

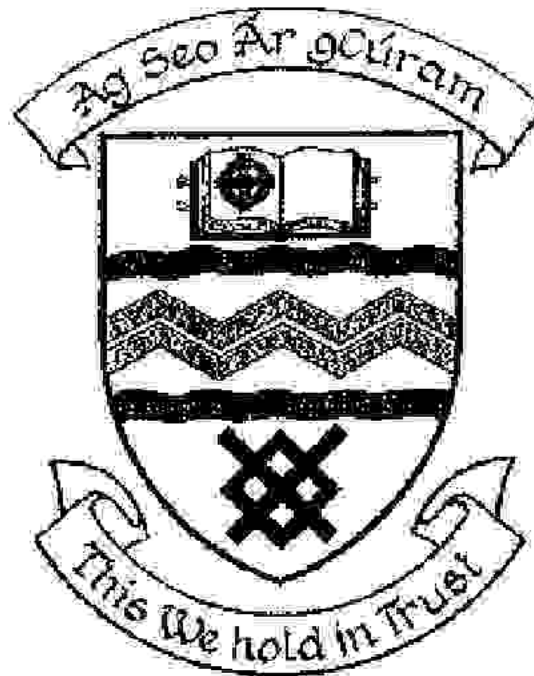


M

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 1048	Date of Decision 17/05/2001
Register Reference S01A/0161	Date: 20/03/01

Applicant Malachy Webb

Development Private dwelling to side, in accordance with outline permission granted Reg. Ref. No. S00A/0375

Location 1 Ard Macha, Old Bawn, 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 APPROVAL** 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.

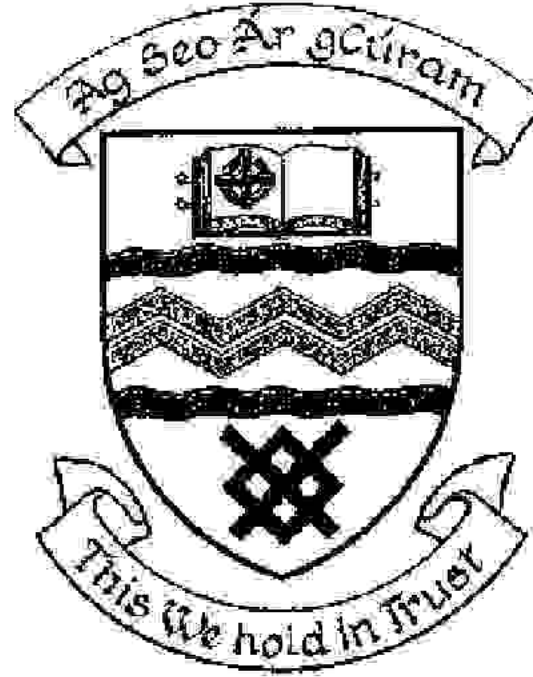
..... 17/05/01  
for SENIOR ADMINISTRATIVE OFFICER

Peter McGillen Dip. Arch.  
Burgage,  
Blessington,  
Co. Wicklow.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0161

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 all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 The following criteria of the Environmental Services Department shall be satisfied.
  - (i) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (ii) The applicant shall ensure the full and complete separation of foul and surface water systems.
  - (iii) Any drains which run under the proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal). Measures shall be taken to protect the foul drain including constructing foundations beneath the level of the drain bed.
  - (iv) 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.
  - (v) The property shall have its own individual service connection to the public watermain and 24 hour water storage.
  - (vi) The connection to and tapping of public watermain

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S01A/0161

shall be carried out by South Dublin County Council personnel at the applicants prior expense.

REASON:

In the interests of public health.

5 The following criteria of the Roads Department shall be satisfied.

- (i) The footpath and kerb shall be dished and the new driveway constructed for both the existing and proposed house, to the satisfaction of the Area Engineer, Roads Maintenance.
- (ii) The replacement / relocation of the trees shall be at the applicant's own expense.

REASON:

In the interests of public safety.

6 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.

