

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0530	
1. Location	Rear of 20 Newtown Park, Tallaght, Dublin 24.		
2. Development	Two-storey single dwelling unit.		
3. Date of Application	10/08/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: A. Birchall Address: 20 Newtown Park, Tallaght,		
5. Applicant	Name: A. Birchall Address: 20 Newtown Park, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 3097 Date 08/10/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3470 Date 26/11/2001	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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A. Birchall
20 Newtown Park,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 3470	Date of Final Grant 26/11/2001
Decision Order Number 3097	Date of Decision 08/10/2001
Register Reference S01A/0530	Date 10/08/01

Applicant A. Birchall

Development Two-storey single dwelling unit.

Location Rear of 20 Newtown Park, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

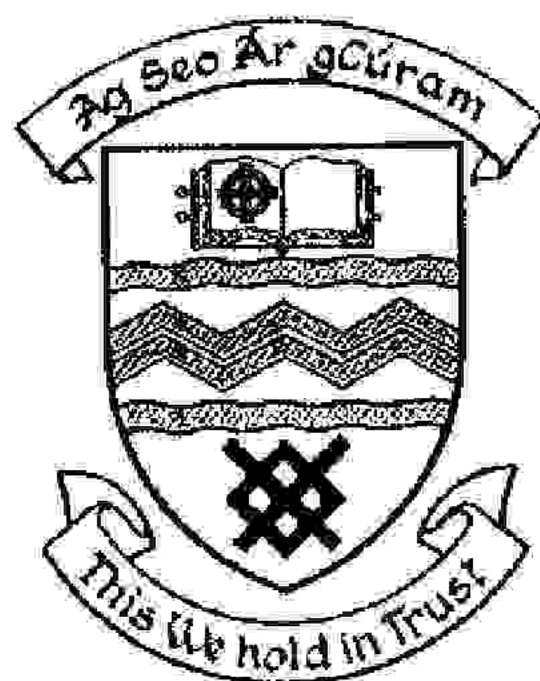
A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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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 entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

- i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- ii) Applicant to ensure full and complete separation of foul and surface water systems.
- iii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- iv) The dwelling shall be connected to the public surface water sewer adjacent to the site in Glenview Park. Prior to the commencement of development the applicant shall submit, for the written agreement of the Planning Authority, revised house drainage plans showing the exact location of all drains, manholes, AJs etc. up to the point of connection to the said sewer. This layout shall be in accordance with the Building Regulations and shall ensure full and complete separation of foul and surface water systems.
- v) The property shall have its own individual service connection to the public watermain and 24 hour storage.
- vi) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

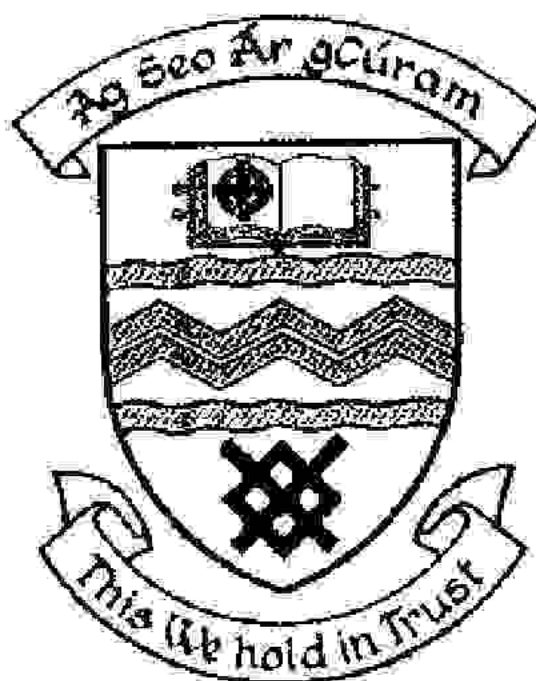
In order to comply with the Sanitary Services Acts, 1878-1964.

