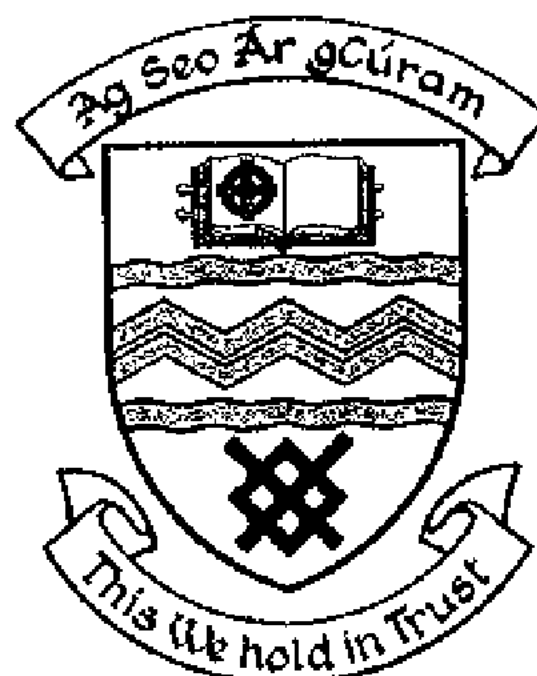


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0399	
1. Location	39 Watermeadow Park, Tallaght, Dublin 24.		
2. Development	Detached two-storey house.		
3. Date of Application	17/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/07/1999 2.	1. 09/07/1999 2.
4. Submitted by	Name: John O'Flynn, Address: 46 Sutton Downs, Bayside,		
5. Applicant	Name: Fergus McGrath, Address: 39 Watermeadow Park, Old Bawn, Dublin 24.		
6. Decision	O.C.M. No. 1938 Date 07/09/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2269 Date 20/10/1999	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.			

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Dublin 24

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John O'Flynn,
46 Sutton Downs,
Bayside,
Dublin 13.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2269	Date of Final Grant 20/10/1999
Decision Order Number 1938	Date of Decision 07/09/1999
Register Reference S99A/0399	Date 09/07/99

Applicant Fergus McGrath,

Development Detached two-storey house.

Location 39 Watermeadow Park, Tallaght, Dublin 24.

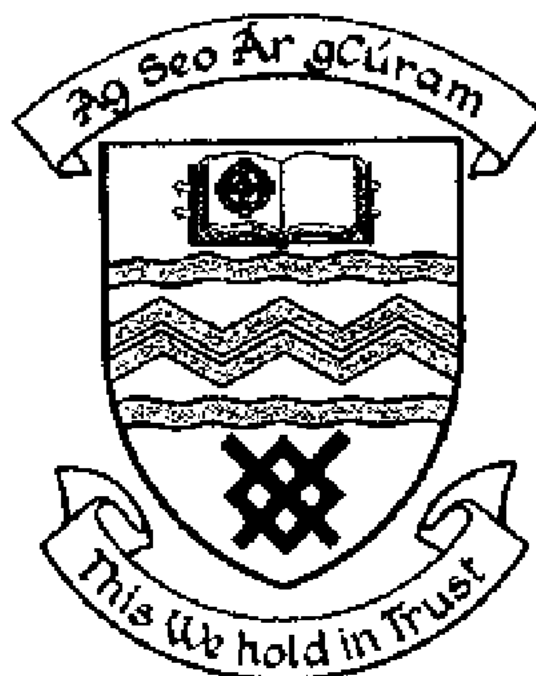
Floor Area 64.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/07/1999 /09/07/1999

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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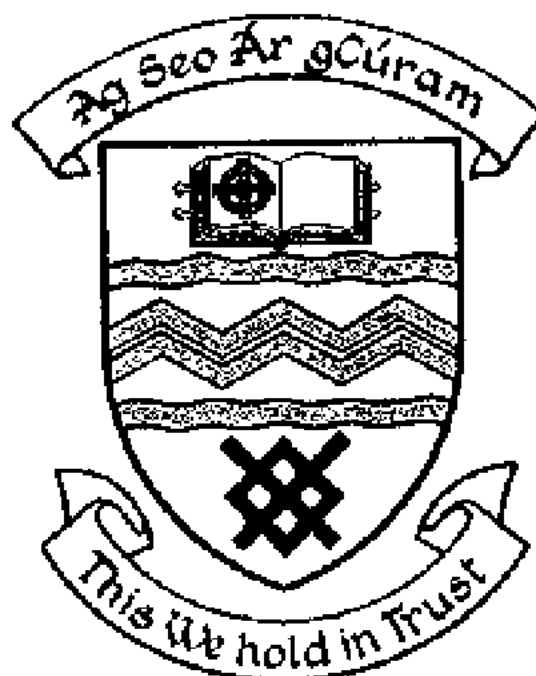
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Unsolicited Additional Information received by the Planning Authority on 02/09/99, 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 The northern side elevation of the proposed dwelling shall be set back a minimum distance of 3 metres from the road side boundary. Revised drawings showing the consequent changes in layout and design shall be submitted for the agreement of the Planning Authority prior to the commencement of development.
 REASON:
 In order to provide an adequate wayleave from adjacent services.
- 3 A minimum separation distance of 2.3 metres shall be provided between the flank walls of the existing and proposed dwellings.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 External finishes to the proposed dwelling shall harmonise with the existing premises.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 The footpath and kerb shall be dished and the new entrance shall be constructed to the Council's satisfaction.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 That the proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 7 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.

