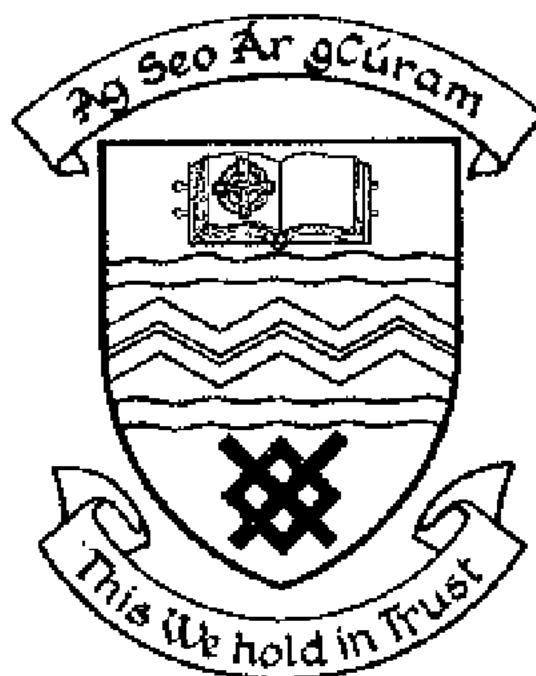


| | | | |
|-----------------------------|--|--|---------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S98A/0673 | |
| 1. Location | 17 The Glebe, Lucan, Co. Dublin. | | |
| 2. Development | 2 storey detached house at side of existing house and alterations to existing vehicular entrance. | | |
| 3. Date of Application | 29/09/1998 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 26/11/1998 2. | 1. 04/12/1998 2. |
| 4. Submitted by | Name: Fintan Brady, Address: 2 Esker Wood Grove, Lucan, | | |
| 5. Applicant | Name: E. & T. Keogh, Address: 17 The Glebe, Lucan, Co. Dublin. | | |
| 6. Decision | O.C.M. No. 0318 Date 16/02/1999 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 0658 Date 01/04/1999 | 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. | |

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH DEAS



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Dublin 24

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Fintan Brady,
2 Esker Wood Grove,
Lucan,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|--------------------------------|
| Final Grant Order Number 0658 | Date of Final Grant 01/04/1999 |
| Decision Order Number 0318 | Date of Decision 16/02/1999 |
| Register Reference S98A/0673 | Date 4th December 1998 |

Applicant E. & T. Keogh,

Development 2 storey detached house at side of existing house and alterations to existing vehicular entrance.

Location 17 The Glebe, Lucan, Co. Dublin.

