

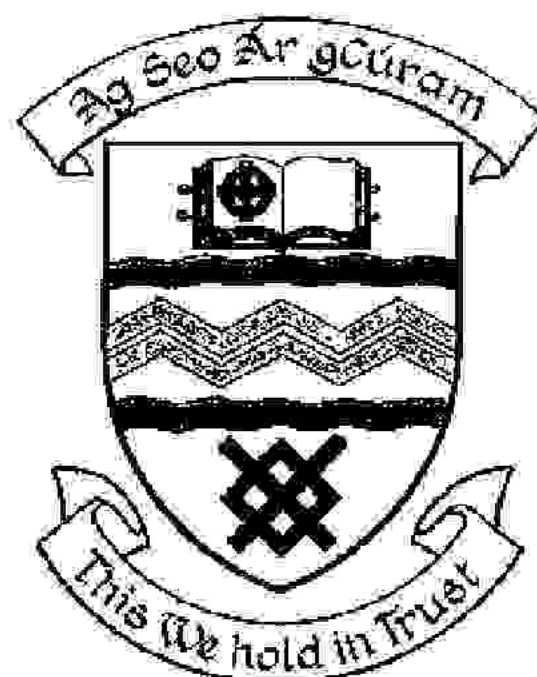
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0623	
1. Location	Earlsfort View, Ballyowen Lane, Lucan, Co. Dublin.		
2. Development	Detached 3 bed house on site adjacent to No. 28 and alterations to boundary of No.28. Previous Permission Reg. Ref. S97A/0073.		
3. Date of Application	24/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/11/97 2.	1. 28/11/97 2.
4. Submitted by	Name: Fenton-Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place,		
5. Applicant	Name: Menolly Properties Ltd., Address: 7-8 Village Centre, Main Street, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0153 Date 26/01/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0440 Date 11/03/98	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

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Fenton-Simons,
Planning & Development Consultants,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0440	Date of Final Grant 11/03/98
Decision Order Number 0153	Date of Decision 26/01/98
Register Reference S97A/0623	Date 28th November 1997

Applicant Menolly Properties Ltd.,

Development Detached 3 bed house on site adjacent to No. 28 and alterations to boundary of No.28. Previous Permission Reg. Ref. S97A/0073.

Location Earlsfort View, Ballyowen Lane, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

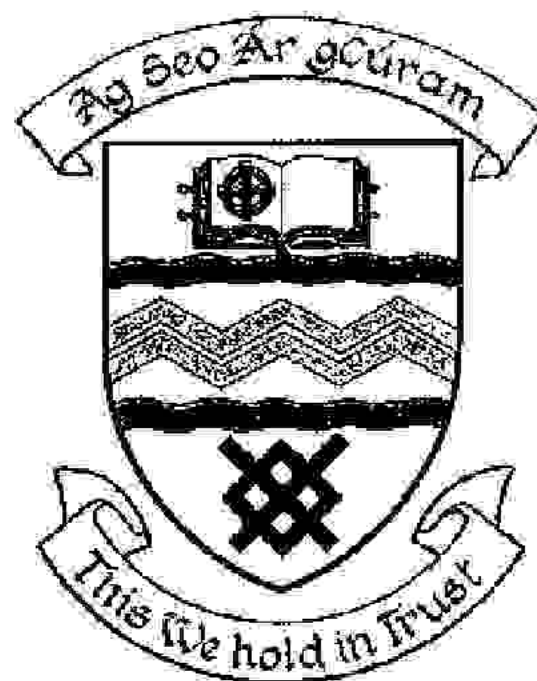
Additional Information Requested/Received 19/11/97 /28/11/97

A Permission has been granted for the development described above,
subject to the following (24) 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 Additional Information received by the Planning Authority on 28/11/97.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 No building or structure shall be constructed or placed, including what might otherwise be considered as exempted development within 5 metres of the 900mm. diameter public sewer adjacent to the southern boundary of the site or any other sewer with the potential to be taken in charge without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.

REASON:

In the interests of the proper planning and development of the area and public health.

- 3 Prior to the commencement of development a detailed landscaping, planting and boundary treatment scheme for the site shall be submitted to and be to the satisfaction of the Planning Authority, including, in particular details of treatment to the boundary with Ballyowen Park. Boundary treatment to the southern site boundary shall be in keeping with that constructed to the west.

