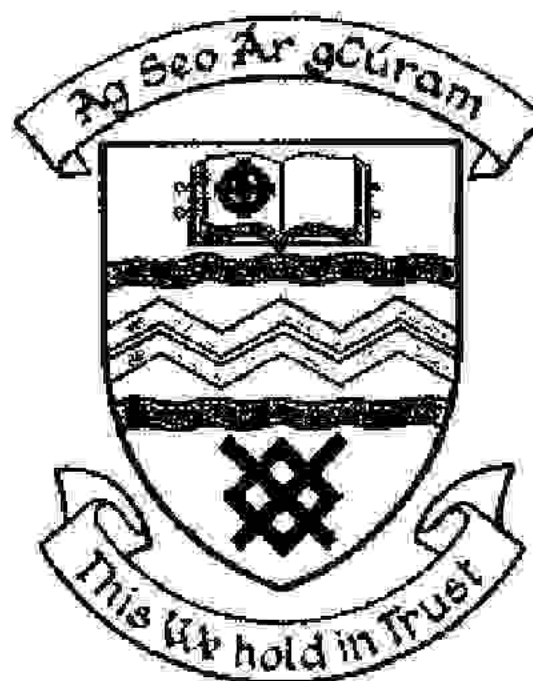


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0375	
1. Location	1 Ard Macha, Old Bawn, Tallaght, Dublin 24.		
2. Development	Dwelling at side.		
3. Date of Application	01/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1.  2.	1.  2.
4. Submitted by	Name: Mr. Malachy Webb, Address: 1 Ard Macha, Old Bawn,		
5. Applicant	Name: Mr. Malachy Webb, Address: 1 Ard Macha, Old Bawn, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1694  Date 28/07/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE PERMISSION	
8. Appeal Lodged	22/08/2000	Written Representations	
9. Appeal Decision	20/12/2000	To Amend Condition(s)	
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

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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

Mr. Malachy Webb,  
1 Ard Macha,  
Old Bawn,  
Tallaght,  
Dublin 24.

**NOTIFICATION OF GRANT OF Outline Permission**

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

<b>Final Grant Order Number</b>	<b>Date of Final Grant</b>
<b>Decision Order Number 1694</b>	<b>Date of Decision 28/07/2000</b>
<b>Register Reference S00A/0375</b>	<b>Date 01/06/00</b>

**Applicant** Mr. Malachy Webb,

**Development** Dwelling at side.

**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 Outline Permission has been granted for the development described above,  
subject to the following (8) Conditions.

**SOUTH DUBLIN COUNTY COUNCIL**  
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**Conditions and Reasons**

- 1 That details relating to layout, siting, height, design and external appearance of the proposed dwelling and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

REASON:

In the interest of the proper planning and development of the area and to clarify the extent of this outline permission.

- 2 That the design and external finishes of the proposed house shall be in character and harmonise with the existing house on the site.

REASON:

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

- 3 As amended by order of An Bord Pleanála dated 20th December 2000, Reference no. PL 06S.120931.

A common side passage of not less than 1 metre in width shall be provided between the flank walls of the proposed house and the existing house to the south of the site extending from front to rear.

REASON:

In the interest of the convenience of residents and residential amenity.

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard any application for approval shall show full details of proposed drainage up to and including connection to public sewers. The details are to indicate that the foul and surface water systems are completely separate. No building shall lie within 5 metres of the adjacent public surface water and foul sewers and 100mm diameter watermain.

REASON:

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

- 5 Detailed plans to be submitted for approval shall provide for one off-street car parking space for the existing and proposed dwelling.

