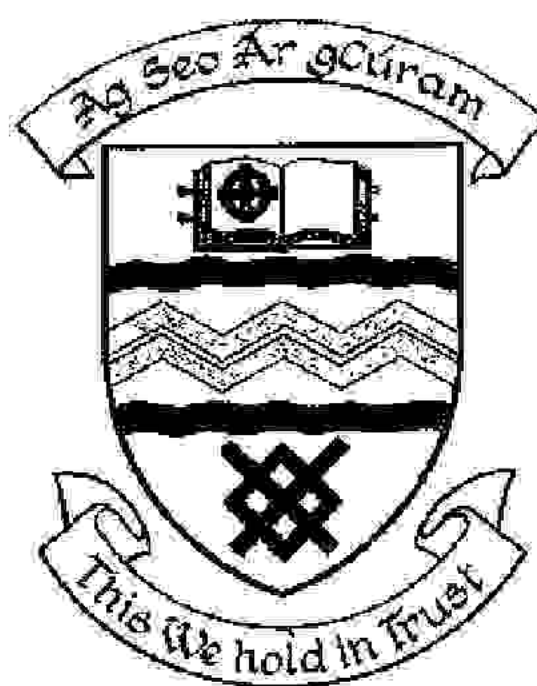


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0595	
1. Location	Site number 8, St. Finians Green, Lucan, Co. Dublin.			
2. Development	A two storey dwelling.			
3. Date of Application	15/09/97	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 10/11/97 2.	1. 05/01/98 2.	
4. Submitted by	Name: Kenneth & Theresa Crosbie, Address: 27 Foxdene Park, Balgaddy,			
5. Applicant	Name: Kenneth & Theresa Crosbie, Address: 27 Foxdene Park, Balgaddy, Dublin 22.			
6. Decision	O.C.M. No. 0388 Date 02/03/98	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 0748 Date 20/04/98	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.

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

Telephone: 01-462 0000
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Kenneth & Theresa Crosbie,
27 Foxdene Park,
Balgaddy,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0748	Date of Final Grant 20/04/98
Decision Order Number 0388	Date of Decision 02/03/98
Register Reference S97A/0595	Date 5th January 1998

Applicant Kenneth & Theresa Crosbie,

Development A two storey dwelling.

Location site number 8, St. Finians Green, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

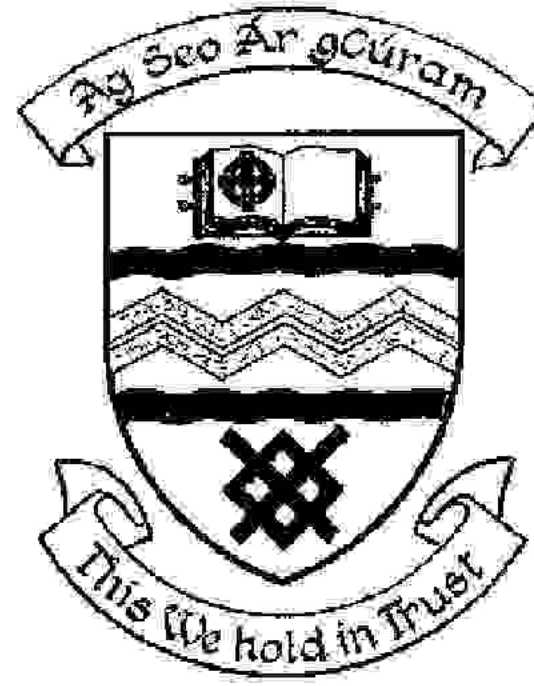
Additional Information Requested/Received 10/11/97 /05/01/98

A Permission has been granted for the development described above,
subject to the following (14) conditions.

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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 as amended by Additional Information received 05/01/98, 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 The ridge height of the proposed dwelling shall not exceed 7.5 metres above ground level.
REASON:
In the interest of visual amenity.

- 3 Depths in front and rear gardens shall be a minimum of 7.5m and 11m respectively.
REASON:
In the interests of the proper planning and development of the area.

