

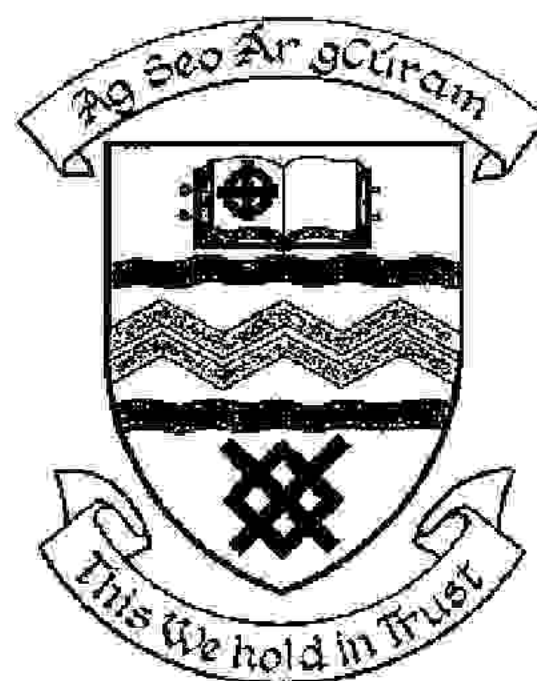
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0239
1. Location	"The Gardens", Primrose Lane, Lucan, Co. Dublin.	
2. Development	Four bedroom bungalow, including forming a new gateway access onto Primrose Lane and accompanying site works.	
3. Date of Application	16/04/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: John D. O'Keefe & Associate, Address: "The Paddock", 17 Aylesbury Grove, Dundrum,	
5. Applicant	Name: Mr. & Mrs. M. Peard, Address: 9 Willington Court, Templeogue, Dublin 6W.	
6. Decision	O.C.M. No. 1140 Date 12/06/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1482 Date 23/07/97	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
14. Registrar Date Receipt No.

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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John D. O'Keefe & Associate,
"The Paddock",
17 Aylesbury Grove,
Dundrum,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1482	Date of Final Grant 23/07/97
Decision Order Number 1140	Date of Decision 12/06/97
Register Reference S97A/0239	Date 16th April 1997

Applicant Mr. & Mrs. M. Peard,

Development Four bedroom bungalow, including forming a new gateway access onto Primrose Lane and accompanying site works.

Location "The Gardens", Primrose Lane, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

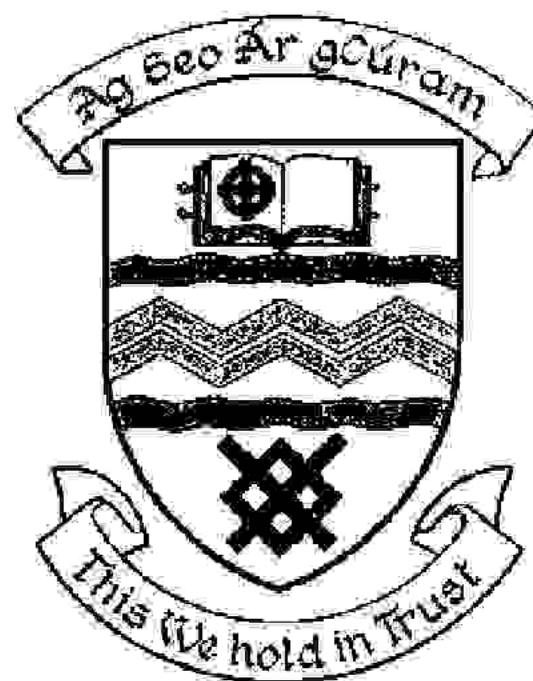
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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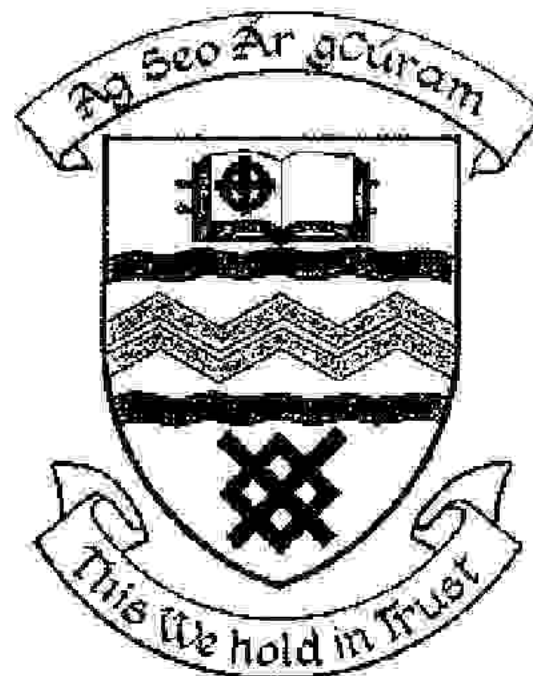
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Conditions and Reasons

- 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 proposed access onto Primrose Lane shall be omitted and the wall and trees running along the eastern boundary of the site shall be adequately protected during the course of the development and be retained thereafter. The existing access serving the dwelling known as "The Gardens" shall be used to serve the proposed dwelling.
REASON:
 In the interests of the proper planning and development of the area, the retention of the existing wall on Primrose Lane, and visual amenity.
- 3 Prior to commencement of development details of external finishes and colours, including roof materials, shall be submitted to and be to the satisfaction of the Planning Authority. In this regard the proposed red roof tiles and red ridge tiles shall be omitted and roof covering shall take the form of natural blue stone slate or high quality manufactured slate.
REASON:
 In the interests of the proper planning and development of the area.
- 4 Prior to the commencement of development details of proposed boundary treatment to the site shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
 In the interests of the proper planning and development of the area and visual amenity.
- 5 All existing trees within the site and in the vicinity of the site shall be protected by robust post and wire fencing during the course of the development and shall be retained

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thereafter. In particular, the existing stands of trees to the south and east of the site and the tree adjacent to the north-western corner of the site shall be protected and retained.

REASON:

In the interests of visual amenity.

- 6 All bathroom and utility room 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.

- 7 That the developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on the site.

REASON:

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

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

REASON:

To prevent unauthorised development.

- 9 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.

- 10 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.

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- 11 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.
REASON:
 In the interest of the proper planning and development of the area.

- 12 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular arrangements for the proper piping, including diversion if required, of the drain running north/south through the site shall be submitted to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.

- 13 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public piped services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
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.

- 14 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON:

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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.

- 15 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the 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 the provision and development of amenity lands in the area which will facilitate the proposed 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.


 24 July 1997
 for SENIOR ADMINISTRATIVE OFFICER