REASON:

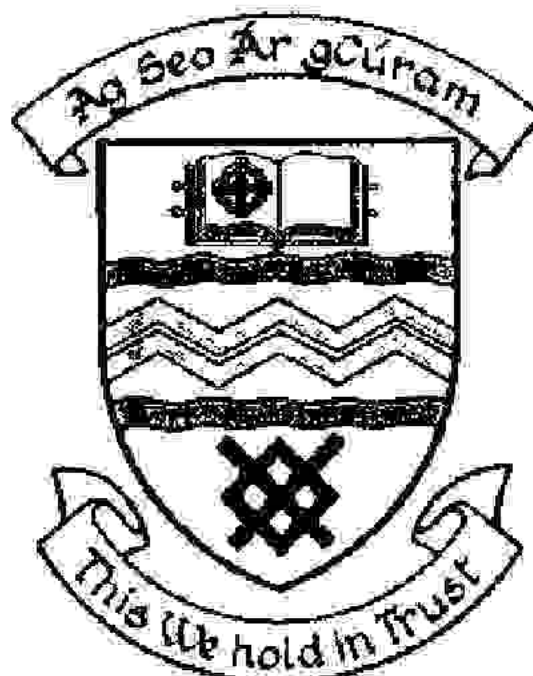
In the interest of the proper planning and development of the area.



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- 6 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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.

- 7 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road improvement works and traffic management schemes facilitating the proposed development.

- 8 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development; this contribution to be paid before the commencement of development on site.

**REASON:**

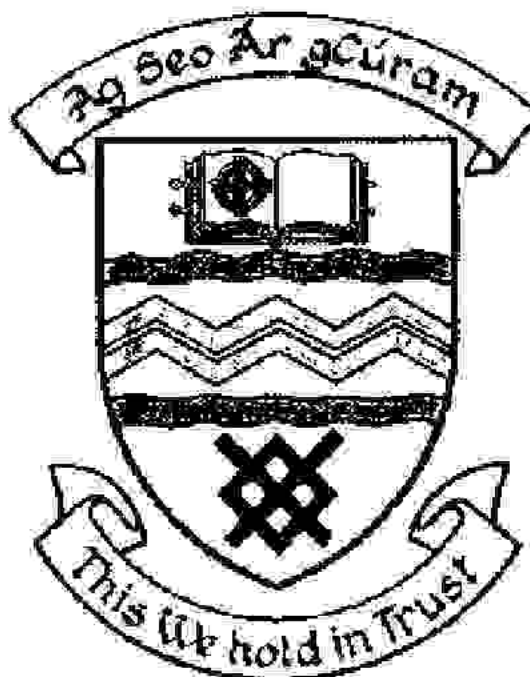
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

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

**SOUTH DUBLIN COUNTY COUNCIL**  
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- 
- (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.

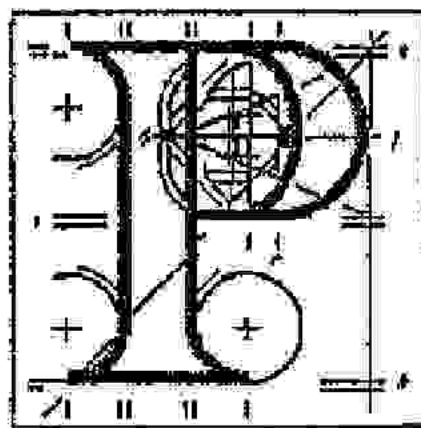
Signed on behalf of South Dublin County Council.

  
.....26/02/01  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0375	
1. Location	1 Ard Macha, Old Bawn, Tallaght, Dublin 24.		
2. Development	Dwelling at side.		
3. Date of Application	01/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1.  2.	1.  2.
4. Submitted by	Name: Mr. Malachy Webb, Address: 1 Ard Macha, Old Bawn,		
5. Applicant	Name: Mr. Malachy Webb, Address: 1 Ard Macha, Old Bawn, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1694  Date 28/07/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE PERMISSION	
8. Appeal Lodged	22/08/2000	Written Representations	
9. Appeal Decision	20/12/2000	To Amend Condition(s)	
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.			



