

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0116	
1. Location	Beechview, Newtown, Rathcoole.		
2. Development	Revised enlarged design to approved recording studio.		
3. Date of Application	05/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: David Wylde, Architect R.I.B.A. Address: Legnahorey, Letterkenny,		
5. Applicant	Name: Daire Winston, Address: Beechview, Newtown, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0795 Date 02/05/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1121 Date 13/06/96	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. S96A/0116 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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David Wylde, Architect R.I.B.A.
Legnahorey,
Letterkenny,
Co. Donegal.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1121	Date of Final Grant 13/06/96
Decision Order Number 0795	Date of Decision 02/05/96
Register Reference S96A/0116	Date 5th March 1996

Applicant Daire Winston,

Development Revised enlarged design to approved recording studio.

Location Beechview, Newtown, Rathcoole.

Floor Area 92.700 Sq Metres

Time extension(s) up to and including

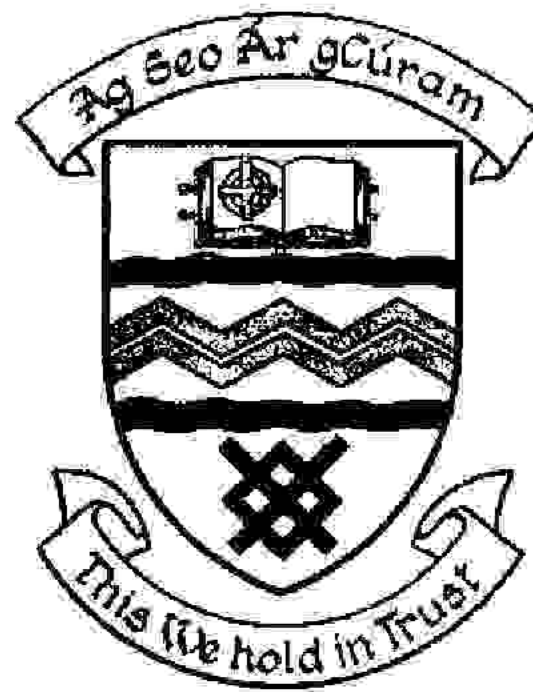
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (13) conditions.

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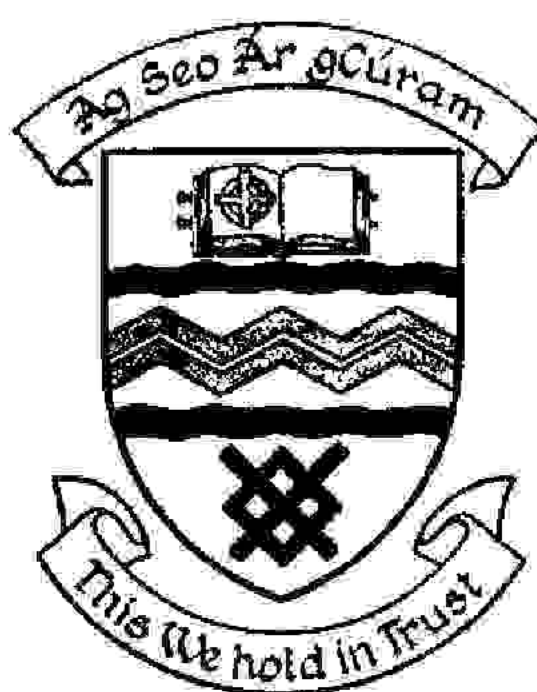
Conditions and Reasons

- 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 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 3 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.
- 4 Screen planting on the north-east boundary of the site shall be carried out within THREE months of the date of final grant of planning permission.
REASON:
To preserve residential amenities of adjoining property.
- 5 That the noise level as expressed as Laeq over 1 hour at 1 metre from the facade of any noise sensitive premises, such as neighbouring houses, does not exceed 55 dB(A) for daytime use and 35dB(A) for night time use.
REASON:
In the interests of protecting the residential amenity of adjacent properties.
- 6 That the septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1991" available from Eolas.
REASON:
In the interest of the proper planning and development of the area.

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- 7 That additional surface water be discharged to soakways designed and constructed to comply with BRE Digest 365 guidelines.
REASON:
In the interest of the proper planning and development of the area.
- 8 That the recording studio is not sold, let or otherwise transferred or conveyed separately from the dwellinghouse.
REASON:
In the interest of the proper planning and development of the area and to clarify the scope of the permission.
- 9 Sufficient car parking spaces shall be provided within the curtilage of this site for the house and recording studio.
REASON:
In the interest of traffic safety and to ensure that no is no parking occurs on the road.
- 10 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 11 This permission is for a period of THREE years from the date of final grant of planning permission. The use of the building shall revert to use incidental to the enjoyment of the dwelling house on or before the expiry of that period unless a further permission is granted by the Planning Authority or an Bord Pleanála on appeal.
REASON:
To enable the planning Authority to monitor the effects of this development on neighbouring residential properties and to monitor parking in the interest of the proper planning and development of the area and traffic safety.



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That a financial contribution in the sum of £388 (three hundred and eighty eight pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site. This contribution is in respect of the overall development.

REASON:

The provision of the 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.

In the event of a connection to the public sewer a further financial contribution in the sum of £388 (three hundred and eighty eight 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 development and which will facilitate the development. This contribution would be in respect of the overall development.

REASON:

The provision of this 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.

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.

M. J. J. J.
..... June 1996
for SENIOR ADMINISTRATIVE OFFICER