

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0460	
1. Location	7 St. Finians, Lucan, Co. Dublin.		
2. Development	Approval for a 2-storey dwelling house.		
3. Date of Application	14/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 25/07/97 2.	1. 01/08/97 2.
4. Submitted by	Name: Don Cromer Architects, Address: 3 Lime Court, Lime Street,		
5. Applicant	Name: Rev. Peter Finch, Address: 8 Newlands Park, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1941 Date 26/09/97	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 3096 Date 06/11/97	Effect AA GRANT APPROVAL	
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. S97A/0460 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Don Cromer Architects,
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Lime Street,
Dublin 2.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 3096	Date of Final Grant 06/11/97
Decision Order Number 1941	Date of Decision 26/09/97
Register Reference S97A/0460	Date 1st August 1997

Applicant Rev. Peter Finch,

Development Approval for a 2-storey dwelling house.

Location 7 St. Finians, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

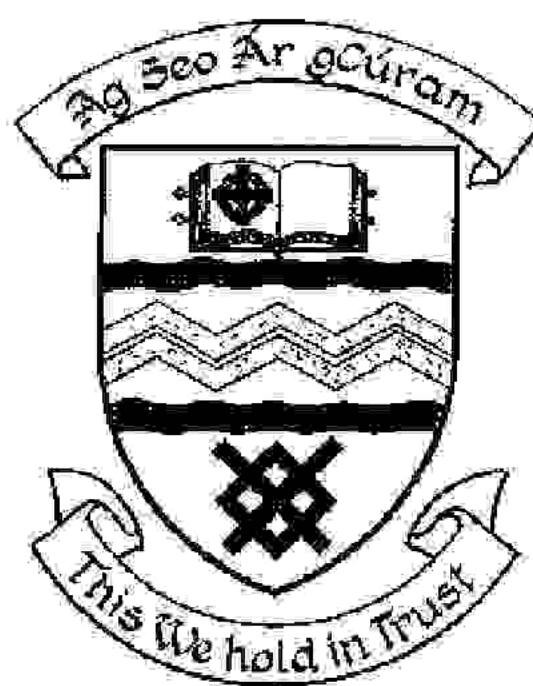
Additional Information Requested/Received 25/07/97 /01/08/97

A Approval has been granted for the development described above,
subject to the following (13) Conditions.

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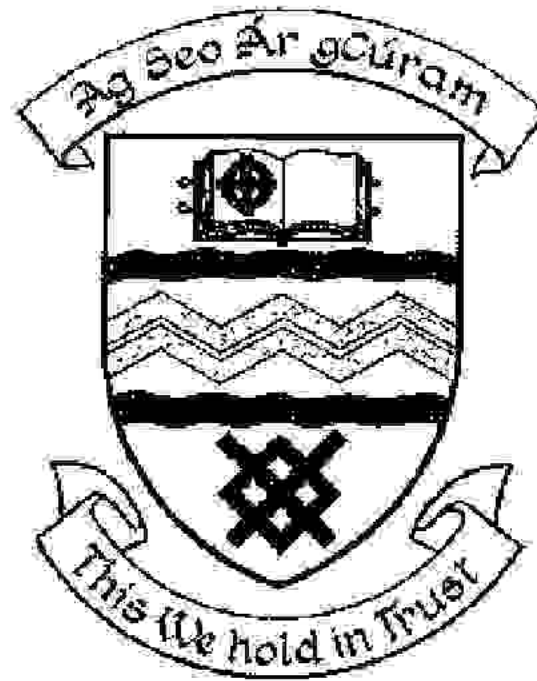
Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of outline planning permission ref.; S97A/0288.
REASON:
In the interests of the proper planning and development of the area.
- 2 The eastern wall to the proposed dwelling shall be positioned to ensure a minimum distance of 1.15 metres between this wall and the eastern site boundary.
REASON:
In the interests of the proper planning and development of the area.
- 3 Boundary treatment to the site shall be as follows:-
 - (a) Forward of the front building line shall comprise boundary walls plastered or dashed and capped and not exceeding 1.2 metres in height.
 - (b) Rear of the front building line shall comprise walls 1.8 metres in height. Walls fronting public areas shall be 2.0m in height and be plastered or dashed on the outside and capped.REASON:
In the interests of the proper planning and development of the area.
- 4 Roof tiles shall be blue-black or turf brown in colour. Bricks shall be in keeping with bricks used on dwellings opposite the site on the west side of St. Finians Avenue.
REASON:
In the interest of visual amenity.
- 5 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

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areas shall be levelled, graded and planted.

REASON:

In the interests of residential and visual amenity.

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

REASON:

To prevent unauthorised development.

- 7 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.

- 8 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.

- 9 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.

- 10 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.

- 11 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.

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- 12 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.
- 13 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.


.....7 November 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1941	Date of Decision 26/09/97
Register Reference S97A/0460	Date 14th July 1997

Applicant	Rev. Peter Finch,
Development	Approval for a 2-storey dwelling house.
Location	7 St. Finians, Lucan, Co. Dublin.