# An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0375

**APPEAL** by Malachy Webb of 1 Ard Macha, Old Bawn, Tallaght, Dublin against the decision made on the 28<sup>th</sup> day of July, 2000 by the Council of the County of South Dublin to grant subject to conditions an outline permission for development comprising the erection of a dwelling at the side of number 1 Ard Macha, Old Bawn, Tallaght, Dublin in accordance with plans and particulars lodged with the said Council:

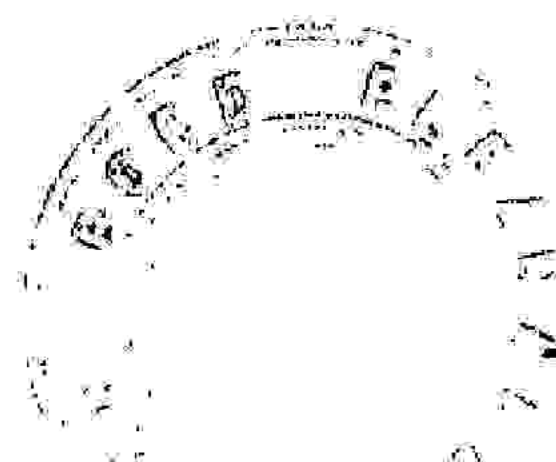
**WHEREAS** the said appeal relates only to condition number 3 subject to which the decision was made:

**AND WHEREAS** the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to amend condition number 3 so that it shall be as follows for the reason set out:

3. A common side passage of not less than 1 metre in width shall be provided between the flank walls of the proposed house and the existing house to the south of the site extending from front to rear.

**Reason:** In the interest of the convenience of residents and residential amenity.



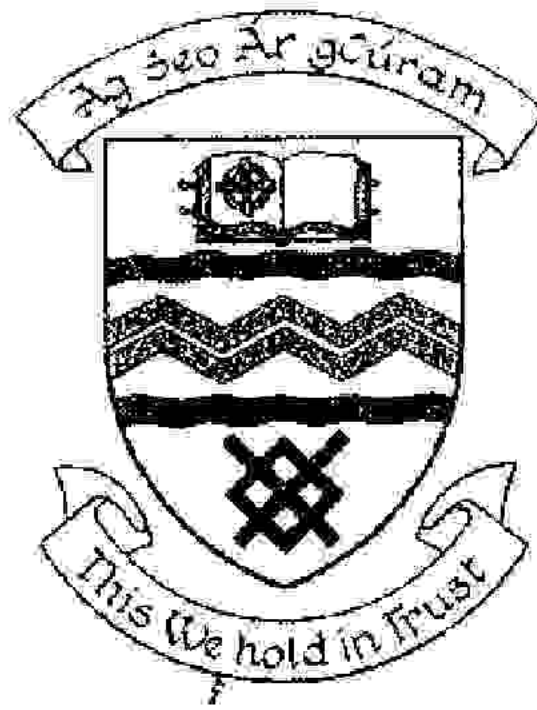
*John O'Connor*  
\_\_\_\_\_  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 20<sup>th</sup> day of December 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0375	
1. Location	1 Ard Macha, Old Bawn, Tallaght, Dublin 24.		
2. Development	Dwelling at side.		
3. Date of Application	01/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1.  2.	1.  2.
4. Submitted by	Name: Mr. Malachy Webb, Address: 1 Ard Macha, Old Bawn,		
5. Applicant	Name: Mr. Malachy Webb, Address: 1 Ard Macha, Old Bawn, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1694  Date 28/07/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE 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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NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1694	Date of Decision 28/07/2000
Register Reference S00A/0375	Date: 01/06/00

Applicant Mr. Malachy Webb,  
Development Dwelling at side.  
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 OUTLINE PERMISSION in respect of the above proposal.