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REG. REF. S0172011 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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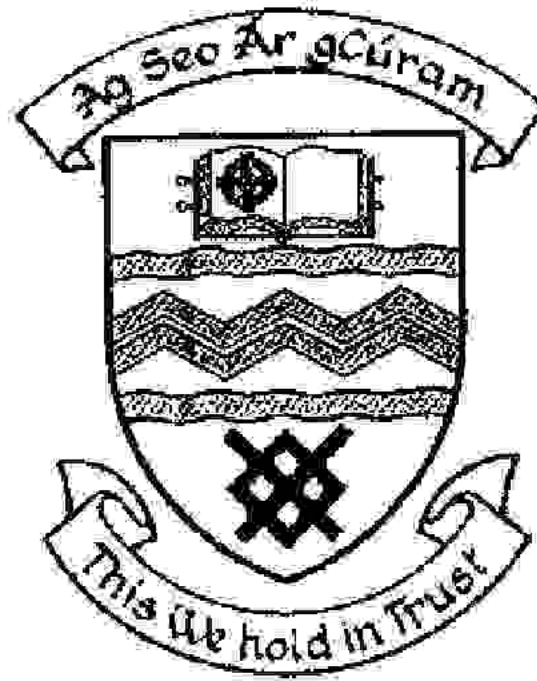
- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 5 The footpath/kerb shall be dished to the satisfaction of the Area Engineer, Roads Maintenance.
REASON:
In the interest of the proper planning and development of the area.
- 6 That details of boundary treatment be submitted to and agreed by the Planning Authority before occupation of the house.
REASON:
In the interest of amenity.
- 7 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.
REASON:
In the interest of the proper planning and development of the area.
- 8 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) 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.
- 9 That a financial contribution in the sum of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) 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 facilitates this development; this contribution to be paid before the commencement of development on the site.

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REG REF. S01170100 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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.

- 10 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

- 11 That a financial contribution in the sum of £1,143 (One Thousand One Hundred and Forty Three Pounds) EUR 1,451 (One Thousand Four Hundred and Fifty One Euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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 the works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

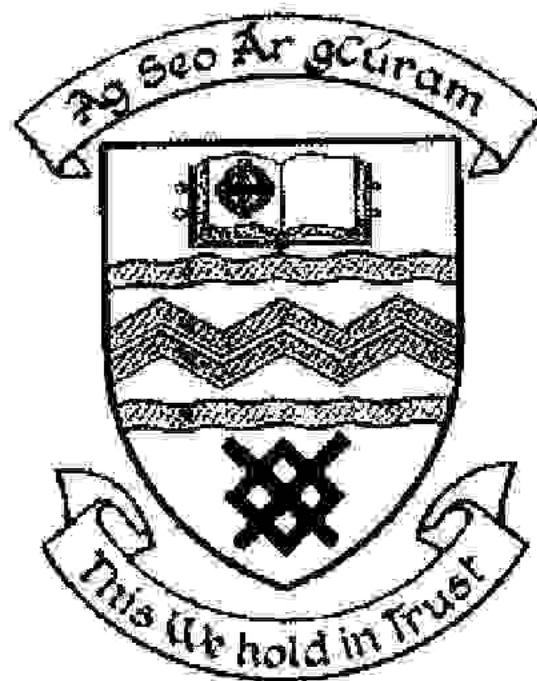
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REG. REF. S0147/01

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Signed on behalf of South Dublin County Council.