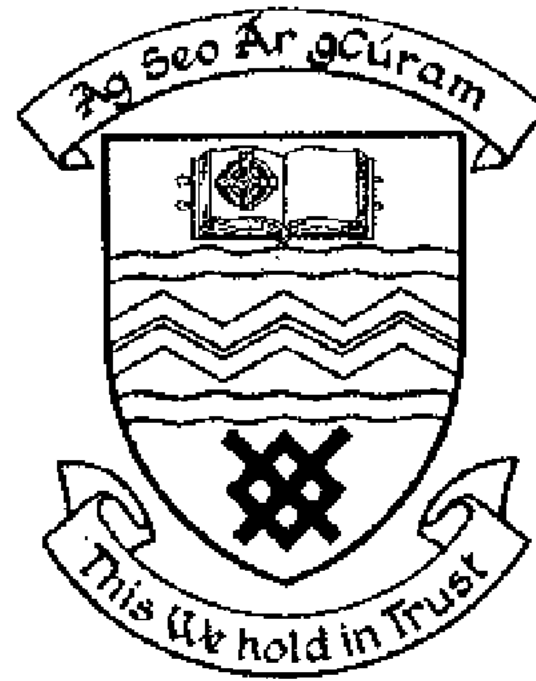
Floor Area 0.00 Sq Metres

Time extension(s) up to and including 18/02/1999

Additional Information Requested/Received 26/11/1998 /04/12/1998

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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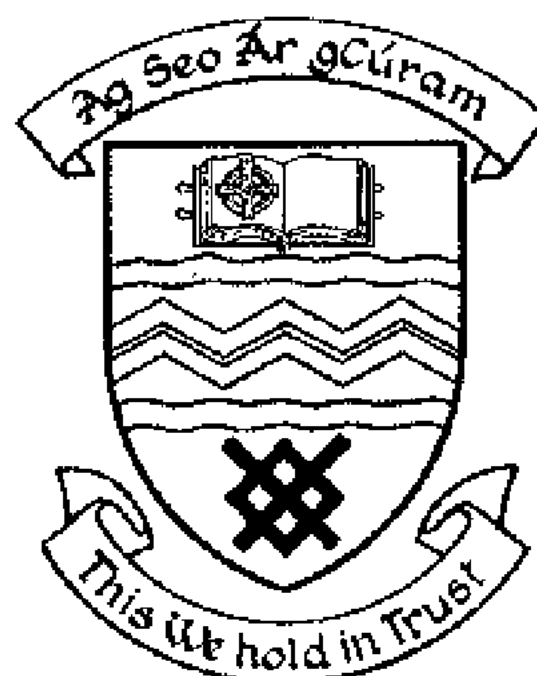
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with Planning Authority on the 29th September 1998, as amended by the plans and particulars received by the Planning Authority on the 4th & 21st December 1998 and 10th February 1999, 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 proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 6 That all watermain tappings, 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

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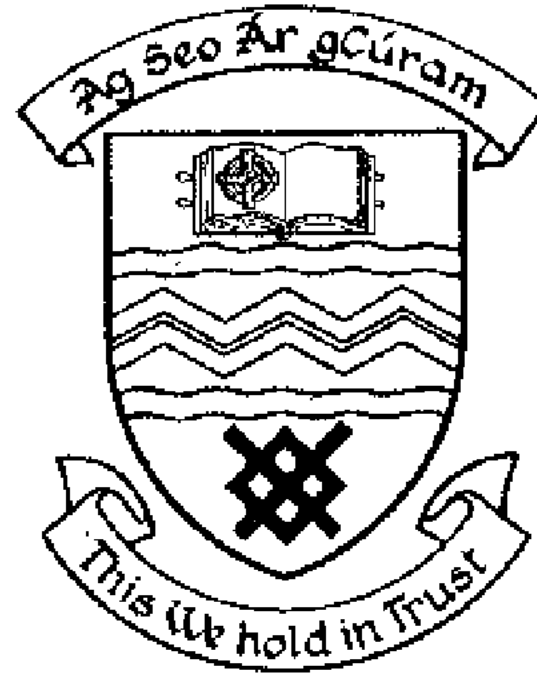
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proposed development it is considered reasonable that the Council should recoup the cost.

- 7 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON:
In the interest of reducing air pollution.
- 8 That all external finishes harmonise in colour and texture with the adjoining dwelling.
REASON:
To ensure the integration of the proposed development into the area.
- 9 That obscure glazing be used in the window opening serving the landing at first floor level.
REASON:
In the interest of preserving the amenities of property in the vicinity.
- 10 Where the proposed dwelling is within 5 metres of any public foul or surface water sewer or any watermain or any foul or surface water sewer or any watermain with the potential of being taken in charge, then the foundations of the extension shall be taken down below the invert level of the deepest pipe.
REASON:
In the interest of the proper planning and development of the area.
- 11 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 reasonable that the developer should contribute towards the cost of providing the services.
- 12 That a financial contribution in the sum of money equivalent to the value of £1,420 (one thousand four hundred and twenty pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics

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Office to the value pertaining at the time of payment 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 facilitate 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.

- 13 That a financial contribution in the sum of £400 (four hundred pounds) PER DWELLING be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this 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 development should contribute towards the cost of the works.

