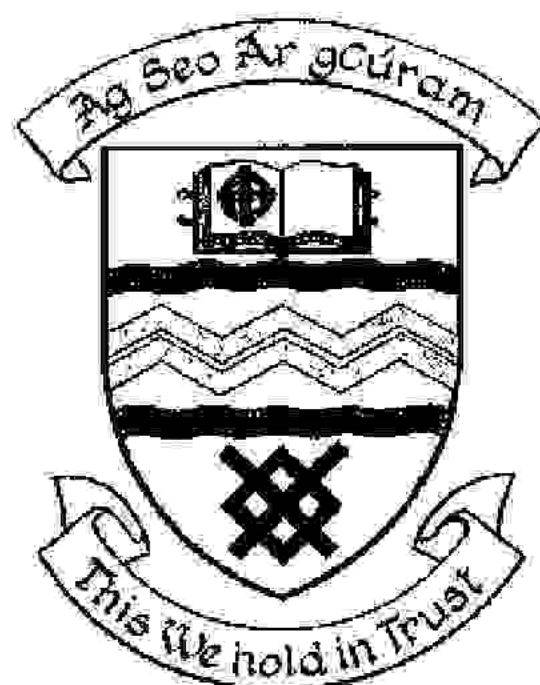


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0040	
1. Location	Lyons Road, Newcastle, Co. Dublin.		
2. Development	Dormer dwelling, biocycle unit and ancillary works.		
3. Date of Application	31/01/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/03/97 2. 05/06/97	1. 08/04/97 2. 24/07/97
4. Submitted by	Name: Dermot Walsh Architects, Address: Boulevard Centre, Quinsboro Road, Bray,		
5. Applicant	Name: Mark Harris, Address: Hillview, Naas Road, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 1993  Date 03/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4070  Date 13/11/97	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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Dermot Walsh Architects,  
Boulevard Centre,  
Quinsboro Road,  
Bray,  
Co. Wicklow.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 4070	<b>Date of Final Grant</b> 13/11/97
<b>Decision Order Number</b> 1993	<b>Date of Decision</b> 03/10/97
<b>Register Reference</b> S97A/0040	<b>Date</b> 24th July 1997

**Applicant** Mark Harris,

**Development** Dormer dwelling, biocycle unit and ancillary works.

**Location** Lyons Road, Newcastle, Co. Dublin.

**Floor Area** 312.776 **Sq Metres**

**Time extension(s) up to and including** 07/10/97

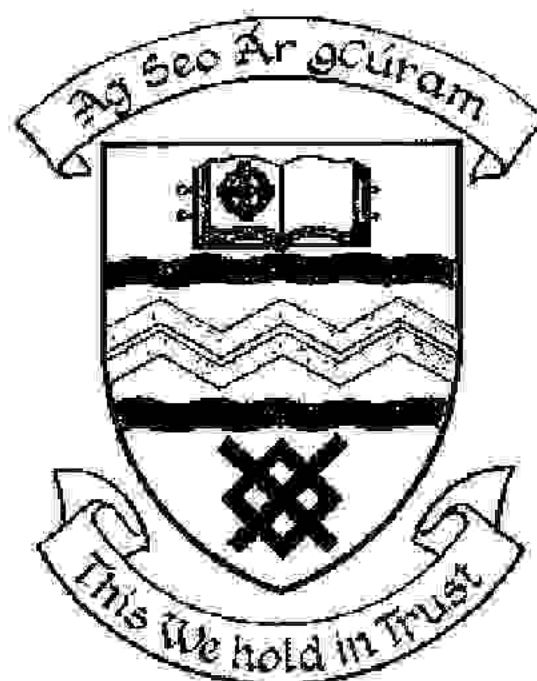
**Additional Information Requested/Received** 24/03/97 /08/04/97

A Permission has been granted for the development described above,  
subject to the following (8) conditions.

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**Conditions and Reasons**

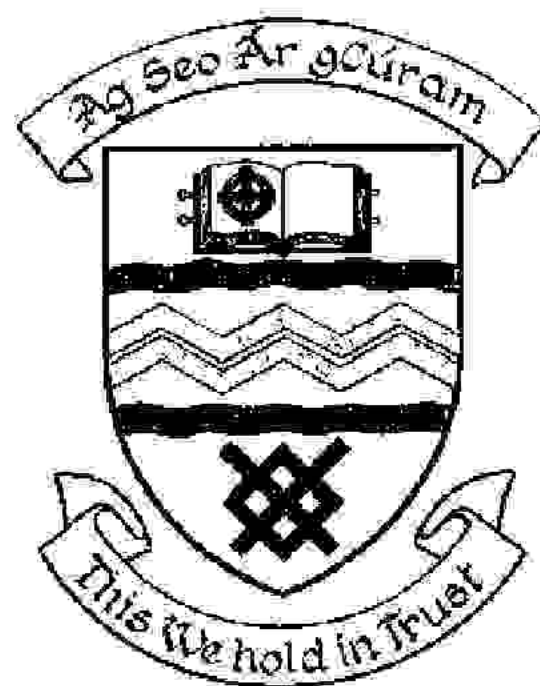
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and with additional information and clarification of additional information lodged 08/04/97 and 24/07/97 respectively, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
- 4 That the house, when completed, be first occupied by the applicant and/or members of his immediate family.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 Details of vehicular access to be agreed on site with Roads Engineer prior to commencement of development.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 In the event of a connection to the public sewer, a financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.  
REASON:



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The provision of such service 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 service.