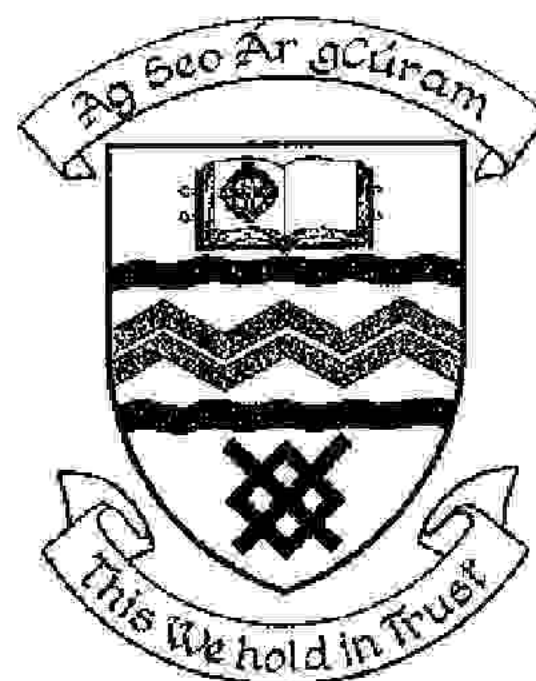
26/11/01
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3097	Date of Decision 08/10/2001
Register Reference S01A/0530	Date: 10/08/01

Applicant A. Birchall

Development Two-storey single dwelling unit.

Location Rear of 20 Newtown Park, Tallaght, Dublin 24.

Floor Area Sq Metres


Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

 08/10/01
for SENIOR ADMINISTRATIVE OFFICER

A. Birchall
20 Newtown Park,
Tallaght,
Dublin 24.

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REG. REF. S01A/0530

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shall be carried out by South Dublin County Council
personnel at the applicant's prior expense.

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In order to comply with the Sanitary Services Acts, 1878-
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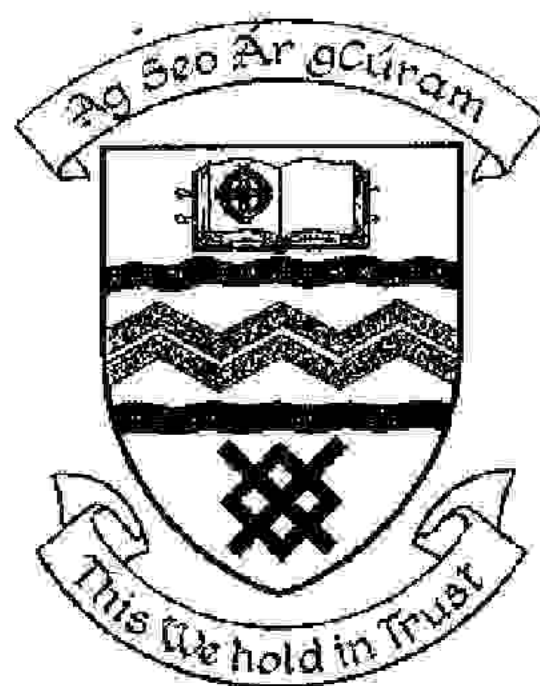
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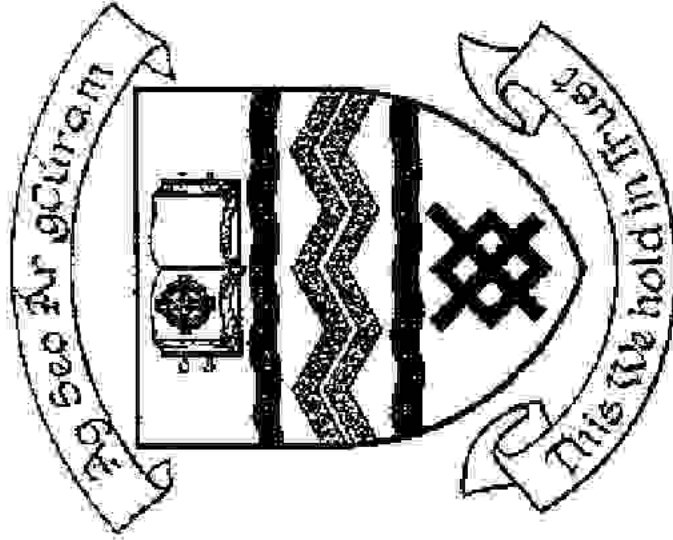
REASON:

The provision of such services in the area by the Council

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.