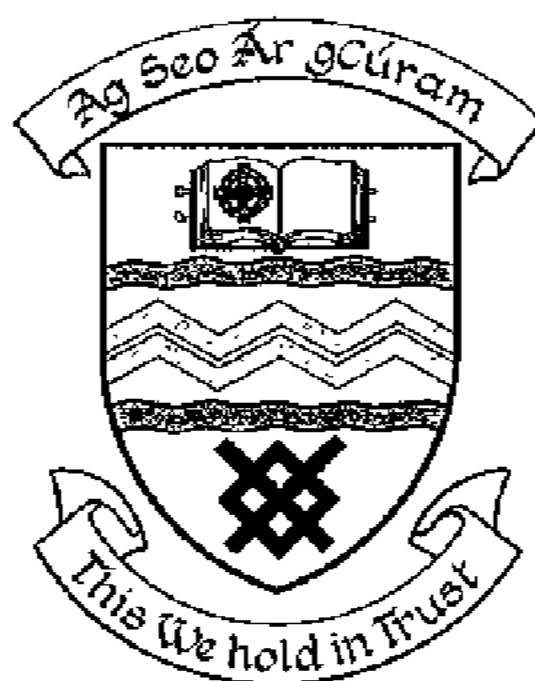


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97B/0067	
1. Location	30 Earlsfort Green, Lucan, Co. Dublin.		
2. Development	Single storey extension incorporating garage and utility to side.		
3. Date of Application	27/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/03/97 2.	1. 01/04/97 2.
4. Submitted by	Name: Gerard O'Brien, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Mr. Ben Curtin, Address: 30 Earlsfort Green, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0986  Date 26/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1353  Date 09/07/97	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.	

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

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

Telefon: 01-462 0000  
Facs: 01-462 0104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

Gerard O'Brien,  
29 Fitzwilliam Place,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1353	<b>Date of Final Grant</b> 09/07/97
<b>Decision Order Number</b> 0986	<b>Date of Decision</b> 26/05/97
<b>Register Reference</b> S97B/0067	<b>Date</b> 1st April 1997

**Applicant** Mr. Ben Curtin,

**Development** Single storey extension incorporating garage and utility to side.

**Location** 30 Earlsfort Green, Lucan, Co. Dublin.

**Floor Area** 23.580 Sq Metres

**Time extension(s)** up to and including

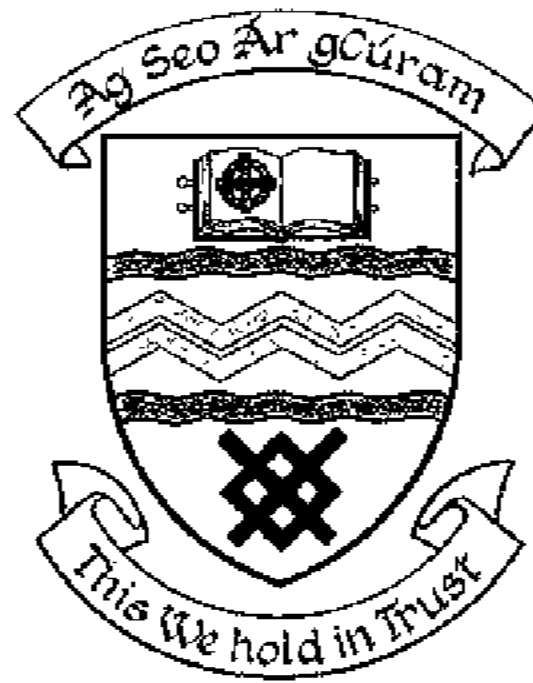
**Additional Information Requested/Received** 26/03/97 /01/04/97

A Permission has been granted for the development described above,  
subject to the following (5) conditions.

**SOUTH DUBLIN COUNTY COUNCIL**  
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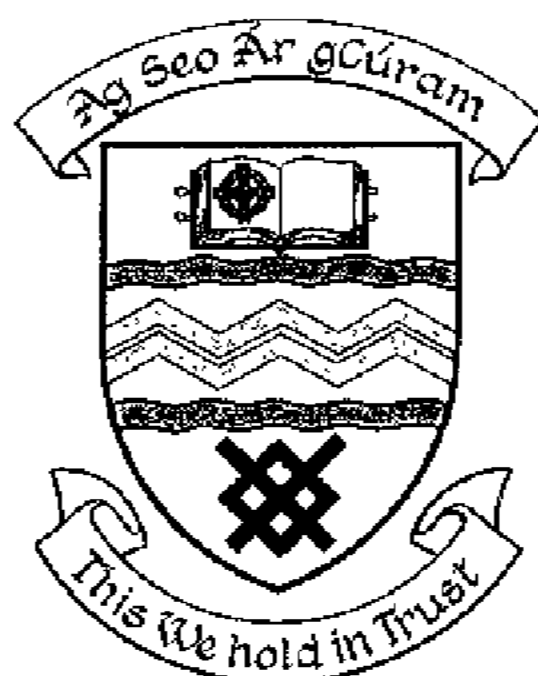
**Conditions and Reasons**

- 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 entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
  - 3 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
  - 4 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.  
REASON:  
To prevent unauthorised development.
  - 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.
- (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.

