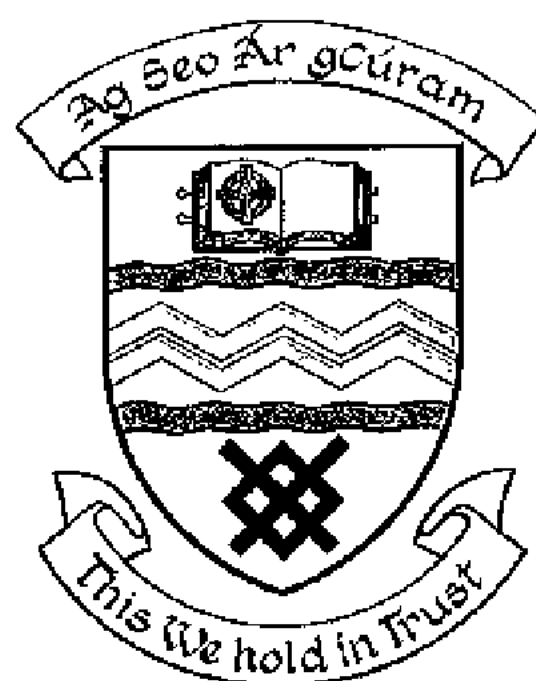


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97B/0073	
1. Location	47 Hermitage Road, Lucan, Co. Dublin.		
2. Development	Single storey extension (granny flat) to side.		
3. Date of Application	28/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/04/97  2.	1. 14/05/97  2.
4. Submitted by	Name: Declan & Mary Hynes, Address: 47 Hermitage Road, Lucan, Co. Dublin.		
5. Applicant	Name: D. & M. Hynes, Address: 47 Hermitage Road, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1372  Date 10/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1636  Date 14/08/97	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.	

REG. REF. S97B/0073 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
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PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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Declan & Mary Hynes,  
47 Hermitage Road,  
Lucan,  
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1636	Date of Final Grant 14/08/97
Decision Order Number 1372	Date of Decision 10/07/97
Register Reference S97B/0073	Date 14th May 1997

Applicant D. & M. Hynes,

Development Single storey extension (granny flat) to side.

Location 47 Hermitage Road, Lucan, Co. Dublin.

Floor Area 48.960 Sq Metres

Time extension(s) up to and including

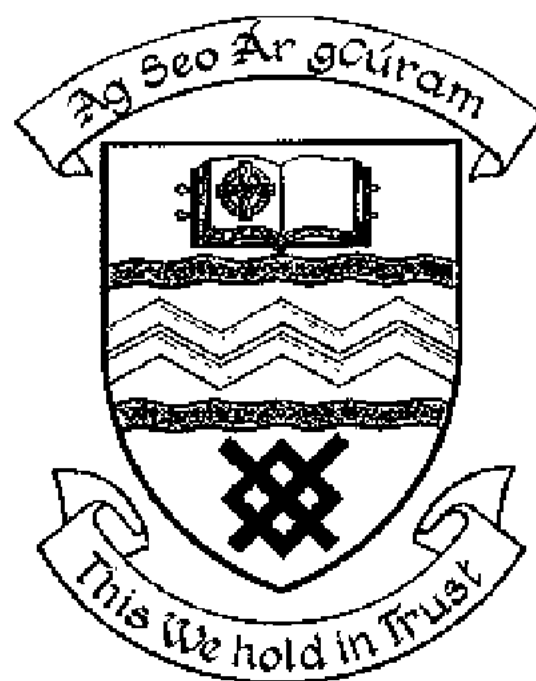
Additional Information Requested/Received 24/04/97 /14/05/97

A Permission has been granted for the development described above,  
subject to the following (6) Conditions.

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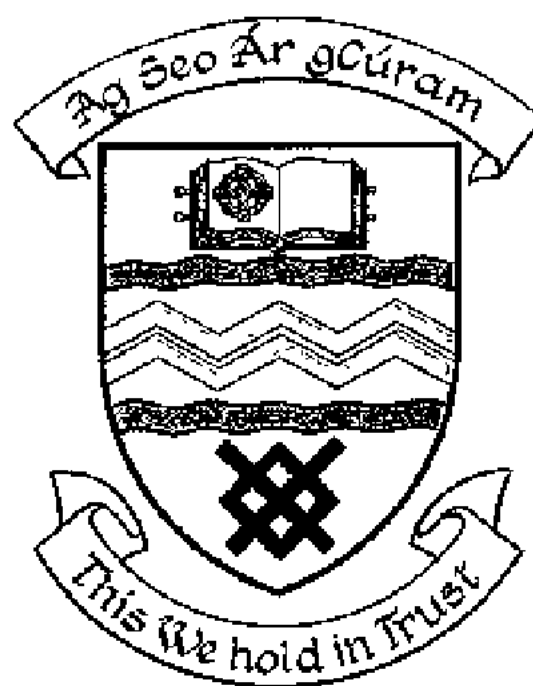
**Conditions and Reasons**

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority on the 14th May 1997.  
REASON:  
In the interest of the proper planning and development of the area.
  
