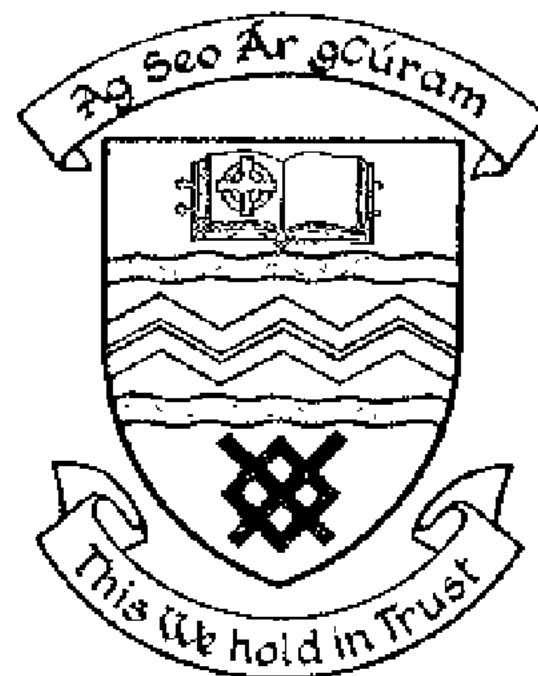


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0073	
1. Location	Adjacent to No. 41 Hillcrest Avenue, Lucan, Co. Dublin.		
2. Development	Construction of a two storey house at end of terrace, with roof of No. 41 extended to maintain line of terraced roof and new driveway access provided to same.		
3. Date of Application	12/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lynch O'Toole Martin, Address: Dodder Park Road, Rathfarnham,		
5. Applicant	Name: Mr. Tom Flannery, Address: 41 Hillcrest Avenue, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0607 Date 06/04/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1022 Date 27/05/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

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**PLANNING
 DEPARTMENT**

P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9000
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Lynch O'Toole Martin,
 Dodder Park Road,
 Rathfarnham,
 Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1022	Date of Final Grant 27/05/98
Decision Order Number 0607	Date of Decision 06/04/98
Register Reference S98A/0073	Date 12th February 1998

Applicant Mr. Tom Flannery,

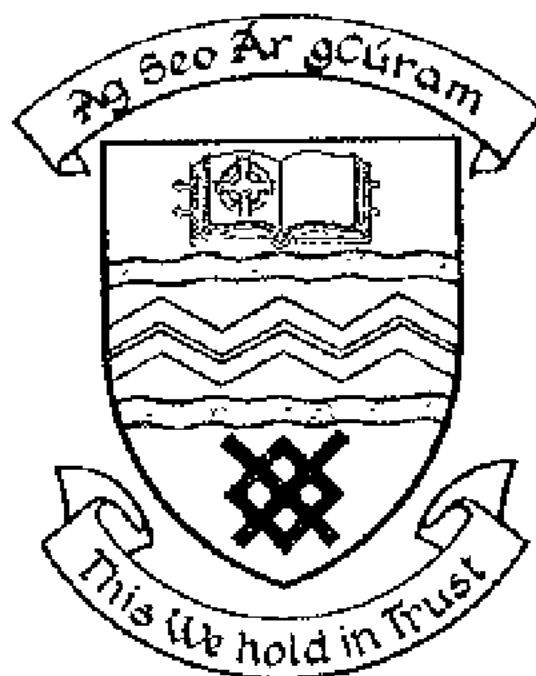
Development Construction of a two storey house at end of terrace,
 with roof of No. 41 extended to maintain line of terraced
 roof and new driveway access provided to same.

Location Adjacent to No. 41 Hillcrest Avenue, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

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

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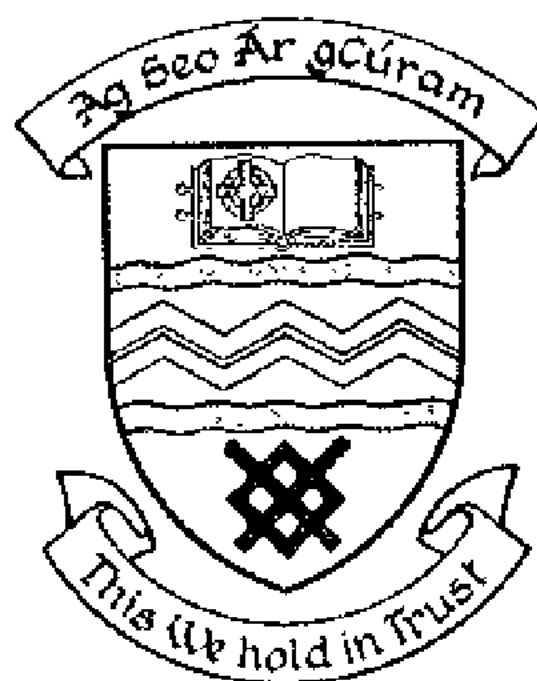
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 the surface water and foul water shall be discharged into separate systems. No surface water shall be discharged to foul drainage system.
REASON:
In the interest of public health.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 5 That the external finishes and roof tiles, shall match those of the existing dwelling in colour and texture.
REASON:
In the interest of visual amenity.
- 6 That prior to the commencement of development the applicant shall pay a special contribution of £100 (one hundred pounds) towards the cost of the upgrading of the Esker Pumping Station.
REASON:
These works will directly facilitate the development and it is considered reasonable that the developer should contribute towards their cost.

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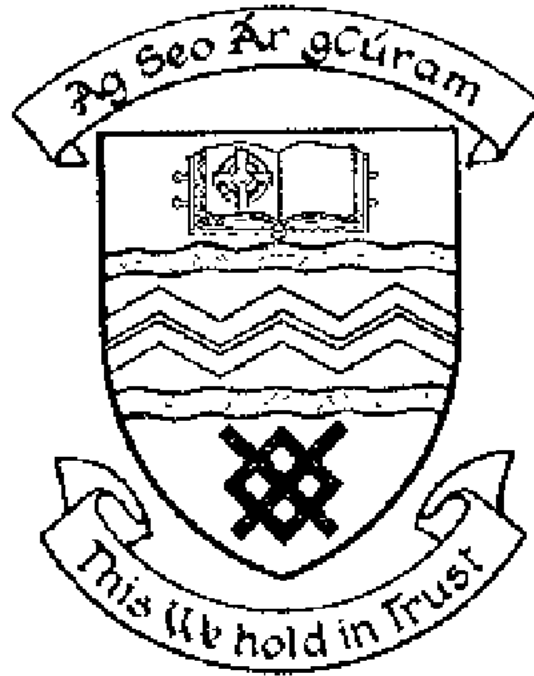
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- 7 That a financial contribution in the sum of £400 (four hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution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

- 8 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.

- 9 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.
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.

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- 10 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 the 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.

- 11 That an acceptable house number be submitted to and approved by the County Council before any constructional 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 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.

... *Annette Daly* ... 28th May 1998
for SENIOR ADMINISTRATIVE OFFICER