

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0045	
1. Location	Site no. 12 St. Finans, Lucan, Co. Dublin.		
2. Development	Detached 2 storey house.		
3. Date of Application	03/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/02/97 2.	1. 07/03/97 2.
4. Submitted by	Name: James J. Byrne, Address: 45 Celbridge Abbey, Celbridge, Co. Kildare.		
5. Applicant	Name: Mr. & Mrs. K. Foley, Address: Cottage 1, Confey Stud, Leixlip, Co. Dublin.		
6. Decision	O.C.M. No. 0748 Date 23/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1112 Date 10/06/97	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.	

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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James J. Byrne,
45 Celbridge Abbey,
Celbridge,
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1112	Date of Final Grant 10/06/97
Decision Order Number 0748	Date of Decision 23/04/97
Register Reference S97A/0045	Date 7th March 1997

Applicant Mr. & Mrs. K. Foley,

Development Detached 2 storey house.

Location Site no. 12 St. Finans, Lucan, Co. Dublin.

Floor Area 123.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/02/97 /07/03/97

A Permission has been granted for the development described above,
subject to the following (14) conditions.

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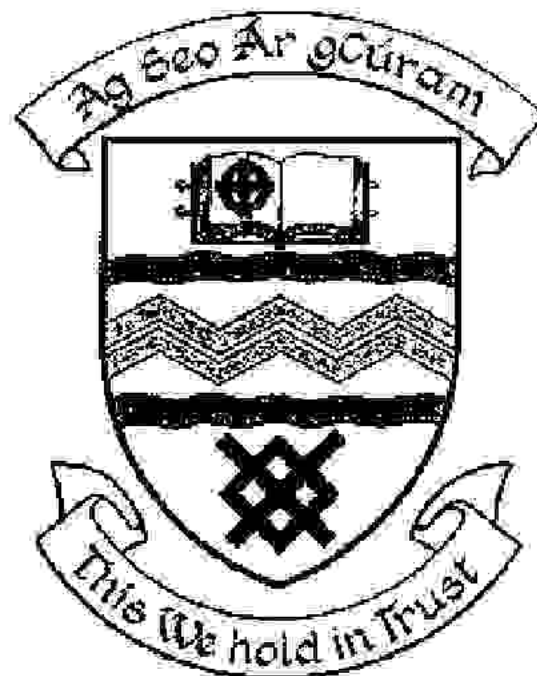
Conditions and Reasons

- 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 1.2 metres in height.
 - (b) Rear of the front building line shall comprise walls 1.8 metres in height.
 REASON:
In the interests of the proper planning and development of the area.
- 3 Roof tiles shall be blue-black or turf brown in colour.
REASON:
In the interests of visual amenity.
- 4 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.
- 5 The dwelling shall be constructed on a building line in keeping with the existing dwellings to the south of the application site.
REASON:
In the interests of the proper planning and development of the area.
- 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.

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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 interests 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 the proper planning and development of the area.

- 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:

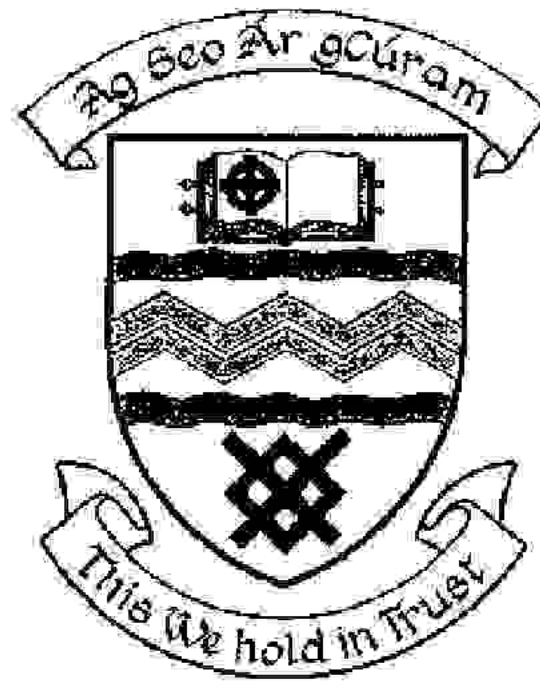
In the interest of residential amenity.

- 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.

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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.

- (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.

B. Connolly 11th
..... June 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0748	Date of Decision 23/04/97
Register Reference S97A/0045	Date 3rd February 1997

Applicant Mr. & Mrs. K. Foley,
Development Detached 2 storey house.
Location Site no. 12 St. Finans, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/02/97 /07/03/97

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 (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

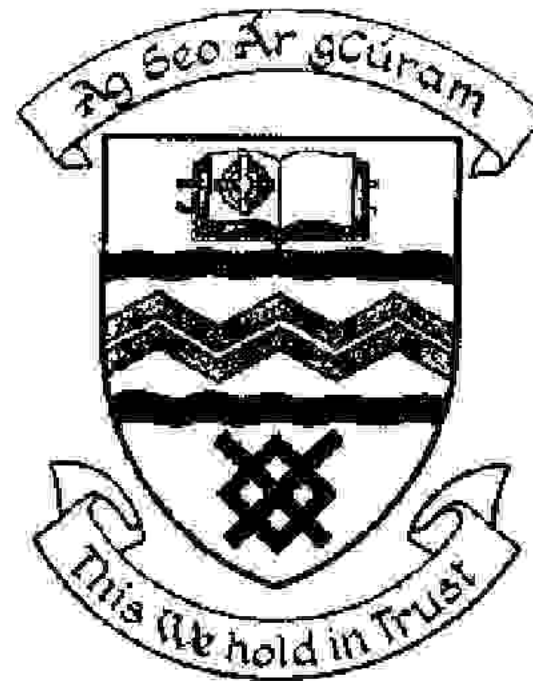
.....LB..... 24/04/97
for SENIOR ADMINISTRATIVE OFFICER

James J. Byrne,
45 Celbridge Abbey,
Celbridge,
Co. Kildare.