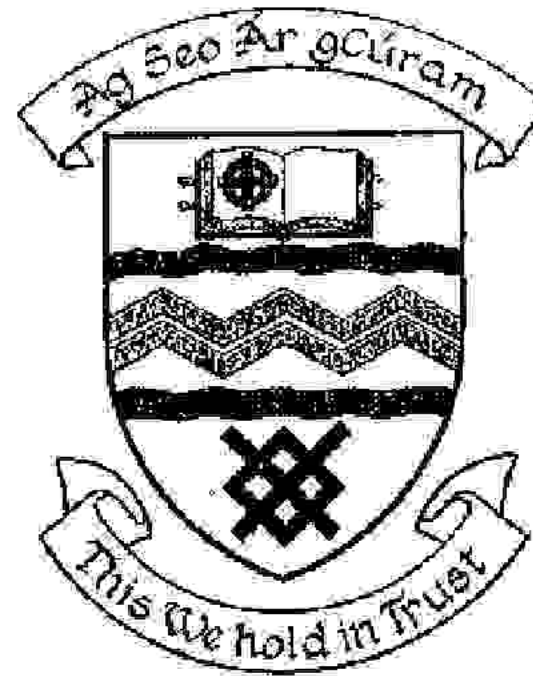
7 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 932 (nine hundred and thirty two euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; 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.

8 That a financial contribution in the sum of £2,100 (two thousand and 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

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING  
DEPARTMENT  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104

REG REF. S01A/0161

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.

- 9 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.

- 10 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme 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.

- 11 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.

NOTE:

The applicant is advised that in the event of encroachment

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S01A/0161

or oversailing of the adjoining property, the consent of the adjoining property owner is required.

	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/0161
1. Location	1 Ard Macha, Old Bawn, Tallaght, Dublin 24.	
2. Development	Private dwelling to side, in accordance with outline permission granted Reg. Ref. No. S00A/0375	
3. Date of Application	20/03/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Approval	1. 2. 1. 2.
4. Submitted by	Name: Peter McGillen Dip. Arch. Address: Burgage, Blessington,	
5. Applicant	Name: Malachy Webb Address: 1 Ard Macha, Old Bawn, Tallaght, Dublin 24.	
6. Decision	O.C.M. No. 1048  Date 17/05/2001	Effect AA GRANT APPROVAL
7. Grant	O.C.M. No. 2277  Date 29/06/2001	Effect AA GRANT APPROVAL
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**



Halla an Chontae  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9000  
Fax: 01-414 9104

Peter McGillen Dip. Arch.  
Burgage,  
Blessington,  
Co. Wicklow.

**NOTIFICATION OF GRANT OF Approval**

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

Final Grant Order Number 2277	Date of Final Grant 29/06/2001
Decision Order Number 1048	Date of Decision 17/05/2001
Register Reference S01A/0161	Date 20/03/01

**Applicant** Malachy Webb

**Development** Private dwelling to side, in accordance with outline permission granted Reg. Ref. No. S00A/0375

**Location** 1 Ard Macha, Old Bawn, Tallaght, Dublin 24.

**Floor Area** 0.00 Sq Metres

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

**Additional Information Requested/Received** /

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

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Halla an Chontae  
 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

Telefon: 01-414 9000  
 Facs: 01-414 9104

**PLANNING  
 DEPARTMENT**

County Hall  
 Town Centre, Tallaght  
 Dublin 24

Telephone: 01-414 9000  
 Fax: 01-414 9104

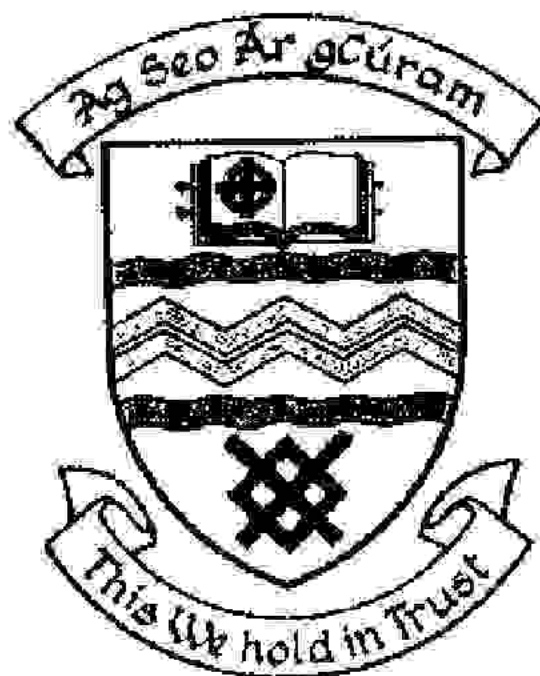
**Conditions and Reasons**

- 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 all external finishes harmonise in colour and texture with the existing premises.  
 REASON:  
 In the interest of visual amenity.
  