- 7 In the event of a connection to the water supply, a financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of public water supply in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

- 8 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:

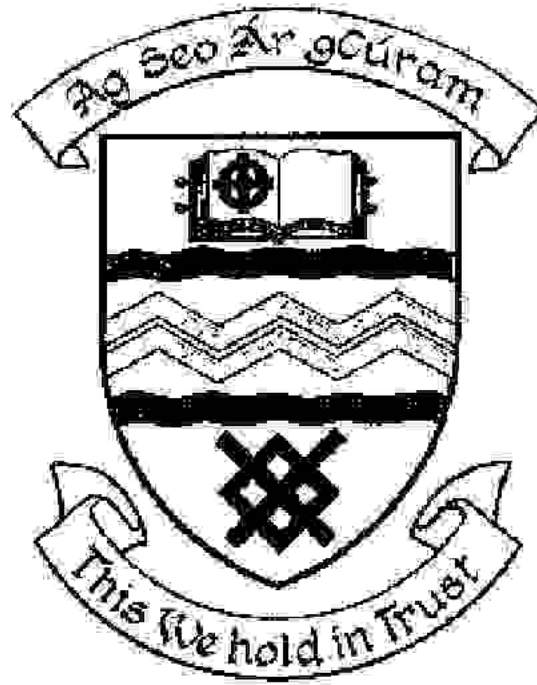
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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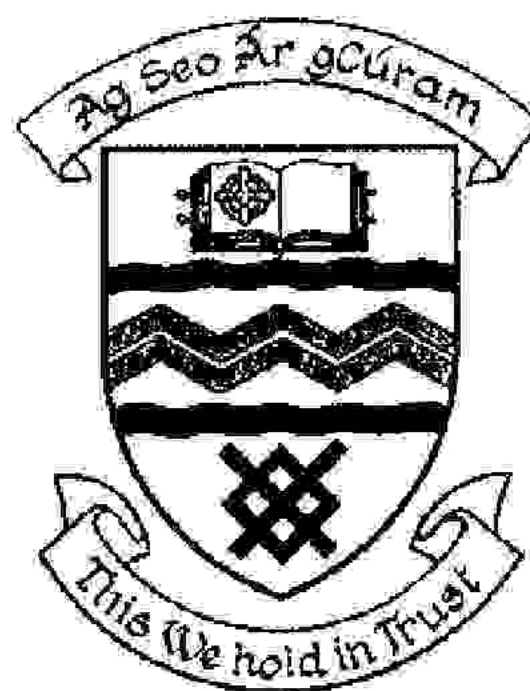
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- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must 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.

  
.....14 November 1997  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Decision Order Number 1993	Date of Decision 03/10/97
Register Reference S97A/0040	Date 31st January 1997

**Applicant** Mark Harris,  
**Development** Dormer dwelling, biocycle unit and ancillary works.  
**Location** Lyons Road, Newcastle, Co. Dublin.  
**Floor Area** Sq Metres  
**Time extension(s) up to and including** 07/10/97  
**Additional Information Requested/Received** 24/03/97 /08/04/97

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

.....*LB*..... 03/10/97  
for SENIOR ADMINISTRATIVE OFFICER

Dermot Walsh Architects,  
Boulevard Centre,  
Quinsboro Road,  
Bray,  
Co. Wicklow.



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REG REF. S97A/0040



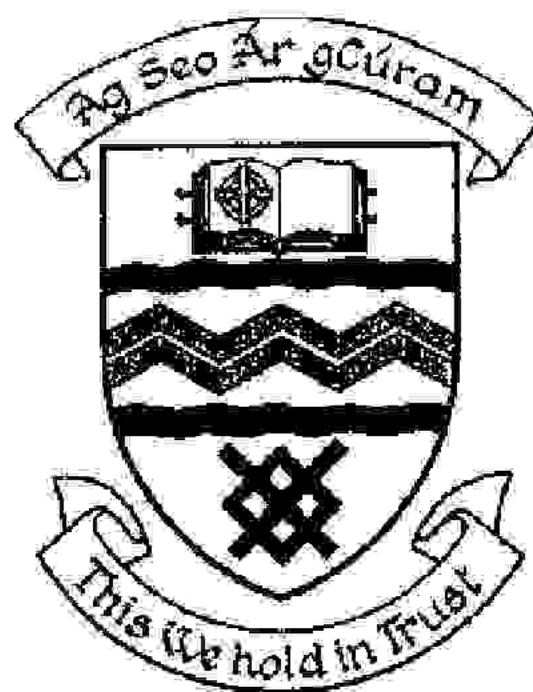
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and with additional information and clarification of additional information lodged 08/04/97 and 24/07/97 respectively, 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
- 4 That the house, when completed, be first occupied by the applicant and/or members of his immediate family.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 Details of vehicular access to be agreed on site with Roads Engineer prior to commencement of development.  
REASON:  
In the interest of the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL  
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REG. REF. S97A/0040