- 14 That a financial contribution in the sum of £50 (fifty pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

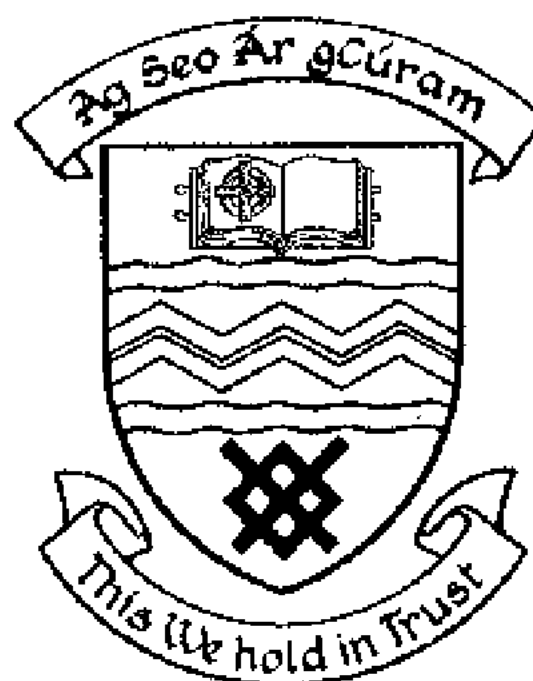
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 15 That a financial contribution in the sum of £100 (one hundred pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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.

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- 16 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 provision and development of Class 1 public open space in Griffeen 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 provision and development of amenity lands in the area which will facilitate the proposed development.

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

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 1991 amended 1994.
- (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.

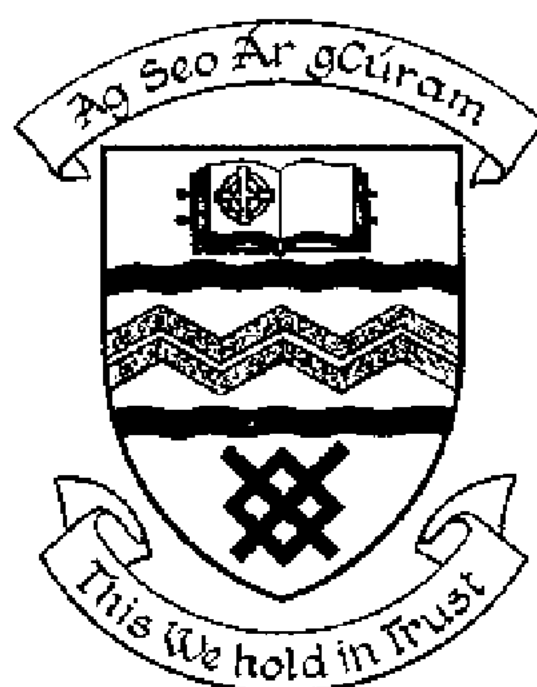
Signed on behalf of South Dublin County Council.

E. J. O'Sullivan 7th April 1999
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 0318 | Date of Decision 16/02/1999 |
| Register Reference S98A/0673 | Date: 29/09/1998 |

Applicant E. & T. Keogh,

Development 2 storey detached house at side of existing house and alterations to existing vehicular entrance.

Location 17 The Glebe, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 18/02/1999

Additional Information Requested/Received 26/11/1998 /04/12/1998

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

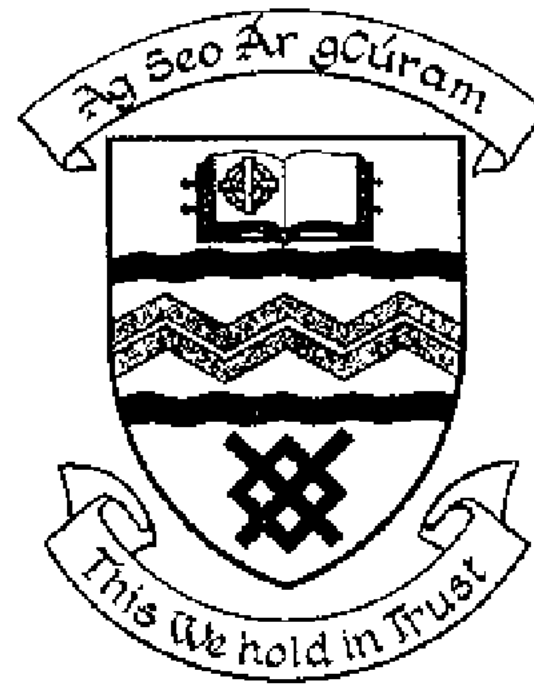
..... 16/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Fintan Brady,
2 Esker Wood Grove,
Lucan,
Co. Dublin.

