

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0016	
1. Location	site no. 1 St. Finian's, Lucan, Co. Dublin.		
2. Development	Detached 3 bedroomed house.		
3. Date of Application	20/01/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Jim Stapleton, Address: 36 St. John Wood, Clondalkin, Dublin 22.		
5. Applicant	Name: Mr. G. Cassidy and Miss M. Mahon, Address: 48 Rossmore Road, Ballyfermot, Dublin 10.		
6. Decision	O.C.M. No. 0499 Date 14/03/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0755 Date 23/04/97	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/0016 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
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Jim Stapleton,
36 St. John Wood,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0755	Date of Final Grant 23/04/97
Decision Order Number 0499	Date of Decision 14/03/97
Register Reference S97A/0016	Date 20th January 1997

Applicant Mr. G. Cassidy and Miss M. Mahon,

Development Detached 3 bedroomed house.

Location site no. 1 St. Finian's, Lucan, Co. Dublin.

Floor Area 111.510 Sq Metres

Time extension(s) up to and including

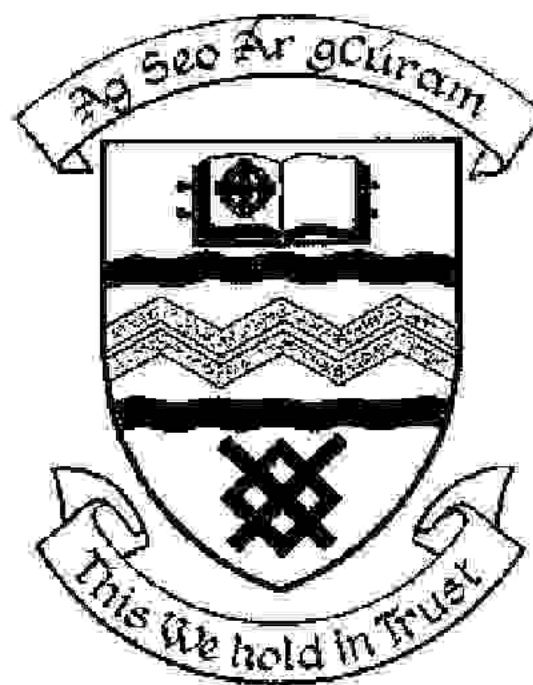
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (12) 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, with the exception of the southern boundary wall (adjacent to Esker Drive) which shall be 2.0 metres in height;
 - (c) The southern boundary wall, (adjacent to Esker Drive) shall be plastered or dashed on it's outside over it's full length and capped;**REASON:**
In the interest 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 to be levelled, graded and planted.
REASON:
In the interest of residential and visual amenity.
- 5 The dwelling shall be constructed on a building line in keeping with existing dwellings to the north of the site.
REASON:

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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.

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:

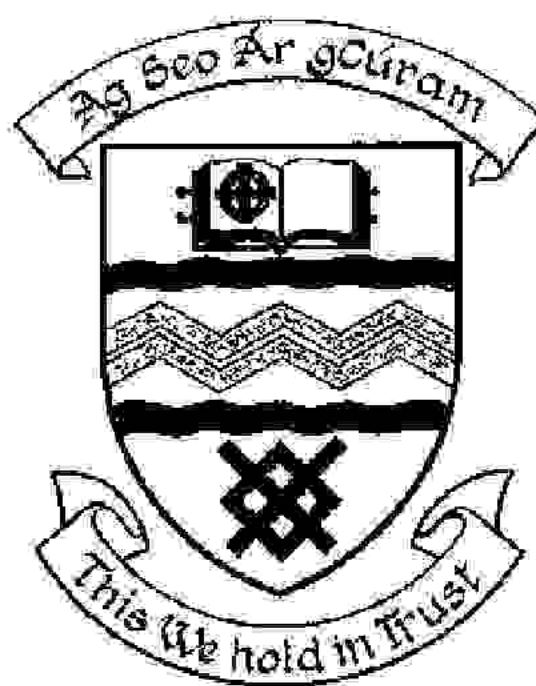
In the interest of reducing air pollution.

- 12 Details of vehicular access to the site including dishing and ramping of the footpath shall be to the satisfaction of

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the Planning Authority.

REASON:

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

- (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.

... *A. O'Leary* ... 24th April 1997
 for SENIOR ADMINISTRATIVE OFFICER