- 2 The proposed extension shall be amended so that there is a minimum 1.2 metre gap between the elevation of the proposed extension and the inner face of the property boundary wall of the dwelling adjoining Hermitage Manor.  
REASON:  
In the interest of the proper planning and development of the area.
  
- 3 The foundation to the elevation to the proposed extension shall be designed and constructed as to be below the invert level of the sewer in the footpath on the adjoining road (Hermitage Manor).  
REASON:  
In the interest of the proper planning and development of the area.
  
- 4 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
  
- 5 That when the structure is no longer required for use as GRANNY FLAT by the applicant, that its use revert to use as part of the existing dwelling unit.  
REASON:  
In the interest of the proper planning and development of the area.

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- 6 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.

- (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.

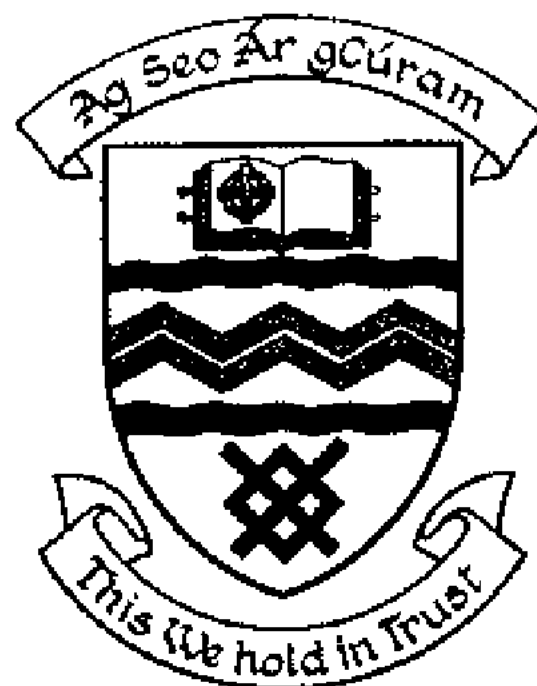
Signed on behalf of South Dublin County Council.

  
.....14. August 1997  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Decision Order Number 0760	Date of Decision 24/04/97
Register Reference S97B/0073	Date 28th February 1997

**Applicant** D. & M. Hynes,  
**Development** Single storey extension (granny flat) to side.

**Location** 47 Hermitage Road, Lucan, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 28/02/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is advised that a 2m setback of structures from the edge of road reservations within residential estates is required by the Council's Roads Department. This is necessary to protect the integrity of any public services which may be located within the area of footpath and grass verge.

As the proposed extension encroaches within this reservation the applicant is requested to submit revised drawings to show how it is proposed to comply with this requirement.

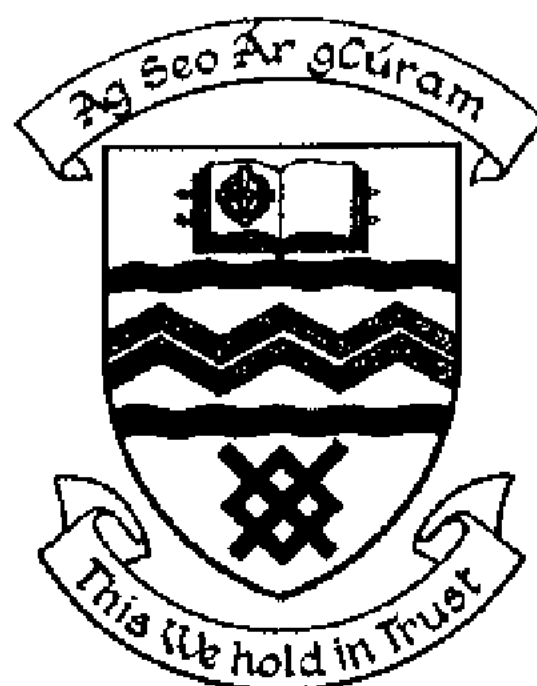
**NOTE:** The applicant is advised to consult the Environmental Services Department of the Council to ascertain the location of existing services in the vicinity of the proposed extension.

Declan & Mary Hynes,  
47 Hermitage Road,  
Lucan,  
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S97B/0073



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Signed on behalf of South Dublin County Council

.....<sup>LB</sup>  
for Senior Administrative Officer

24/04/97