Floor Area	Sq Metres
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Time extension(s) up to and including

Additional Information Requested/Received	25/07/97	/01/08/97
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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 APPROVAL** in respect of the above proposal.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 26/09/97
for SENIOR ADMINISTRATIVE OFFICER

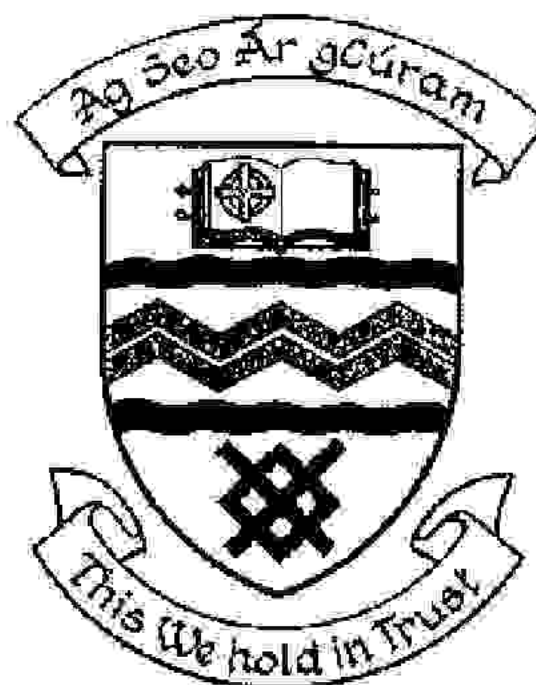
Don Cromer Architects,
3 Lime Court,
Lime Street,
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SOUTH DUBLIN COUNTY COUNCIL
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Conditions and Reasons

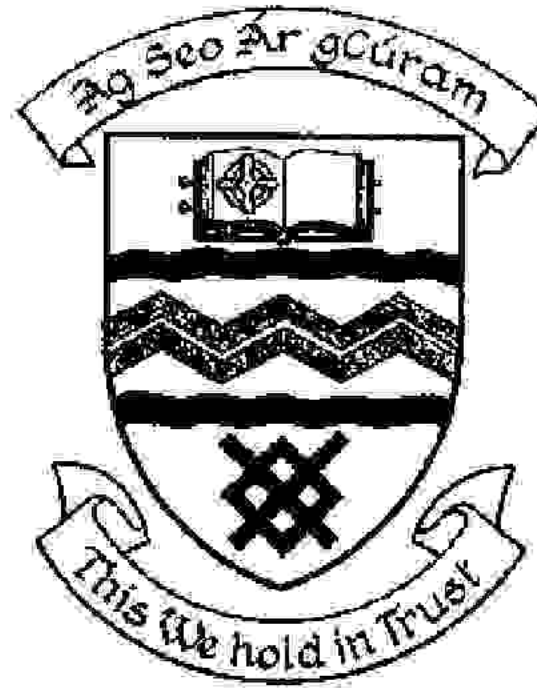
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REASON:

In the interest of visual amenity.

- 5 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.

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

REASON:

To prevent unauthorised development.

- 7 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.

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To protect the amenities of the area.

- 8 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

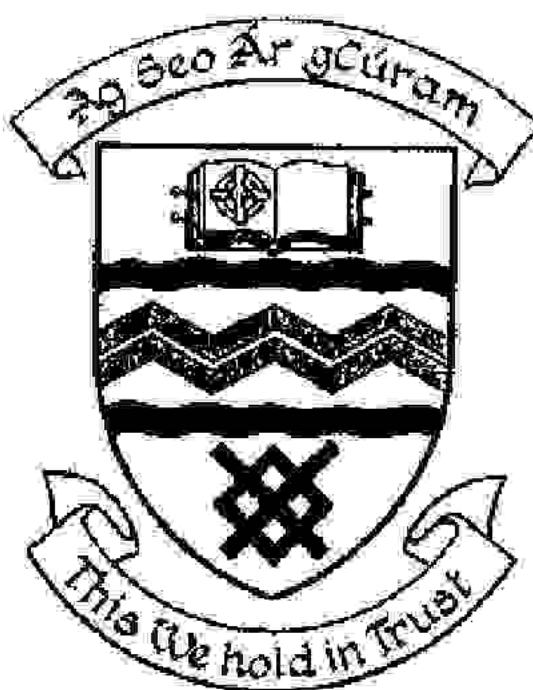
In the interest of amenity.

- 9 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.

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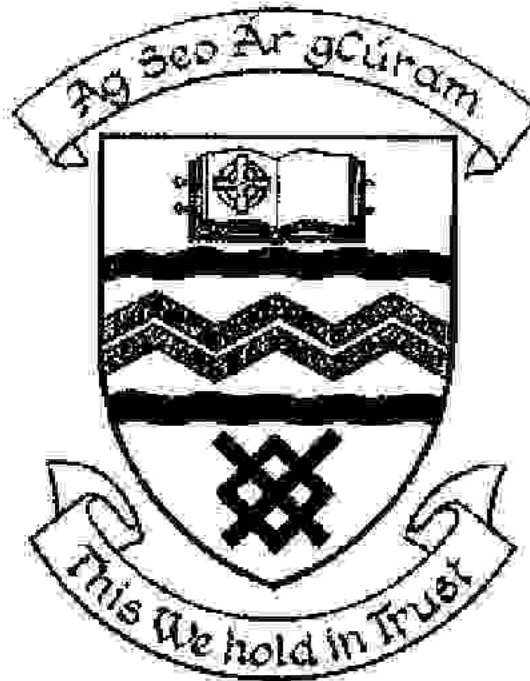
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REG REF. S97A/0460

-
- 10 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.
- 11 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.
- 12 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.
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- 13 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.

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

Order Number 1505	Date of Order 25/07/97
Register Reference S97A/0460	Date 14th July 1997.

Applicant Rev. Peter Finch,
Development Approval for a 2-storey dwelling house.
Location 7 St. Finians, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 23rd July 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 the 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 fulfill 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.

Don Cromer Architects,
3 Lime Court,
Lime Street,
Dublin 2.

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- (c) nature and extent of development including number of dwellings (if any)
- (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.

25/07/97