

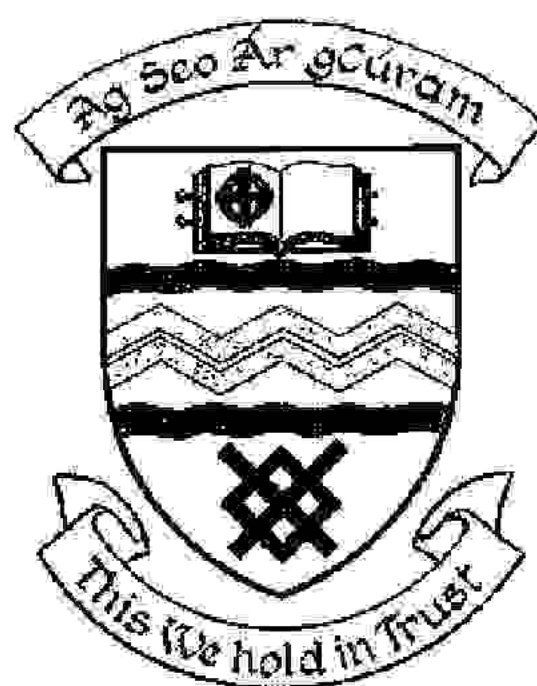
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0270	
1. Location	Finnswood, Finnstown Cloisters, Newcastle Road, Lucan, Co. Dublin.		
2. Development	4 bed detached house on sites 2 and 36 and consequential alteration to position of houses 4 to 34 (even nos.).		
3. Date of Application	29/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: Architects & Planning Consultants, 11A Greenmount House, Harold's Cross Road,		
5. Applicant	Name: Tiernan Homes, Address: 17 Abbey Street Upper, Dublin 1.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
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.	

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5. Applicant	Name: Tiernan Homes, Address: 17 Abbey Street Upper, Dublin 1.		
6. Decision	O.C.M. No. 1242 Date 26/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1576 Date 06/08/97	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
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REG REF. S97A/0270 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
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John F. O'Connor & Associates,
Architects & Planning Consultants,
11A Greenmount House,
Harold's Cross Road,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1576	Date of Final Grant 06/08/97
Decision Order Number 1242	Date of Decision 26/06/97
Register Reference S97A/0270	Date 29th April 1997

Applicant Tiernan Homes,

Development 4 bed detached house on sites 2 and 36 and consequential alteration to position of houses 4 to 34 (even nos.).

Location Finnswood, Finnstown Cloisters, Newcastle Road, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

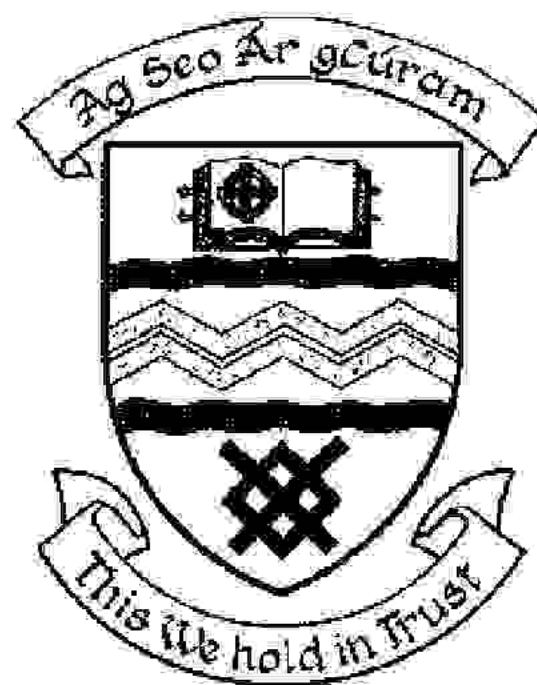
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (7) 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 planning permission Ref. PL 06S.093402 (Planning Authority Ref. S93A/0039).
REASON:
In the interests of the proper planning and development of the area.
- 2 The hedgerow on Haydens Lane to the east of site 36 Finnswood shall be protected by a robust post and rail fence during the course of construction and shall be retained thereafter.
REASON:
In the interest of the proper planning and development of the area.
- 3 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.
- 4 That the arrangements made with regard to the payment of the financial contribution in the sum of £336,200 (three hundred and thirty six thousand two hundred pounds) in respect of the overall development as required by Condition No. 6 of planning permission granted under Register Reference S94A/0474 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.
- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £1,420 (one thousand

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four hundred and twenty pounds) PER HOUSE in respect of the overall development as required by Condition No. 4 of planning permission granted under Register Reference S94A/0474 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.

- 6 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 £1,040,000 (one million and forty thousand pounds) or a Cash Lodgement in the sum of £625,000 (six hundred and twenty five thousand pounds) as required by Condition No. 5 of planning permission granted under Reg. Ref. S94A/0474; 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.

- 7 That the arrangements made with regard to the payment of the financial contribution in the sum of £1,000 (one thousand pounds) in respect of the overall development as required by Condition No. 7 of planning permission granted under Register Reference S94A/0474 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.

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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.

.....*[Signature]*.....7. August 1997
for SENIOR ADMINISTRATIVE OFFICER