

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0171	
1. Location	Plot 3, St. Finian's, Lucan, Co. Dublin.		
2. Development	Two storey house.		
3. Date of Application	26/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Edward McGrane, Address: 5 Greenfort Gardens, Dublin 22.		
5. Applicant	Name: Edward McGrane, Address: 5 Greenfort Gardens, Quarryvale, Dublin 22.		
6. Decision	O.C.M. No. 0956 Date 22/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1303 Date 03/07/97	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/0171 SOUTH DUBLIN COUNTY COUNCIL
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Edward McGrane,
5 Greenfort Gardens,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1303	Date of Final Grant 03/07/97
Decision Order Number 0956	Date of Decision 22/05/97
Register Reference S97A/0171	Date 26th March 1997

Applicant Edward McGrane,

Development Two storey house.

Location Plot 3, St. Finian's, Lucan, Co. Dublin.

Floor Area 123.500 Sq Metres

Time extension(s) up to and including

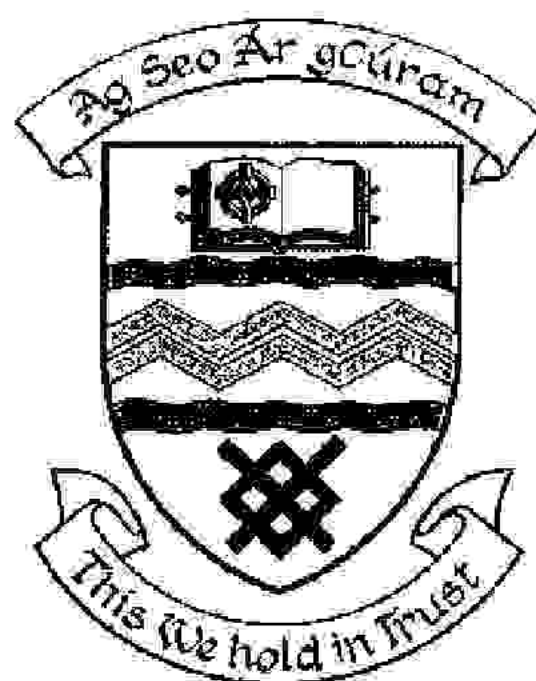
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following ¹⁵ (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 The roof pitch on the proposed dwelling shall be reduced so that the pitch does not exceed 35 degrees. The attic area of the dwelling shall be used solely for storage purposes incidental to the enjoyment of the dwelling house as such, unless a separate planning permission is first granted by South Dublin County Council or An Bord Pleanála on appeal.

REASON:

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

- 3 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 interests of the proper planning and development of the area.

- 4 Roof tiles shall be blue-black in colour.

REASON:

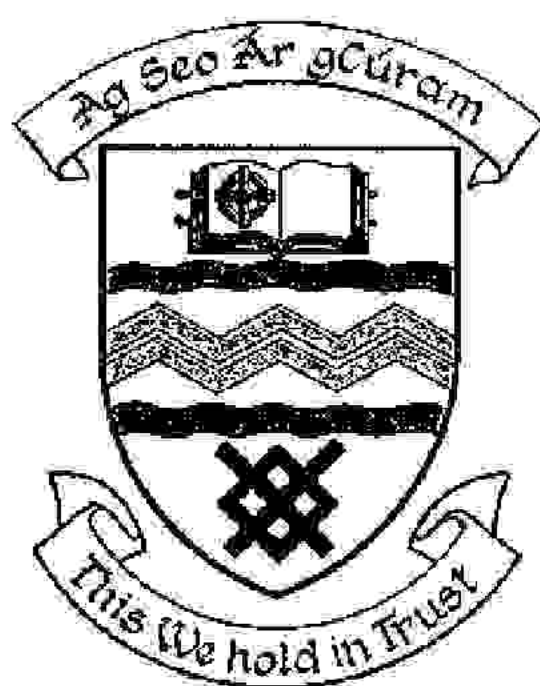
In the interests of visual amenity.

- 5 Prior to the first occupation of the dwelling the front, side and rear garden areas shall be provided with sufficient

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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 shall be to the satisfaction of the Planning Authority.

REASON:

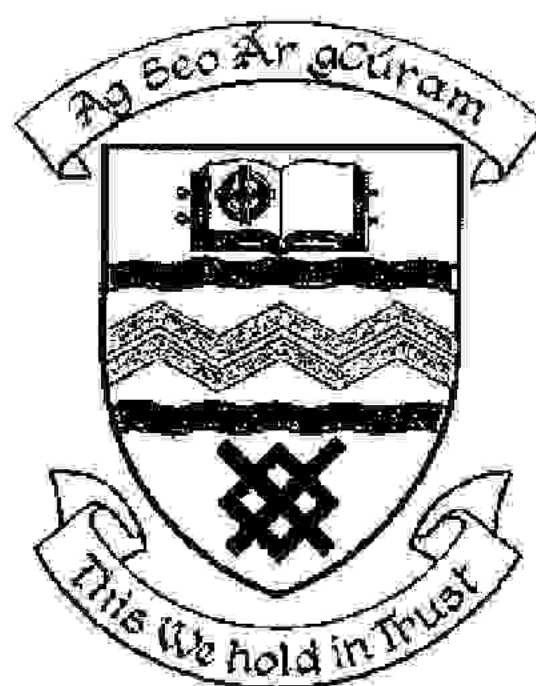
In the interests of the proper planning and development of the area.

- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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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 interest 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 high level type only.

REASON:

In the interest 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 boundary walls of the site.

REASON:

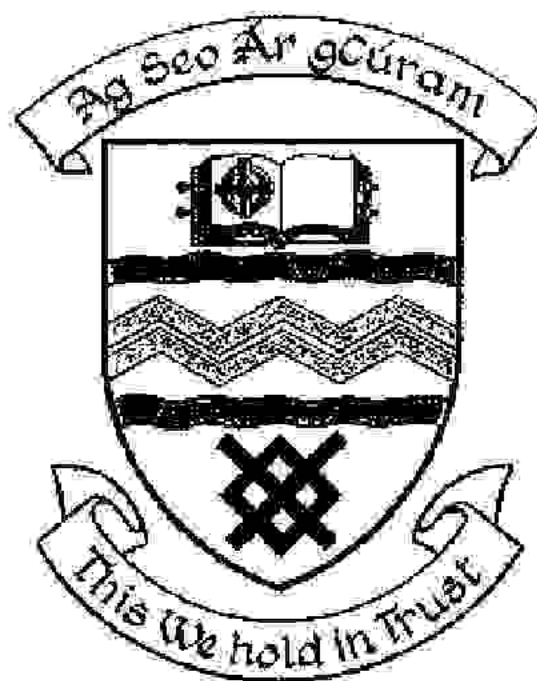
In the interests of a proper standard of development and to comply with the requirements of the Dublin County Development Plan 1993.

- (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.

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- (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.


..... 31 July 1997
for SENIOR ADMINISTRATIVE OFFICER

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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0956	Date of Decision 22/05/97
Register Reference S97A/0171	Date 26th March 1997

Applicant Edward McGrane,
Development Two storey house.
Location Plot 3, St. Finian's, Lucan, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

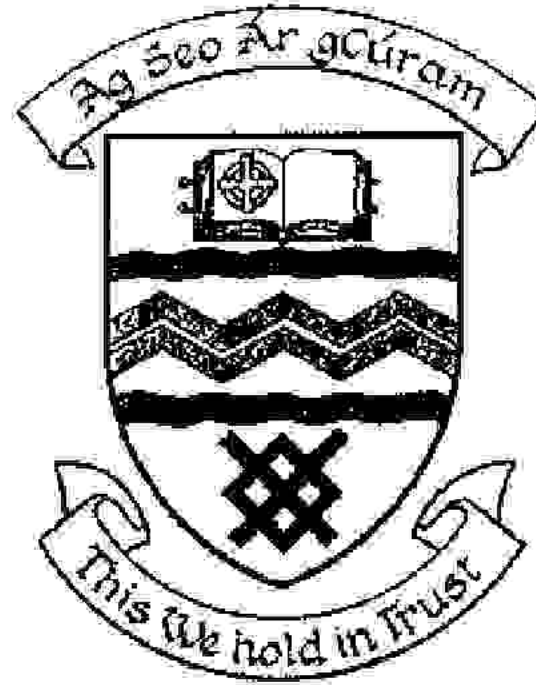
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for **SENIOR ADMINISTRATIVE OFFICER** 22/05/97

Edward McGrane,
5 Greenfort Gardens,
Dublin 22.

SOUTH DUBLIN COUNTY COUNCIL
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Conditions and Reasons

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REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 The roof pitch on the proposed dwelling shall be reduced so that the pitch does not exceed 35 degrees. The attic area of the dwelling shall be used solely for storage purposes incidental to the enjoyment of the dwelling house as such, unless a separate planning permission is first granted by South Dublin County Council or An Bord Pleanála on appeal.

REASON:

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

- 3 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;
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REASON:

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

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- 4 Roof tiles shall be blue-black in colour.
REASON:
In the interests of visual amenity.
- 5 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.
- 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:
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- 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 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.
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REASON:
In the interest of residential amenity.

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REASON:

In the interests of a proper standard of development and to comply with the requirements of the Dublin County Development Plan 1993.

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1. Location	Plot 3, St. Finian's, Lucan, Co. Dublin.		
2. Development	Two storey house.		
3. Date of Application	26/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Edward McGrane, Address: 5 Greenfort Gardens, Dublin 22.		
5. Applicant	Name: Edward McGrane, Address: 5 Greenfort Gardens, Quarryvale, Dublin 22.		
6. Decision	O.C.M. No. Date	Effect	
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8. Appeal Lodged			
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