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REG REF. S98A/0673

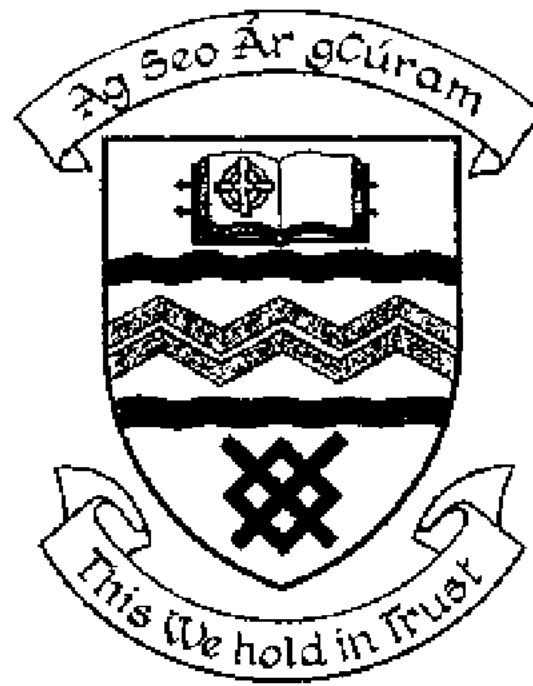
Conditions and Reasons

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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
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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.

- 7 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 8 That all external finishes harmonise in colour and texture with the adjoining dwelling.

REASON:

To ensure the integration of the proposed development into the area.

- 9 That obscure glazing be used in the window opening serving the landing at first floor level.

REASON:

In the interest of preserving the amenities of property in the vicinity.

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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.

- 12 That a financial contribution in the sum of money equivalent to the value of £1,420 (one thousand four hundred and twenty pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate this development; this contribution to be paid before the commencement of development on the site.

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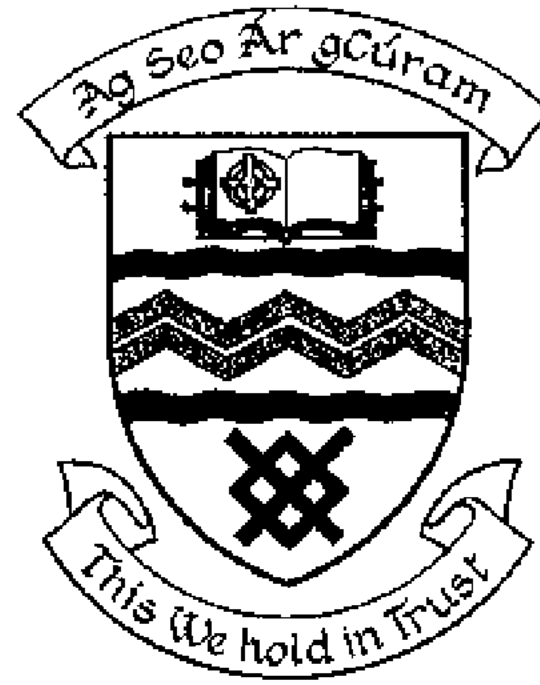
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development on site.

REASON:

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REASON:

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

REASON:

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

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

| | |
|------------------------------|-----------------------------|
| Decision Order Number 0189 | Date of Decision 02/02/1999 |
| Register Reference S98A/0673 | Date 29th September 1998 |

Applicant E. & T. Keogh,
App. Type Permission
Development 2 storey detached house at side of existing house and
alterations to existing vehicular entrance.

Location 17 The Glebe, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 18/02/1999

Yours faithfully

FF
..... 02/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Fintan Brady,
2 Esker Wood Grove,
Lucan,
Co. Dublin.