REASON:

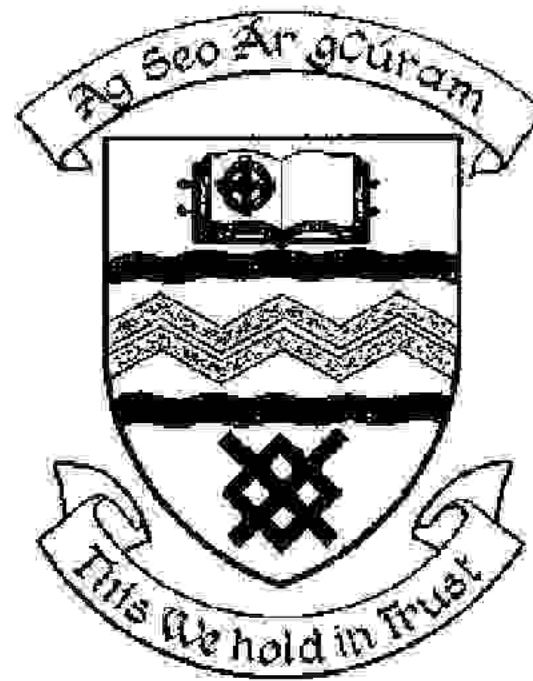
In the interests of the proper planning and development of the area, visual and residential amenity.

- 4 Prior to the first occupation of the dwelling front side and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow. Details for tree planting in the front gardens of dwellings, including specifications, shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interests of the proper planning and development of the area, visual and residential amenity.

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- 5 That the proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.
- 6 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.
- 7 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.
- 8 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
REASON:
 In the interest of amenity and public safety.
- 9 That the dwellinghouse shall not be occupied until all the services have been connected thereto and are operational.
REASON:
 In the interest of the proper planning and development of the area.
- 10 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
REASON:
 In the interest of the proper planning and development of the area.
- 11 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or

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appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 12 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.

- 13 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.

REASON:

In the interests of residential amenity.

- 14 A minimum distance of 2.3 metres shall be provided between the gable end of the proposed dwelling and that of the adjoining dwelling to the north.

REASON:

In the interests of the proper planning and development of the area and residential amenity.

- 15 The proposed dwelling shall have a minimum rear garden depth of 11 metres.

REASON:

In the interests of the proper planning and development of the area and residential amenity.

- 16 The proposed dwelling shall be set back a minimum distance of 2 metres from the road reservation.

REASON:

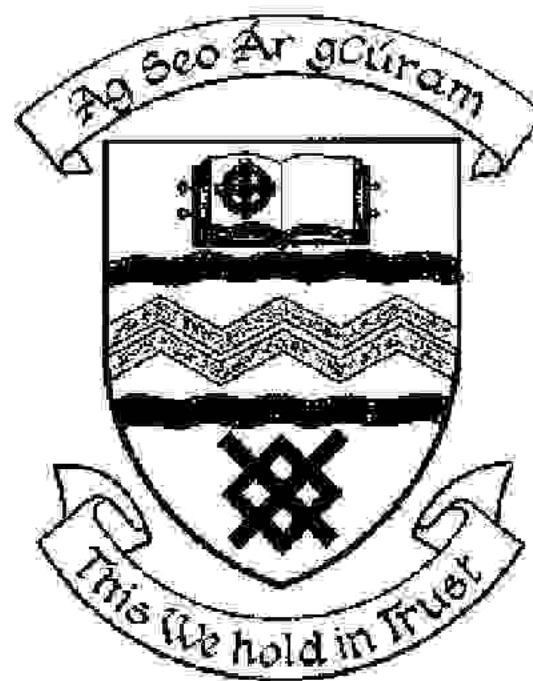
In the interests of the proper planning and development of the area and residential amenity.

- 17 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent

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of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 18 That the arrangements made with regard to the payment of the financial contribution in the sum of £3,600 (three thousand six hundred pounds) in respect of the overall development, as required by Condition No. 24 of planning permission granted under Reg. Ref. S97A/0073 be strictly adhered to in respect of this proposal.

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 providing the services.

- 19 That the arrangements made with regard to the payment of the financial contribution in the sum of £8,520 (eight thousand five hundred and twenty pounds) in respect of the overall development, as required by Condition No. 23 of planning permission granted under Reg. Ref. S97A/0073 be strictly adhered to in respect of this proposal.

REASON:

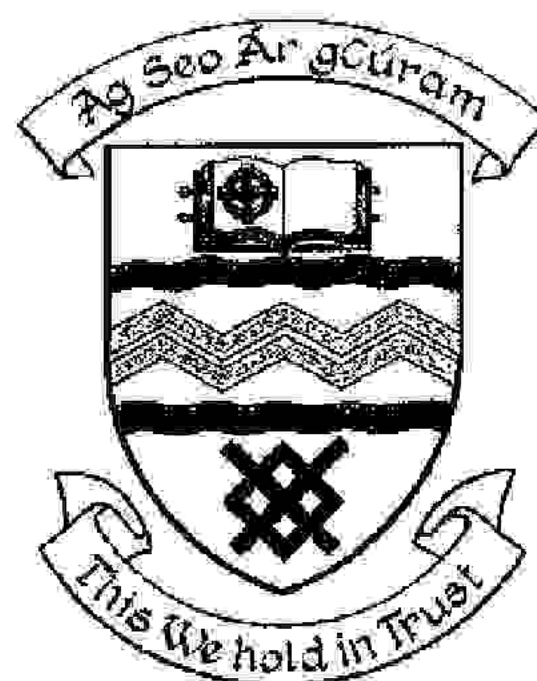
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 20 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 and in respect of additional houses to which this application pertains; this contribution

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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.