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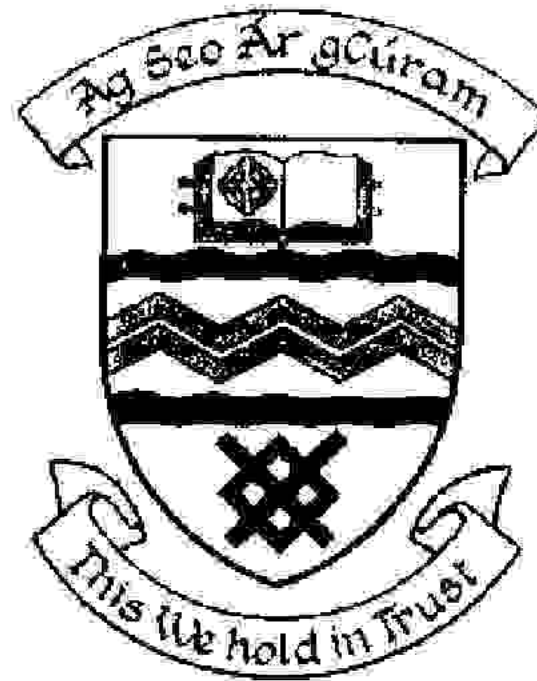
Conditions and Reasons

- 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.
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- 2 Boundary treatment to the site shall be as follows:
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- 6 That THE proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
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- 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:
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- 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.

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REASON:

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

- 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.

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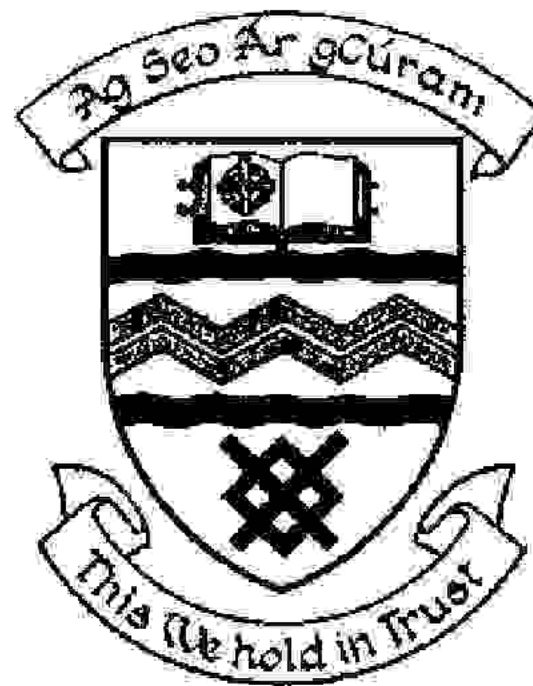
In the interest of residential amenity.

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REASON:

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

Order Number 0377	Date of Order 26/02/97
Register Reference S97A/0045	Date 3rd February 1997

Applicant Mr. & Mrs. K. Foley,
Development Detached 2 storey house.
Location Site no. 12 St. Finans, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 17.02.1997 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning & Development) Regulations, 1994 as the site notice is affixed to side boundary wall and is not legible by persons using the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department: ✓

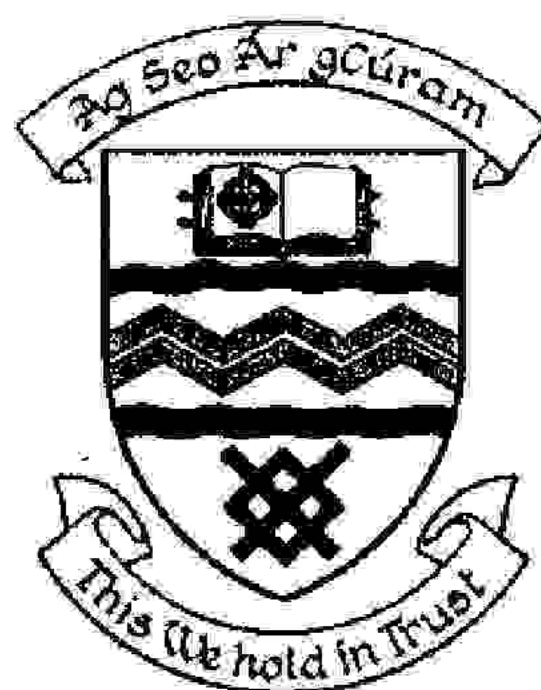
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

James J. Byrne,
45 Celbridge Abbey,
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-
- (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

26/02/97