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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0248 | |
| 1. Location | site 15, St, Finians, Esker, Lucan, Co. Dublin. | | |
| 2. Development | 4 bedroomed house with extended kitchen. | | |
| 3. Date of Application | 22/04/97 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Liz Niland, Address: 13 St. Finians Grove, Esker, Co. Lucan. | | |
| 5. Applicant | Name: Elizabeth Niland & Ken O'Shea, Address: 5 Patrician Avenue, Naas, Co. Kildare. | | |
| 6. Decision | O.C.M. No. 1202 Date 18/06/97 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 1537 Date 30/07/97 | 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/0248 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Liz Niland,
13 St. Finians Grove,
Esker,
Co. Lucan.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|------------------------------|
| Final Grant Order Number 1537 | Date of Final Grant 30/07/97 |
| Decision Order Number 1202 | Date of Decision 18/06/97 |
| Register Reference S97A/0248 | Date 22nd April 1997 |

Applicant Elizabeth Niland & Ken O'Shea,

Development 4 bedroomed house with extended kitchen.

Location Site 15, St, Finians, Esker, Lucan, Co. Dublin.

Floor Area 13110.000 Sq Metres

Time extension(s) up to and including

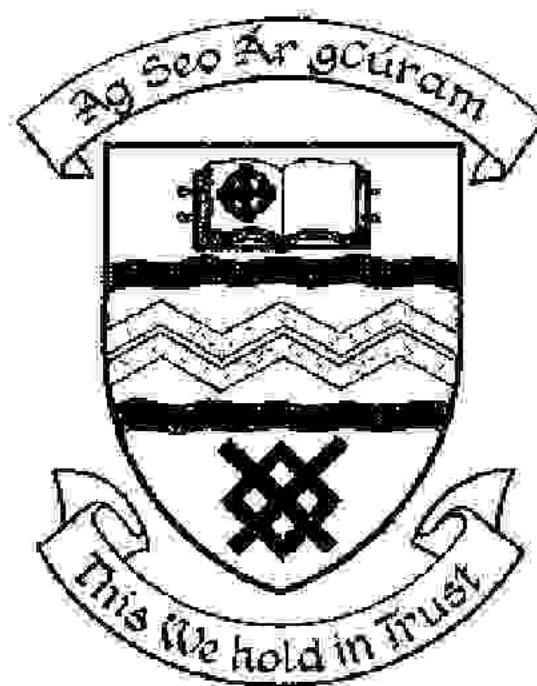
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (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, 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 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 1.2m in height;
 - (b) Rear of the front building line shall comprise walls 1.8m in height.REASON:
In the interest of the proper planning and development of the area.
- 3 Roof tiles shall be blue-black in colour.
REASON:
In the interest of visual amenity.
- 4 Prior to the first occupation of the dwelling the 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.
- 5 The dwelling shall be constructed on a building line in keeping with the existing dwellings to either side of the application site.
REASON:
In the interest of the proper planning and development of the area.

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- 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 interest 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.
- 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 interest of residential amenity.

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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 interest of residential amenity.

- 14 A distance of at least 1.15 metres shall be maintained between the side walls of the dwelling and the side boundary walls of the site.

REASON:

In the interest of proper planning and development and to comply with the requirements of the Dublin County Development Plan 1993.

- (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.


.....30 July 1997
for SENIOR ADMINISTRATIVE OFFICER