin 20.	
2. Development	Demolish detached garage, erect single storey 2 bedroomed bungalow on garage site, construct new boundary wall and form new entrance and driveway.	
3. Date of Application	09/07/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1.  2.
4. Submitted by	Name: Brian J. Moran, Address: 32 Maelduin, Dunshaughlin,	
5. Applicant	Name: Mr. & Mrs. John Downes, Address: 5 Waterstown Avenue, Palmerstown, Dublin 20.	
6. Decision	O.C.M. No. 1787  Date 05/09/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2060  Date 16/10/97	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/0448 **SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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Brian J. Moran,  
32 Maelduin,  
Dunshaughlin,  
Co. Meath.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 2060	<b>Date of Final Grant</b> 16/10/97
<b>Decision Order Number</b> 1787	<b>Date of Decision</b> 05/09/97
<b>Register Reference</b> S97A/0448	<b>Date</b> 9th July 1997

**Applicant** Mr. & Mrs. John Downes,

**Development** Demolish detached garage, erect single storey 2 bedroomed bungalow on garage site, construct new boundary wall and form new entrance and driveway.

**Location** 5 Waterstown Avenue, Palmerstown, Dublin 20.

**Floor Area** 72.000 Sq Metres

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

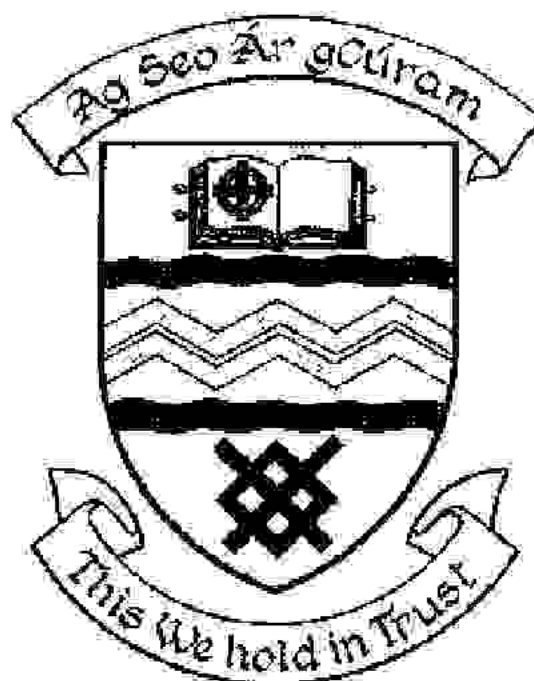
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (14) Conditions.

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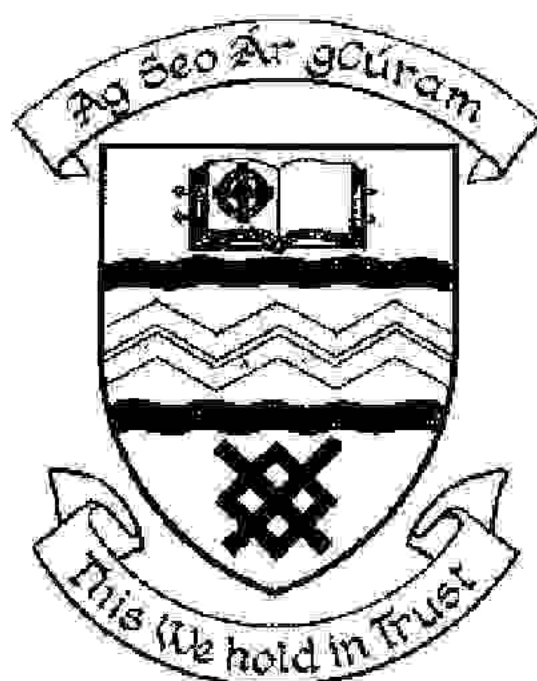
**Conditions and Reasons**

- 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 External finishes and colours to the proposed dwelling, including roof materials shall be in keeping with finishes on the existing dwelling to the north of the proposed dwelling.  
REASON:  
In the interests of residential and visual amenity.
- 3 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 That no dwellinghouse 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.
- 7 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

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REASON:

In the interest of reducing air pollution.

- 8 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.

- 9 Existing trees adjacent to the southern boundary of the site shall be adequately protected during the course of the development and retained thereafter.

REASON:

In the interest of visual amenity.

- 10 That any foundation within 5 metres of any public service pipe(s) in surrounding roads shall be brought below the invert level of the affected pipe(s)

REASON:

In the interests of public health and a proper standard of development.

- 11 The footpath and kerb at the site frontage shall be dished and ramped to the requirements of the Planning Authority.

REASON:

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

- 12 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.

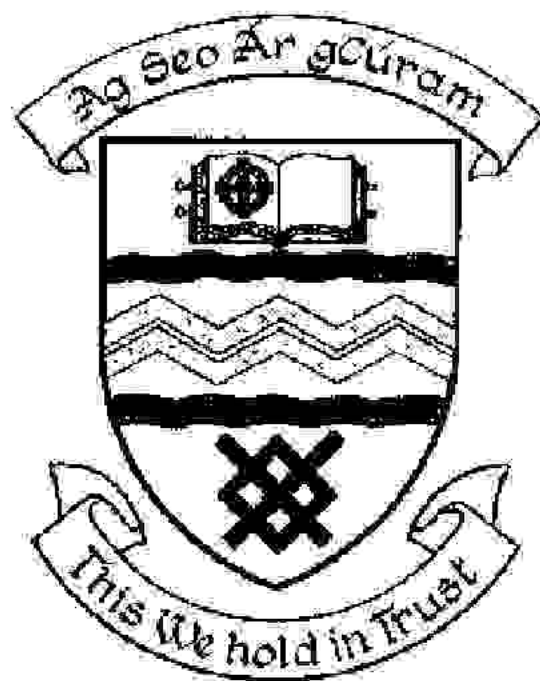
REASON:

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.

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- 13 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.

- 14 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.

- (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.

 ..... 16 October 1997  
for SENIOR ADMINISTRATIVE OFFICER