- 6 In the event of a connection to the public sewer, a financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

- 7 In the event of a connection to the water supply, a financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of public water supply in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

- 8 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:

It is considered reasonable that the developer should



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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.

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

<b>Decision Order Number 1886</b>	<b>Date of Decision 19/09/97</b>
<b>Register Reference S97A/0040</b>	<b>Date 31st January 1997</b>

**Applicant** Mark Harris,  
**App. Type** Permission  
**Development** Dormer dwelling, biocycle unit and ancillary works.  
**Location** Lyons Road, Newcastle, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 07/10/97

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

19/09/97

Dermot Walsh Architects,  
Boulevard Centre,  
Quinsboro Road,  
Bray,  
Co. Wicklow.

**SOUTH DUBLIN COUNTY COUNCIL**  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number 1095</b>	<b>Date of Decision 05/06/97</b>
<b>Register Reference S97A/0040</b>	<b>Date 31st January 1997</b>

**Applicant** Mark Harris,  
**App. Type** Permission  
**Development** Dormer dwelling, biocycle unit and ancillary works.  
**Location** Lyons Road, Newcastle, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 8th April 1997 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is requested to indicate his willingness and ability to enter into an agreement under the provisions of Section 38 of the Local Government (Planning & Development) Act, 1963 as amended to sterilise from further non-agricultural development that part of the landholding with frontage onto Lyons Road.
- 2 The applicant is requested to submit revised details for the location of the dwelling to the east of the application site (adjacent to the Lucretia Tiles premises) which is shown on the submitted further information particulars as land in the control of the applicants family and which has road frontage. In this regard the requirements of the Council's Roads Department with respect to visibility at the site entrance should be established along with the

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Quinsboro Road,  
Bray,  
Co. Wicklow.



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requirements of the Environmental Health Officer for this alternative site.

- 3 In the event of the alternative site at No. 2 above not being a feasible site for technical reasons, the applicant is advised that the style of the dwelling as submitted is unlikely to be acceptable and the applicant is invited to submit a revised proposal for a single storey dwelling with roof pitch not exceeding 22.5 degrees.
- 4 The applicant is requested to state relationship to the owner and occupier of the single storey dwelling nearing completion to the west of the application site and to state whether the applicant or the applicants family have received permission for any other dwellings in the area.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

05/06/97

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

Decision Order Number 0554	Date of Decision 24/03/97
Register Reference S97A/0040	Date 31st January 1997

**Applicant** Mark Harris,  
**Development** Dormer dwelling, biocycle unit and ancillary works.  
**Location** Lyons Road, Newcastle, Co. Dublin.  
**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 31/01/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant to submit plan at scale 1:2500 showing the full extent of lands in the ownership or control of the applicant or the applicant's family in the vicinity of the application site.
- 2 The applicant is requested to submit revised details to show that visibility at the site entrance can be provided to the requirements of the Planning Authority. The applicant is advised to contact the Roads Department of the Council prior to the submission of this element of the further information.

Signed on behalf of South Dublin County Council

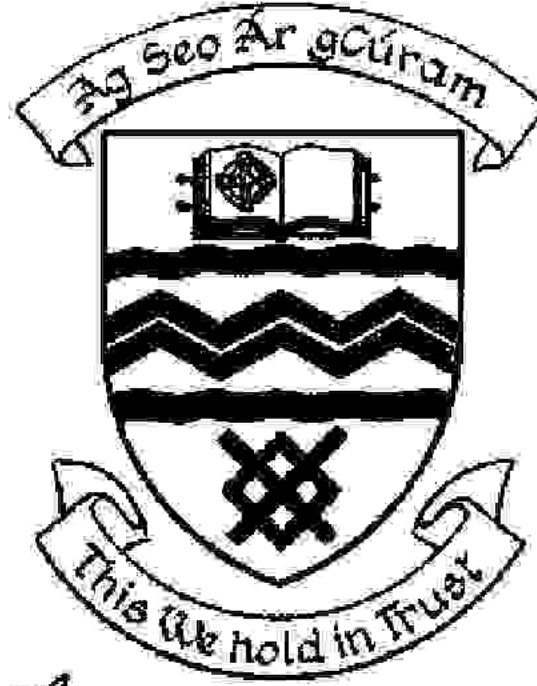
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.....  
for Senior Administrative Officer

24/03/97