**SOUTH DUBLIN COUNTY COUNCIL**  
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Dublin 24.

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Signed on behalf of South Dublin County Council.

  
..... 19 July 1997  
for SENIOR ADMINISTRATIVE OFFICER

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

Bosca 4122,  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 0986	<b>Date of Decision</b> 26/05/97
<b>Register Reference</b> S97B/0067	<b>Date</b> 27th February 1997

**Applicant** Mr. Ben Curtin,  
**Development** Single storey extension incorporating garage and utility to side.  
**Location** 30 Earlsfort Green, Lucan, Co. Dublin.  
**Floor Area** Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** 26/03/97 /01/04/97

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

.....  
for **SENIOR ADMINISTRATIVE OFFICER** 26/05/97

Gerard O'Brien,  
29 Fitzwilliam Place,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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~~REG REF. S97B/0067~~

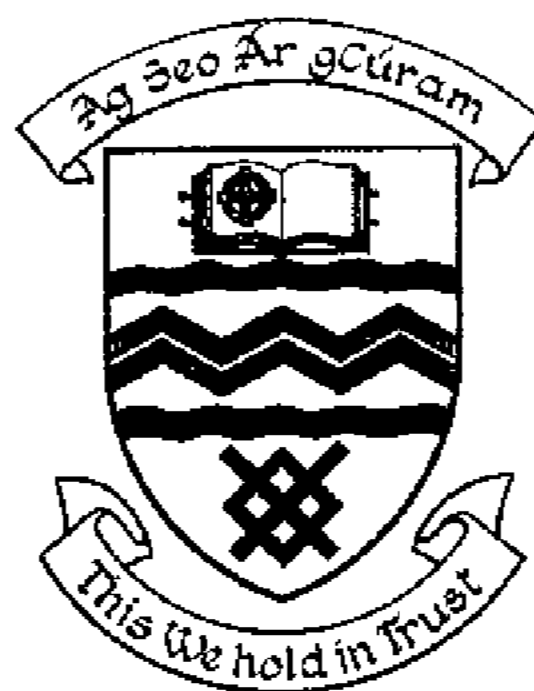
**Conditions and Reasons**

- 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 entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3      That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4      That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.  
REASON:  
To prevent unauthorised development.
- 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.

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

<b>Order Number 0563</b>	<b>Date of order 26/03/97</b>
<b>Register Reference S97B/0067</b>	<b>Date 27th February 1997</b>

**Applicant** Mr. Ben Curtin,  
**Development** Single storey extension incorporating garage and utility to side.  
**Location** 30 Earlsfort Green, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 18.03.1997 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 fulfil 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.
  - (c) nature and extent of development including number of dwellings (if any)

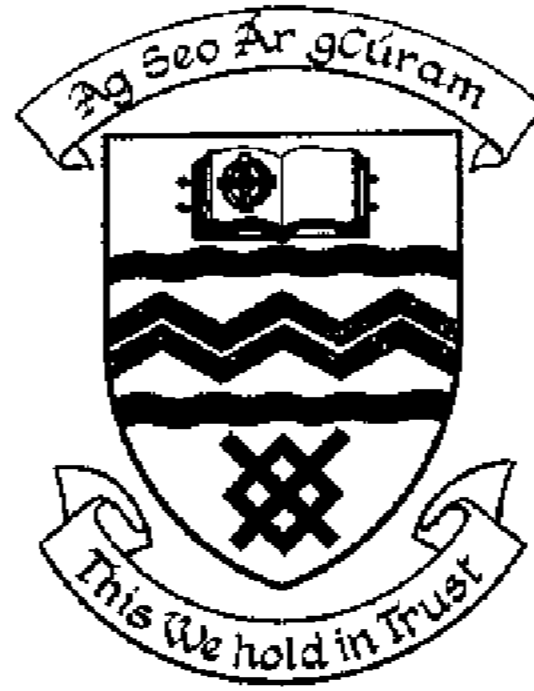
Gerard O'Brien,  
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SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S97B/0067



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- (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.

26/03/97