- 21 That the arrangements made with regard to the payment of the financial contribution in the sum of £50 (fifty pounds) PER HOUSE in respect of the overall development and in respect of the additional house to which this application pertains, as required by Condition No. 19 of planning permission granted under Reg. Ref. S97A/0073 be strictly adhered to in respect of this proposal.

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.

- 22 That the arrangements made with regard to the payment of the financial contribution in the sum of £400.00 (four hundred pounds) PER HOUSE in respect of the overall development and in respect of the additional house to which this application pertains, as required by Condition No. 20 of planning permission granted under Reg. Ref. S97A/0073 be strictly adhered to in respect of this proposal.

REASON:

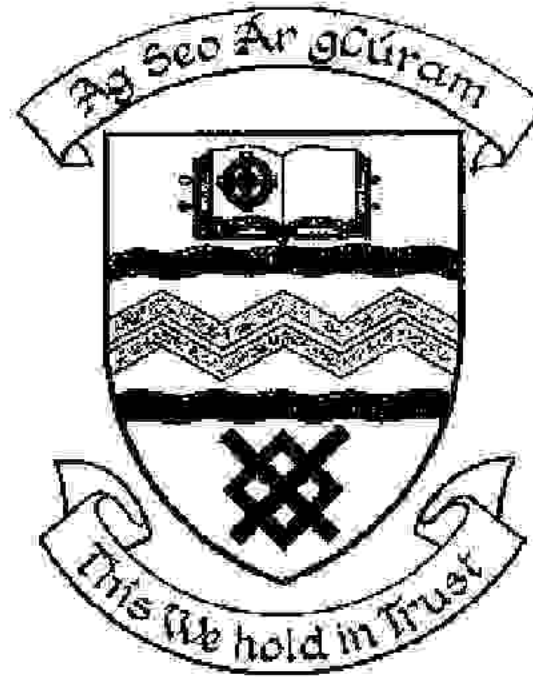
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 23 That the arrangements made with regard to the payment of the financial contribution in the sum of £1,000 (one thousand pounds) PER HOUSE, in respect of the overall development and in respect of the additional house to which this

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application pertains, as required by Condition No. 21 of planning permission granted under Reg. Ref. S97A/0073 be strictly adhered to in respect of this proposal.

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.

- 24 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £10,000 (ten thousand pounds) or a Cash Lodgement in the sum of £6,000 (six thousand pounds) as required by Condition No. 22 of planning permission granted under Reg. Ref. S97A/0073; be strictly adhered to in respect of this proposal.

REASON:

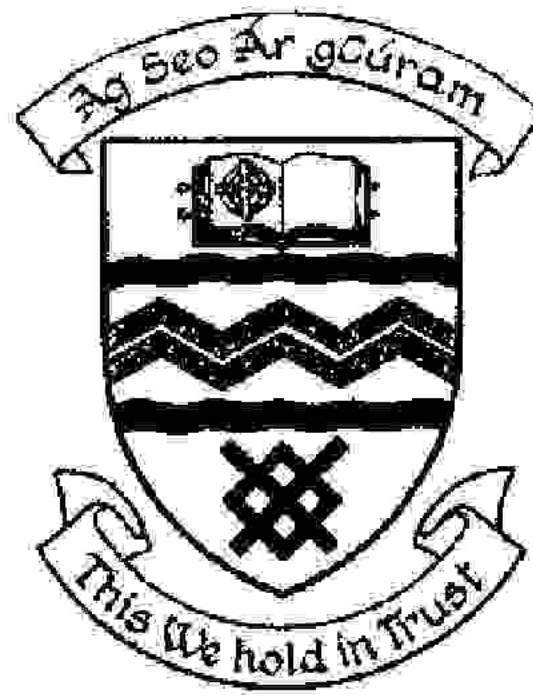
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.

.....*B*.....**12** March 1998
 for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 4084	Date of Decision 19/11/97
Register Reference S97A/0623	Date 24th September 1997

Applicant Menolly Properties Ltd.,
Development Detached 3 bed house on site adjacent to No. 28 and alterations to boundary of No.28. Previous Permission Reg. Ref. S97A/0073.

Location Earlsfort View, Ballyowen Lane, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/09/97 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 requested to submit accurate survey, to the satisfaction of the Planning Authority, showing the previous and present line of the foul sewer.
- 2 The applicant is requested to submit written confirmation from the Councils Environmental Services Department permitting the relocation of the sewer.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

19/11/97

Fenton-Simons,
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