

COMHAIRLE CHONTAE ÁTHA CLIATH

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P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA.2385	
1. LOCATION	Watermeadow Drive, Old Bawn, Tallaght,			
2. PROPOSAL	Detached house			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received	
	R.	31.12.80	1. 2.	1. 2.
4. SUBMITTED BY	Name Mr. E. English, Address 1 Watermeadow Drive, Old Bawn, Tallaght, Co. Dublin			
5. APPLICANT	Name Mr. E. English, Address			
6. DECISION	O.C.M. No. PA/385/81 Date 25th Feb., 1981		Notified 25th Feb., 1981 Effect To grant permission,	
7. GRANT	O.C.M. No. Date		Notified Effect	
8. APPEAL	Notified 25th March, 1981 Type 3rd Party,		Decision Permission granted by An Bord Pleanala, Effect 19th August, 1981	
9. APPLICATION SECTION 26 (3)	Date of application		Decision Effect	
10. COMPENSATION	Ref. in Compensation Register			
11. ENFORCEMENT	Ref. in Enforcement Register			
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.				
15.				
Prepared by		Copy issued by Registrar.		
Checked by		Date		
		Co. Accts. Receipt No		

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: T.A. 2385

APPEALS by Eilish McCourtney Baldwin of 12 Watermeadow Drive, Old Bawn, Tallaght, County Dublin and others against the decision made on the 25th day of February, 1981, by the Council of the County of Dublin deciding to grant subject to conditions a permission to Edward English, 1 Watermeadow Drive, Old Bawn, Tallaght, County Dublin for the erection of a house on a site adjoining 1, Watermeadow Drive, Old Bawn, Tallaght in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said house in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The principle of the proposed development has already been established by the outline permission granted by An Bord Pleanála on appeal on 4th September, 1980 (Planning Register Reference Number S.A. 1899) and it is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the erection of the proposed house would not be injurious to the amenities of the area, give rise to traffic hazard or otherwise be contrary to the proper planning and development of the area.

Contd./ ...

SECOND SCHEDULE

Column 1 - Conditions

Column 2 - Reasons for Conditions

1. The external finishes and texture of the house (including the roof) shall match those of existing development in the area.

2. The existing timber fencing screening the site from the adjoining roadway shall be removed and shall be replaced by screen walls, of solid and substantial construction and of not less than 2 metres in height. The location and length of these walls shall be as determined by the planning authority and the walls shall be rendered and capped to the satisfaction of that body.

3. Vehicular access to the site shall be provided in accordance with the requirements of the planning authority.

4. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanála.

1 and 2. In the interests of visual amenity.

3. In the interests of road safety.

4. 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.

[Signature]
Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 19 day of August 1981.

DUBLIN COUNTY COUNCIL

Tel. 4755 (Ext. 262/264)

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE
LOWER ABBEY STREET
DUBLIN 1

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: Mr. Edward English,
1 Watermeadow Drive,
Old Bawn,
Tallaght, Co. Dublin.

Decision Order
Number and Date PA/385/81 ²⁵ 24.2.81
Register Reference No. TA 2385 ²³⁸⁵
Planning Control No. 9029
Application Received on 31.12.80

Applicant Edward English.

In pursuance of its functions under the above-mentioned Acts, the 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/~~Approval~~

Proposed two storey dwelling house adjoining No. 1 Watermeadow Drive, Old Bawn,
Tallaght, for

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of <u>£500.00</u> be paid by the proposer to the 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.	4. 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.
5. That the external finishes, including the roof, harmonise in colour and texture with the existing development.	5. In the interest of the proper planning and development of the area.
6. That the access arrangements be in accordance with the requirements of the County Council. The applicant must consult with the Roads Department in this regard before any constructional work is commenced.	6. In the interest of the proper planning and development of the area and interest of public safety and avoidance of traffic hazard.
7. That new screen walls, not less than 2 metres in height, in blockwork or similar durable material properly rendered and capped to the satisfaction of the Council, be provided at the flanks, so as to screen the rear garden of the new house from public view; timber fencing is not acceptable.	7. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council:

[Signature]
For Principal Officer

Date: 25th February, 1981.

IMPORTANT: Turn overleaf for further information.