Subject to the conditions ( 8 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

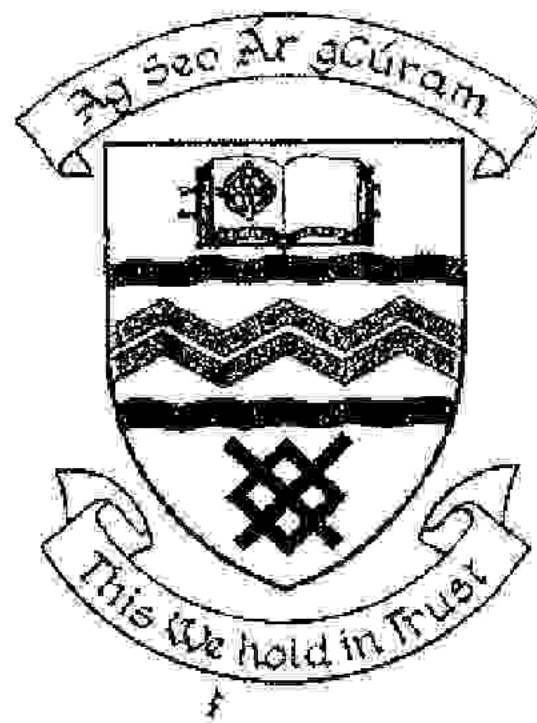
..... 28/07/00  
for SENIOR ADMINISTRATIVE OFFICER

Mr. Malachy Webb,  
1 Ard Macha,  
Old Bawn,  
Tallaght,  
Dublin 24.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S00A/0375

Conditions and Reasons

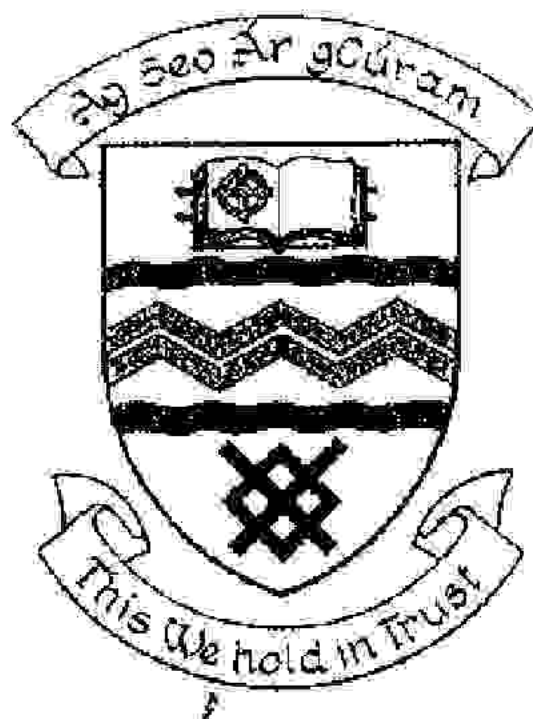
- 1 That details relating to layout, siting, height, design and external appearance of the proposed dwelling and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.  
REASON:  
In the interest of the proper planning and development of the area and to clarify the extent of this outline permission.
- 2 That the design and external finishes of the proposed house shall be in character and harmonise with the existing house on the site.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 That in order to provide for adequate maintenance and side-passageway access for a wheel bin, that adequate separation shall be provided (i) between the flank wall of the existing and the proposed house and (ii) between the flank wall of the proposed house and the common boundary with the adjoining house at Lios na Sidhe.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard any application for approval shall show full details of proposed drainage up to and including connection to public sewers. The details are to indicate that the foul and surface water systems are completely separate. No building shall lie within 5 metres of the adjacent public surface water and foul sewers and 100mm diameter watermain.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.



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REG. REF. S00A/0375

- 5 Detailed plans to be submitted for approval shall provide for one off-street car parking space for the existing and proposed dwelling.

REASON:

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

- 6 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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.

- 7 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road improvement works and traffic management schemes facilitating the proposed development.

- 8 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development;



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REG REF. S00A/0375

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.