- 4 The following criteria of the Environmental Services Department shall be satisfied.
  - (i) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (ii) The applicant shall ensure the full and complete separation of foul and surface water systems.
  - (iii) Any drains which run under the proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal). Measures shall be taken to protect the foul drain including constructing foundations beneath the level of the drain bed.
  - (iv) 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.
  - (v) The property shall have its own individual service connection to the public watermain and 24 hour water storage.
  - (vi) The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicants prior expense.
 REASON:  
 In the interests of public health.
  
- 5 The following criteria of the Roads Department shall be satisfied.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae  
 Lár an Bhaile, Tarnhlacht  
 Baile Átha Cliath 24

Telefon: 01-414 9000  
 Facs: 01-414 9104



**PLANNING  
 DEPARTMENT**  
 County Hall  
 Town Centre, Tallaght  
 Dublin 24

Telephone: 01-414 9000  
 Fax: 01-414 9104

- (i) The footpath and kerb shall be dished and the new driveway constructed for both the existing and proposed house, to the satisfaction of the Area Engineer, Roads Maintenance.
- (ii) The replacement / relocation of the trees shall be at the applicant's own expense.

**REASON:**

In the interests of public safety.

- 6 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.

- 7 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 932 (nine hundred and thirty 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.

- 8 That a financial contribution in the sum of £2,100 (two thousand and 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.

**REASON:**

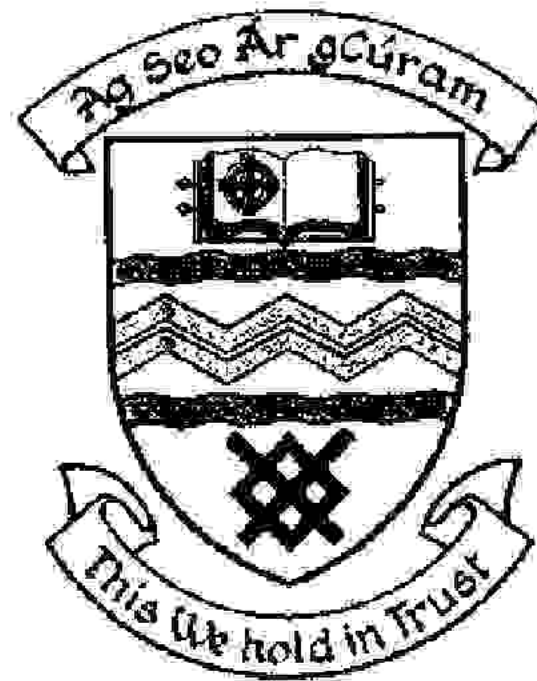
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 9 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

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae  
 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

Telefon: 01-414 9000  
 Facs: 01-414 9104



**PLANNING  
 DEPARTMENT**  
 County Hall  
 Town Centre, Tallaght  
 Dublin 24

Telephone: 01-414 9000  
 Fax: 01-414 9104

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.

- 10 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme 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.

- 11 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.

**NOTE:**

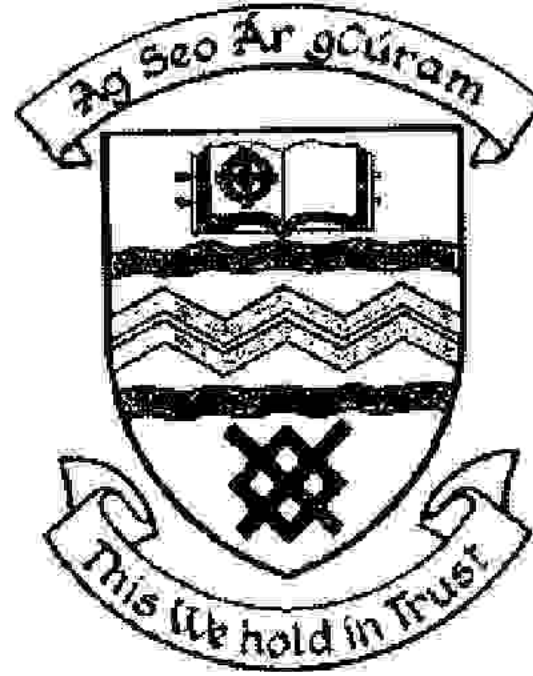
The applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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.

REG. REF. S01A/0161 **SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae  
Lár an Bhaile, Tamlacht  
Baile Átha Cliath 24

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9000  
Fax: 01-414 9104

---

Signed on behalf of South Dublin County Council.

*[Signature]* .....29/06/01  
for SENIOR ADMINISTRATIVE OFFICER