

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0455	
1. Location	Lands bounded by Willsbrook Road, Castle Road, and Outer Ring Road, Lucan, Co. Dublin.		
2. Development	Alterations to approved 3 bed bungalow, Type "B", (Reg. Ref. S95A/0671) to give living room at ground floor level in lieu of bedroom 2 and provision of bedroom 2 at first floor level on sites 1-31 (odd) and 37 and 39 Road 1, sites 1-35 (odd) Road 3, sites 2 and 4 Road 5, sites 1 and 3 and 21-39 (odd) Road 6 and retention of internal alterations on sites 33 and 35 Road 1.		
3. Date of Application	11/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Tierra Ltd., Address: 5 Seafield Grove, Clontarf, Dublin 3.		
6. Decision	O.C.M. No. 1807 Date 09/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3010 Date 23/10/97	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. S97A/0455 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Frank Elmes & Co.,  
2 Waldemar Terrace,  
Main Street,  
Dundrum,  
Dublin 14.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 3010	Date of Final Grant 23/10/97
Decision Order Number 1807	Date of Decision 09/09/97
Register Reference S97A/0455	Date 11th July 1997

**Applicant** Tierra Ltd.,

**Development** Alterations to approved 3 bed bungalow, Type "B", (Reg. Ref. S95A/0671) to give living room at ground floor level in lieu of bedroom 2 and provision of bedroom 2 at first floor level on sites 1-31 (odd) and 37 and 39 Road 1, sites 1-35 (odd) Road 3, sites 2 and 4 Road 5, sites 1 and 3 and 21-39 (odd) Road 6 and retention of internal alterations on sites 33 and 35 Road 1.

**Location** Lands bounded by Willsbrook Road, Castle Road, and Outer Ring Road, Lucan, Co. Dublin.

**Floor Area** 0.000 Sq Metres

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

**Additional Information Requested/Received** /

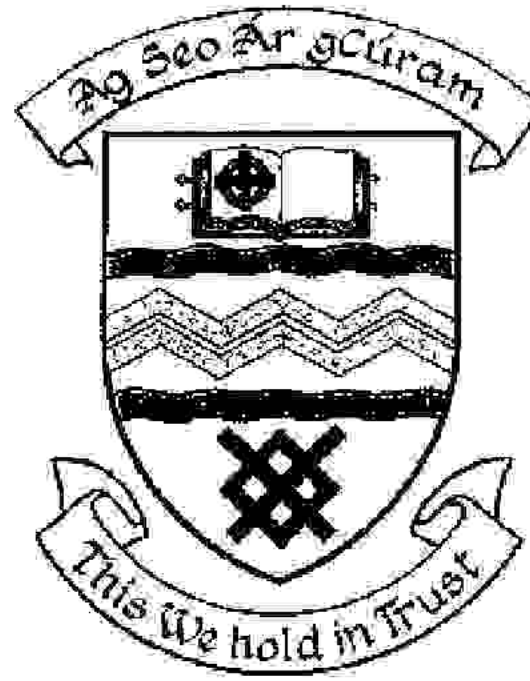
A Permission has been granted for the development described above,  
subject to the following (5) Conditions.



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**Conditions and Reasons**

- 1 The development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of planning permission Ref.; S95A/0671 including the financial conditions thereof.  
**REASON:**  
 In the interests of the proper planning and development of the area.
  
- 2 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.
  
- 3 That arrangements be made with regard to the payment of the financial contribution in the sum of £138,000 (one hundred and thirty eight thousand pounds), in respect of the overall development, as required by Condition No. 5 of planning permission granted by An Bord Pleanála (PL.06S.098468) Reg. Ref. S95A/0671; arrangements to be made prior to commencement of development on site.  
**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.
  
- 4 That arrangement be made with regard to the payment of the financial contribution in the sum of £213,000 (two hundred and thirteen thousand pounds), in respect of the overall development, as required by Condition No. 6 of planning permission granted by An Bord Pleanála (PL.06S.098468) Reg. Ref. S95A/0671; arrangements to be made prior to commencement of development on 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

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construction/improvement works and traffic management  
schemes facilitating the proposed development.

- 5 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 £340,000 (three hundred and forty thousand pounds) or a Cash Lodgement in the sum of £215,000 (two hundred and fifteen thousand pounds) as required by Condition No. 10 of planning permission granted under Reg. Ref. S95A/0671; these arrangements to be made prior to the commencement 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*.....*24* October 1997  
for SENIOR ADMINISTRATIVE OFFICER