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REASON:

To protect the amenities of the area.

- 8 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.

- 9 That the dwelling house shall not be occupied until all the services are connected thereto and are operational.

REASON:

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

- 10 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, a wayleave to the Council's requirement shall be provided from the adjacent foul sewer.

REASON:

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

- 11 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

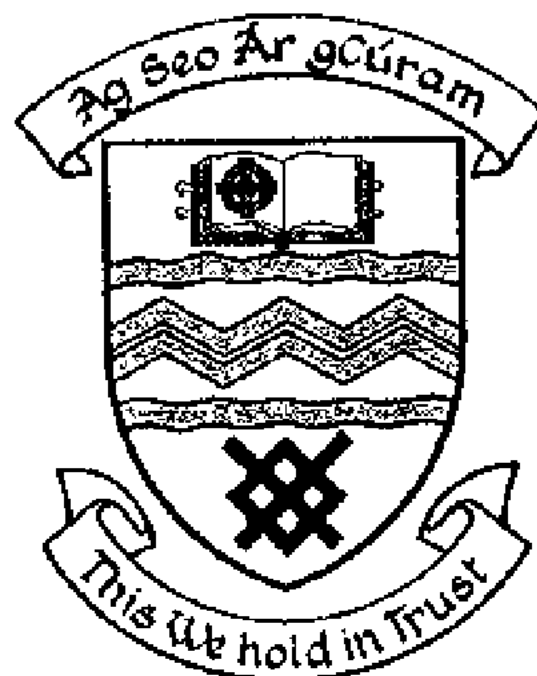
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 12 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 13 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) 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.

- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of Class 1 public open space at Dodder Valley Park 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.

- 15 That an acceptable house number be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed house.

REASON:

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

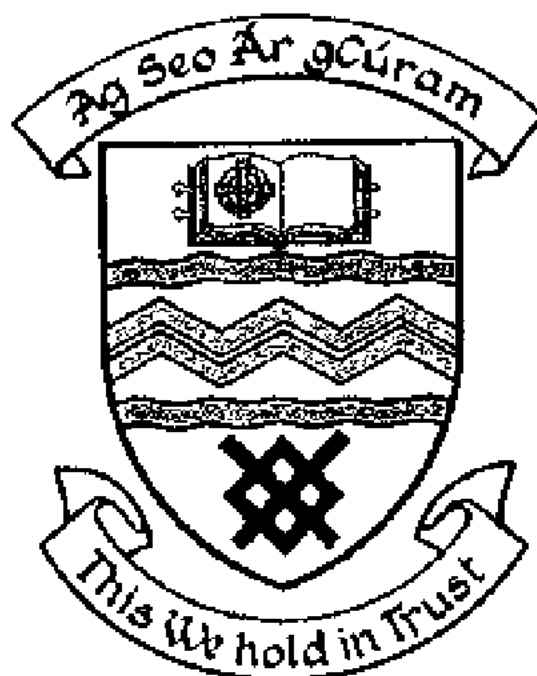
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.

REG. REF. S99A/0399

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- (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.

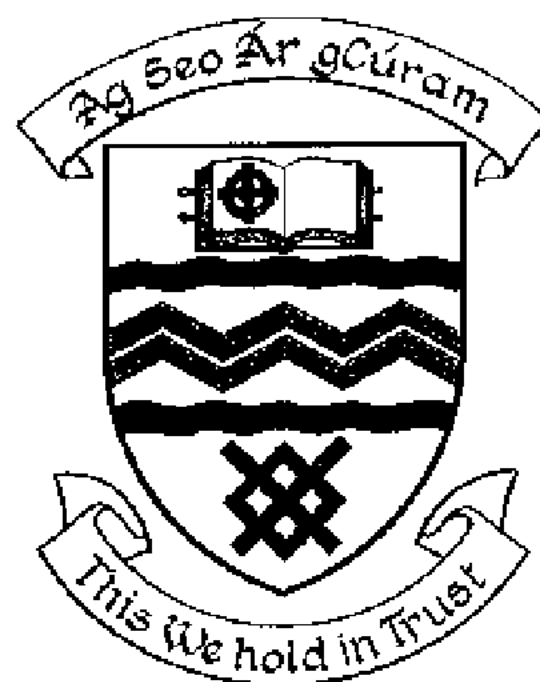
Signed on behalf of South Dublin County Council.

