

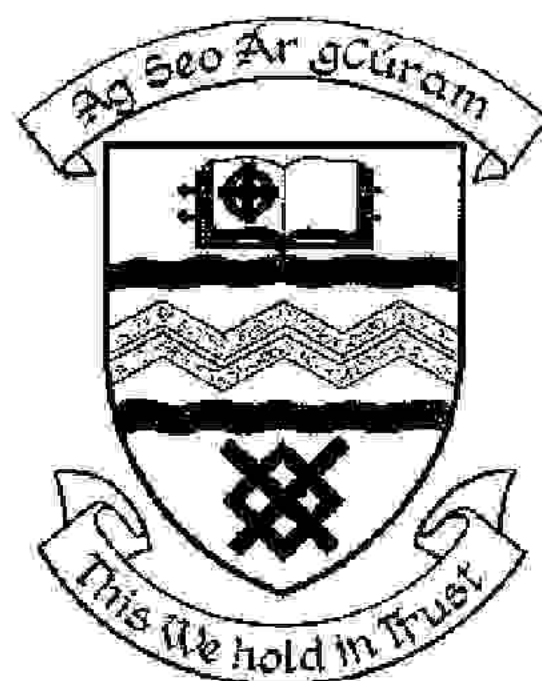
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0034	
1. Location	Finnstown, Newcastle Road, Lucan, Co. Dublin.		
2. Development	4 bed detached houses on sites 13 and 14 Finnsvale, 13 and 22 Finns court and 37 Finnswood.		
3. Date of Application	30/01/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: 11A Greenmount House, Harold's Cross, Dublin 6W.		
5. Applicant	Name: Tiernan Homes, Address: 17 Abbey Street Upper, Dublin 1.		
6. Decision	O.C.M. No. 0576 Date 26/03/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0894 Date 12/05/97	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**

Bosca 4122,  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
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John F. O'Connor & Associates,  
11A Greenmount House,  
Harold's Cross,  
Dublin 6W.

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

<b>Final Grant Order Number</b> 0894	<b>Date of Final Grant</b> 12/05/97
<b>Decision Order Number</b> 0576	<b>Date of Decision</b> 26/03/97
<b>Register Reference</b> S97A/0034	<b>Date</b> 30th January 1997

**Applicant** Tiernan Homes,

**Development** 4 bed detached houses on sites 13 and 14 Finnsvale,  
13 and 22 Finns court and 37 Finnswood.

**Location** Finnstown, Newcastle Road, Lucan, Co. Dublin.

**Floor Area** 625.000 **Sq Metres**

**Time extension(s)** up to and including

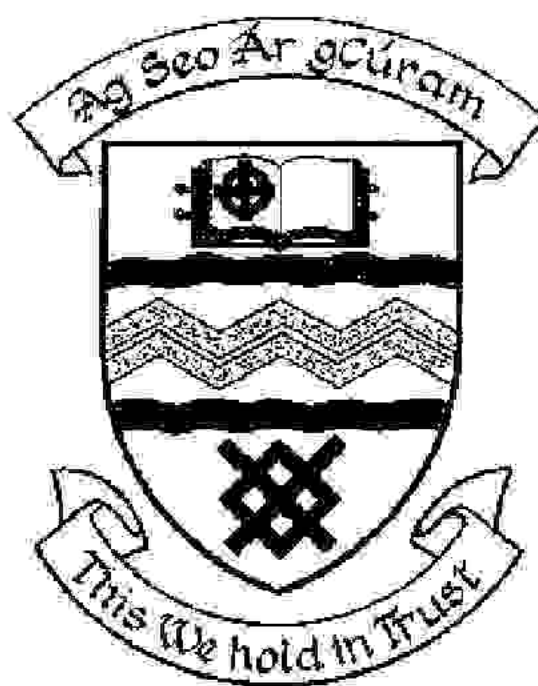
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (7) Conditions.

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**Conditions and Reasons**

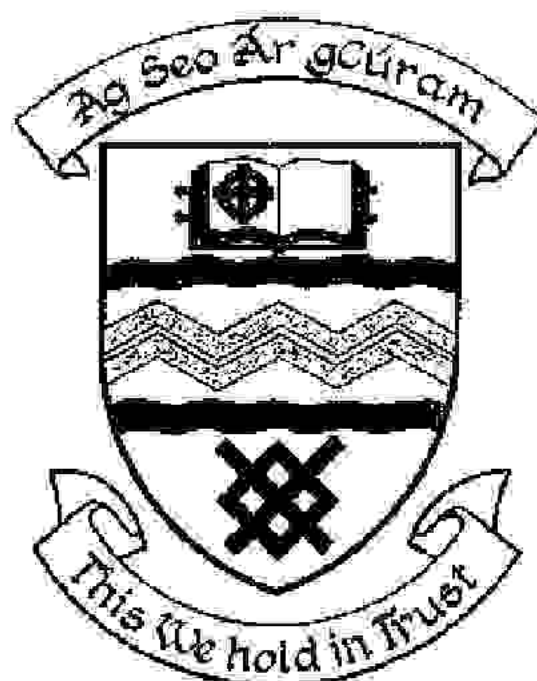
- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of planning permission Ref. PL06S.093402 (Planning Authority Ref. S93A/0039).  
**REASON:**  
 In the interests of the proper planning and development of the area.
  
- 2 The hedgerow on Haydens Lane to the east of sites 22 Finns court and 37 Finnswood shall be protected by a robust post and rail fence during the course of construction and shall be retained thereafter.  
**REASON:**  
 In the interest of the proper planning and development of the area.
  
- 3 That the water supply and drainage arrangements, including the disposal of surface water, in particular where any dwelling is within 5 meters of a public service pipe(s) the foundations to the dwelling shall be brought below the invert level of the affected pipes, be in accordance with the requirements of the County Council.  
**REASON:**  
 In the interests of public health and a proper standard of development.
  
- 4 That the arrangements made with regard to the payment of the financial contribution in the sum of £336,200 (three hundred and thirty six thousand two hundred pounds) in respect of the overall development as required by Condition No. 6 of planning permission granted under Register Reference S94A/0474 be strictly adhered to in respect of this proposal.  
**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.



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- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £1,420 (one thousand four hundred and twenty pounds) PER HOUSE in respect of the overall development as required by Condition No. 4 of planning permission granted under Register Reference S94A/0474 be strictly adhered to in respect of this proposal.

**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.

- 6 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £1,040,000 (one million and forty thousand pounds) or a Cash Lodgement in the sum of £625,000 (six hundred and twenty five thousand pounds) as required by Condition No. 5 of planning permission granted under Reg. Ref. S94A/0474; these arrangements to be made prior to the commencement of the proposal.

**REASON:**

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 7 That the arrangements made with regard to the payment of the financial contribution in the sum of £1,000 (one thousand pounds) in respect of the overall development as required by Condition No. 7 of planning permission granted under Register Reference S94A/0474 be strictly adhered to in respect of this proposal.

**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.

REG. REF. S97A/0034 SOUTH DUBLIN COUNTY COUNCIL  
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- (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.

  
.....14<sup>th</sup> May 1997  
for SENIOR ADMINISTRATIVE OFFICER