- 4 Boundary treatment to the site shall be as follows:-
 - a) Forward of the front building line shall comprise walls plastered or dashed and capped and not exceeding 1.2 metres in height.
 - b) Rear of the front building shall comprise walls 1.8 metres in height. Walls fronting public areas shall be plastered or dashed on the outside and capped.REASON:
In the interests of the proper planning and development of the area.

- 5 External finishes to the proposed dwelling shall be half brick/half rendered. Bricks shall be in keeping with bricks used on dwellings opposite the site on the west side of St. Finians Avenue. Roof tiles shall be blue-black or turf brown in colour.

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REASON:

In the interests of visual amenity.

- 6 Prior to the first occupation of the dwelling front, side and rear garden areas shall be provided with sufficient top soil to allow grass and other vegetation to grow. Garden areas shall be levelled, graded and planted.

REASON:

In the interests of residential and visual amenity.

- 7 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 8 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.

- 9 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.

- 10 That the proposed dwelling be not occupied until all the services have been connected thereto and are operational, including foul and surface water drainage systems which shall be to the satisfaction of the Planning Authority.

REASON:

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

- 11 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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- 12 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.
- 13 Details of vehicular access to the site, including construction and dishing and ramping of the footpath shall be to the satisfaction of the Planning Authority.
REASON:
In the interests of the proper planning and development of the area.
- 14 All bathroom, utility room and landing windows shall be fitted with obscure glass. Where openings are provided they shall be of the high level type only.
REASON:
In the interests of residential amenity.
- (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.


..... April 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 4016	Date of Decision 10/11/97
Register Reference S97A/0595	Date 15th September 1997

Applicant Kenneth & Theresa Crosbie,
Development A two storey dwelling.

Location Site number 8, St. Finians Green, Lucan, Co. Dublin.

App. Type Permission

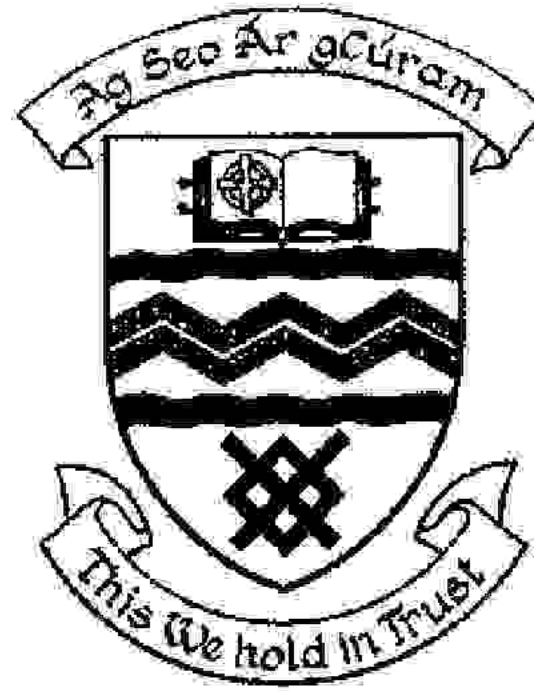
Dear Sir/Madam,

With reference to your planning application, received on 15/09/97 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 1:500 block plan showing the dwelling and the site of the proposed dwelling in relation to surrounding sites and dwellings as well as surrounding roads.
- 2 The applicant is requested to submit drawing showing the proposed front elevation, eaves and ridge levels in relation to adjoining dwellings. In this regard the applicant is advised that proposed eaves, ridge levels should match existing/proposed dwellings on adjoining sites.
- 3 The applicant is requested to submit details of proposed boundary treatment to the site.
- 4 The applicant is advised that the predominant treatment to dwellings in the immediate area is a brick and render/dry

Kenneth & Theresa Crosbie,
27 Foxdene Park,
Balgaddy,
Dublin 22.

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REG REF. S97A/0595

dash mix. The proposed front elevation should reflect existing dwellings.

- 5 The applicant is advised that the proposed design of the dwelling with a gable facing onto the roadway is out of character with surrounding dwellings and should be amended if possible.

NOTE: The applicant is advised that revised newspaper and site notices will be required on submission of the above information.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

11/11/97