

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0033	
1. Location	Finnstown, Newcastle Road, Lucan, Co. Dublin.		
2. Development	4 bed detached houses on sites 1 and 12 Finnsawn, 21 Finnsparck, 19 and 20 Finnsgrreen.		
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: Architects & Planning Consultants, 11A Greenmount House, Harolds Cross,		
5. Applicant	Name: Tiernan Homes, Address: 17 Abbey Street Upper, Dublin 1.		
6. Decision	O.C.M. No. 0575  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.			



REG REF. S97A/0033 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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John F. O'Connor & Associates,  
Architects & Planning Consultants,  
11A Greenmount House,  
Harolds Cross,  
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0894	Date of Final Grant 12/05/97
Decision Order Number 0575	Date of Decision 26/03/97
Register Reference S97A/0033	Date 30th January 1997

**Applicant** Tiernan Homes,

**Development** 4 bed detached houses on sites 1 and 12 Finns Slawn,  
21 Finns Park, 19 and 20 Finns Green.

**Location** Finns town, Newcastle Road, Lucan, Co. Dublin.

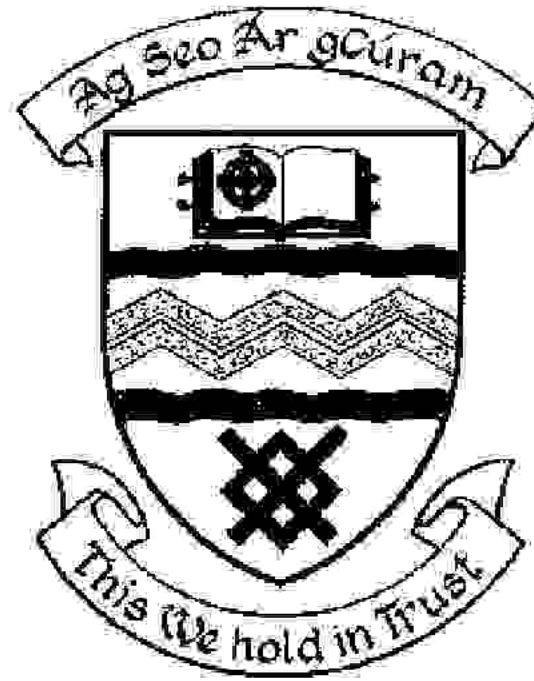
**Floor Area** 625.000 Sq Metres

**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**

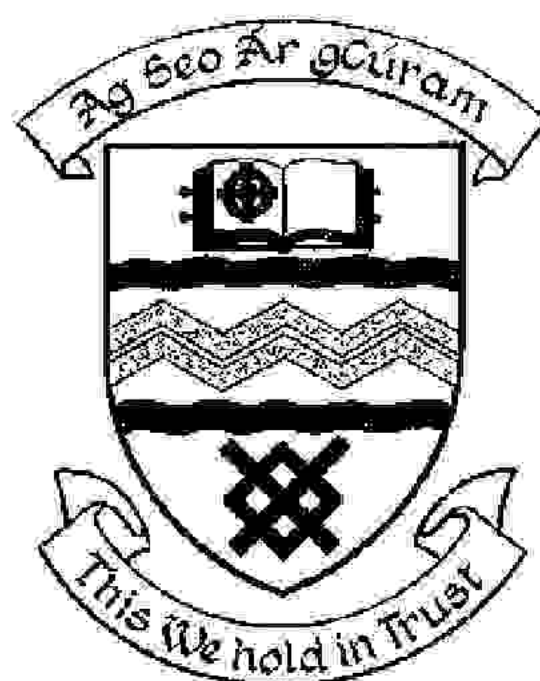
- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of planning permission Ref. PL06S.093402 (Planning Authority Ref. S93A/0039).  
**REASON:**  
 In the interest of the proper planning and development of the area.
  
- 2 The proposed "optional garage" shall be omitted from site nos. 12 Finnalawn and 20 Finnsgreen.  
**REASON:**  
 In the interests 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 metres of a public service pipe(s) the foundations to the dwelling shall be brought below the invert level of the affected pipe(s), 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 this 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 Reg. Ref. S94A/0474 be strictly adhered to in respect of this proposal.

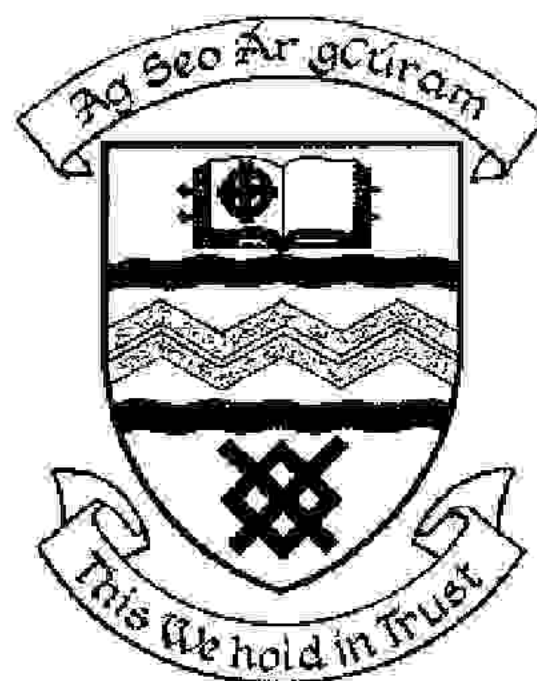
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the development should contribute towards  
 the cost of providing the services.

- (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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No.  S97A/0033	
1. Location	Finnstown, Newcastle Road, Lucan, Co. Dublin.			
2. Development	4 bed detached houses on sites 1 and 12 Finnsawn, Finnstown, Newcastle Road, Lucan, Co. Dublin.			
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14. .... Registrar	..... Date		..... Receipt No.	