

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96B/0212	
1. Location	Main St., Newcastle.		
2. Development	Domestic double garage storage, boiler house and games room.		
3. Date of Application	28/05/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Paul C. Mealy, Dip., Arch., Address: Main Street, Celbridge,		
5. Applicant	Name: Thomas and Eilish Fox, Address: 30 Primrose Hill, Celbrige, Co. Kildare.		
6. Decision	O.C.M. No. 1424  Date 25/07/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1767  Date 05/09/96	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

Paul C. Mealy, Dip., Arch.,  
Main Street,  
Celbridge,  
Co. Kildare.

## NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1767	Date of Final Grant 05/09/96
Decision Order Number 1424	Date of Decision 25/07/96
Register Reference S96B/0212	Date 28th May 1996

**Applicant** Thomas and Eilish Fox,

**Development** Domestic double garage storage, boiler house and games room.

**Location** Main St., Newcastle.

**Floor Area** 95.000 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 (6) 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 all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 3 That the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.  
REASON:  
To prevent unauthorised development.
- 5 The applicant shall send written notification to the National Monuments Service, Department of Arts, Culture and the Gaeltacht of his/her intention to carry-out site preparation works at the proposed development site at least three weeks in advance of the commencement of works. This will enable the National Monuments Service to provide information and advice regarding the employment of an archaeologist to carry-out the required archaeological work.

The applicant shall employ a qualified archaeologist to carry-out Archaeological Monitoring of all sub-surface works carried out within the proposed development site. This will include the archaeological monitoring of the removal of topsoil, the excavation of trenches for foundations, septic tank, services, access roadway, etc. associated with the proposed development.

Should archaeological material be discovered during the course of Archaeological Monitoring, the applicant shall facilitate the archaeologist in fully recording this material. The applicant shall also be prepared to be advised by the Department of Arts, Culture and the



REG REF. S96B/0212 SOUTH DUBLIN COUNTY COUNCIL  
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Gaeltacht, with regard to the appropriate course of action, should archaeological material be discovered.

The archaeologist shall prepare and submit a report, describing the results of the Archaeological Monitoring, to the Local Authority and the National Monuments Service, Department of Arts, Culture and the Gaeltacht, within six weeks following the completion of Archaeological Monitoring.

REASON:

To facilitate the recording and protection of any items of archaeological significance that the site may possess.

- 6 Noise levels from the games room shall be such that they do not interfere with the residential amenities of the area.

REASON:

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

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

.....September 1996  
for SENIOR ADMINISTRATIVE OFFICER