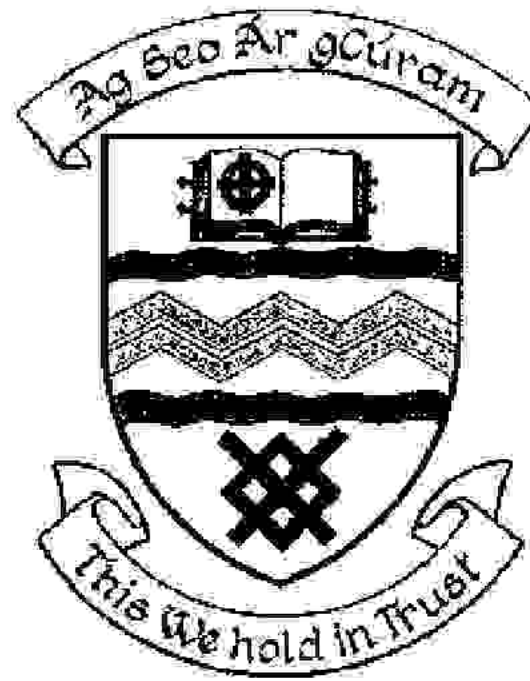


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0300
1. Location	5 St. Finians, Esker, Lucan, Co. Dublin.		
2. Development	Detached two storey house at site.		
3. Date of Application	16/05/97	Date Further Particulars (a) Requested (b) Received	
4. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Anthony & Tracey Meagher, Address: 6 Meadowbrook Close, Maynooth, Co. Kildare.		
5. Applicant	Name: Anthony Meagher, Address: 6 Meadowbrook Close, Maynooth, Co. Kildare.		
6. Decision	O.C.M. No. 1392 Date 14/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1722 Date 28/08/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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.

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 Dublin 24.

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Anthony & Tracey Meagher,
 6 Meadowbrook Close,
 Maynooth,
 Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1722	Date of Final Grant 28/08/97
Decision Order Number 1392	Date of Decision 14/07/97
Register Reference S97A/0300	Date 16th May 1997

Applicant Anthony Meagher,
Development Detached two storey house at site.
Location 5 St. Finians, Esker, Lucan, Co. Dublin.

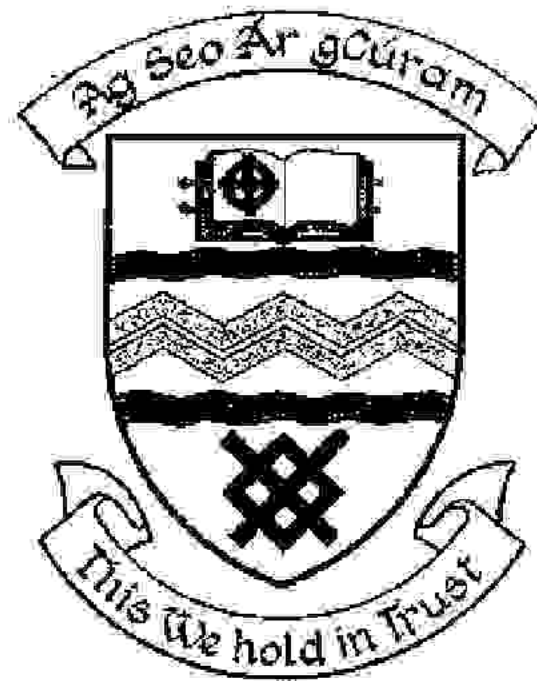
Floor Area 124.780 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
 subject to the following (15) 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, 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 position of the dwelling on the site, and the design of the dwelling if required, shall be amended so that there is a minimum front garden length of 7.5 metres and a minimum rear garden length of 11 metres. Revised details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area and compliance with the policies of the Dublin County Development Plan 1993.

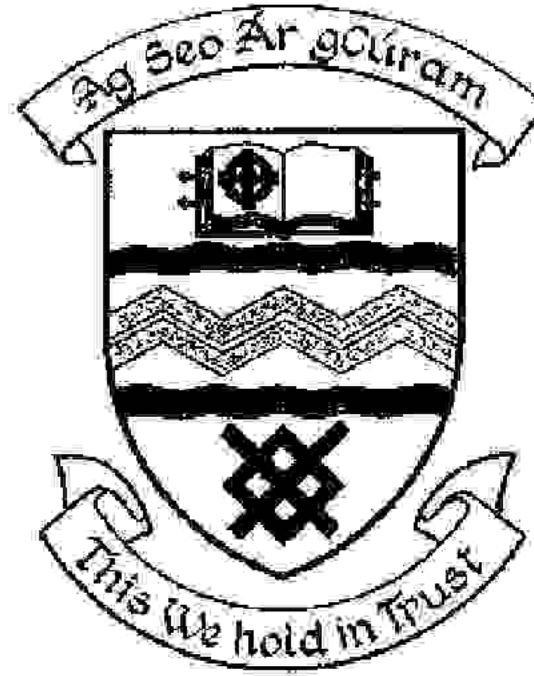
- 3 The front elevation to the proposed dwelling shall be amended so that the proposed brick finish at first floor level is omitted and replaced with a dry dash finish. Roof covering shall be blue/black slates or flat tiles. Details of finishes shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area taking account of the predominant finish to dwellings to the west.

- 4 Boundary treatment to the site shall be as follows:-
 - (a) Forward of the front building line shall comprise walls dry 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.

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REASON:

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

- 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 The dwelling shall be constructed on a building line in keeping with the existing dwelling to the north of the application site.

REASON:

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

- 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:

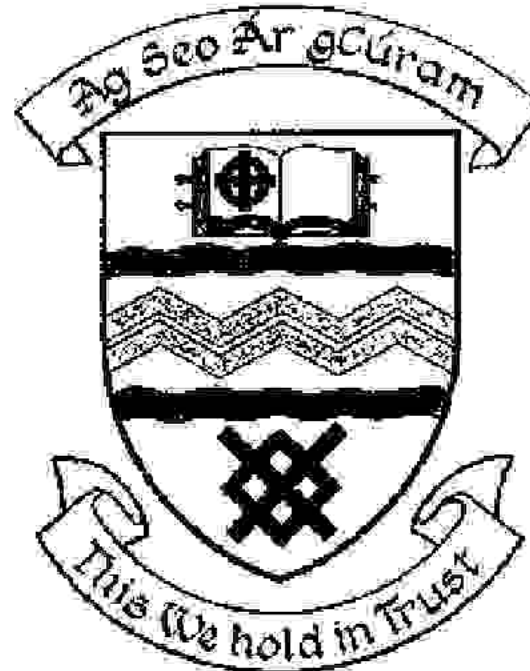
In the interest of amenity.

- 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

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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.
- 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 height level type only.
REASON:
In the interests of residential amenity.
- 15 A distance of at least 1.15 metres shall be maintained between the side walls of the dwelling and the side boundaries walls of the site.
REASON:
In the interests of a proper planning and development and to comply with the requirements of the Dublin County Development Plan 1993.

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- (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.


..... 2nd September 1997
for SENIOR ADMINISTRATIVE OFFICER