E. E. O'Connell
.....21/10/99
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1938	Date of Decision 07/09/1999 <i>MA</i>
Register Reference S99A/0399	Date: 17/06/99

Applicant Fergus McGrath,

Development Detached two-storey house.

Location 39 Watermeadow Park, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/07/1999 /09/07/1999

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 (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

MA
..... 07/09/99
for SENIOR ADMINISTRATIVE OFFICER

John O'Flynn,
46 Sutton Downs,
Bayside,
Dublin 13.

**SOUTH DUBLIN COUNTY COUNCIL
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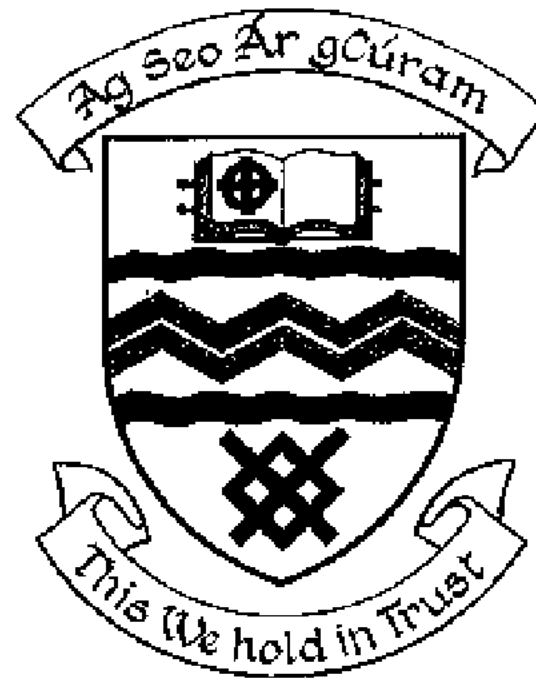
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REG REF. S99A/0399

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REG. REF. S99A/0399

- 6 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 7 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.

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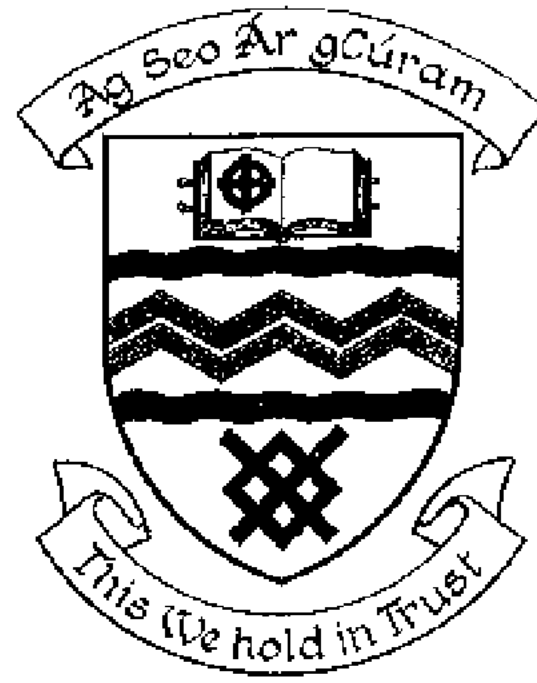
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- 15 That an acceptable house number be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed house.

REASON:

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

**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1392	Date of Order 05/07/1999
Register Reference S99A/0399	Date 17/06/99

Applicant Fergus McGrath,
Development Detached two-storey house.
Location 39A Watermeadow Park, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 02/07/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

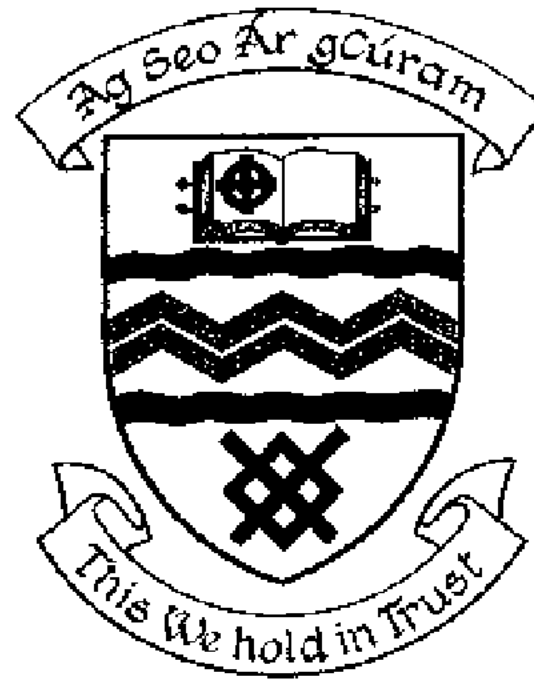
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

John O'Flynn,
46 Sutton Downs,
Bayside,
Dublin 13.

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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer. 06/07/99