

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0520	
1. Location	Balgaddy, Old Lucan Road, Lucan South, Dublin 22.		
2. Development	Dwelling with septic tank and store.		
3. Date of Application	03/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/11/96 2.	1. 16/12/96 2.
4. Submitted by	Name: Liam Coter, P-A-H Associates. Address: 23, South Bank, Crosses Green,		
5. Applicant	Name: Wynn & Danny Nelson. Address: 42, Main Street, Chapelizod, Dublin 20.		
6. Decision	O.C.M. No. 0277 Date 13/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0584 Date 26/03/97	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

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Liam Coter, P-A-H Associates.
23, South Bank,
Crosses Green,
Cork.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0584	Date of Final Grant 26/03/97
Decision Order Number 0277	Date of Decision 13/02/97
Register Reference S96A/0520	Date 16th December 1996

Applicant Wynn & Danny Nelson.

Development Dwelling with septic tank and store.

Location Balgaddy, Old Lucan Road, Lucan South, Dublin 22.

Floor Area 302.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 27/11/96 /16/12/96

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

REG REF. S96A/0520 SOUTH DUBLIN COUNTY COUNCIL
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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 as amended by the revised plans and details received by the Planning Authority on the 16th December 1996 and the 16th January 1997.

REASON:

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

- 2 The eastern elevation of the dwelling shall be amended as follows:

- (a) First floor bathroom window shall be omitted.
 - (b) First floor window to bedroom no. 3 shall be omitted.
- This window shall be relocated to the rear elevation.

REASON:

In the interests of residential amenity.

- 3 Prior to the commencement of development details of external finishes and colours including roof materials, which shall be in accordance with the submitted plans and details, shall be submitted to and to the satisfaction of the Planning Authority.

REASON:

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

- 4 Prior to the commencement of development details of proposed boundary treatment to the site shall be submitted to and be to the satisfaction of the Planning Authority. Details shall provide for the retention of the existing trees on the eastern boundary of the site.

REASON:

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

- 5 All bathrooms and utility room windows shall be fitted with obscure glass. Where openings are provided they shall be of the high level type only.

REASON:

In the interests of residential amenity.

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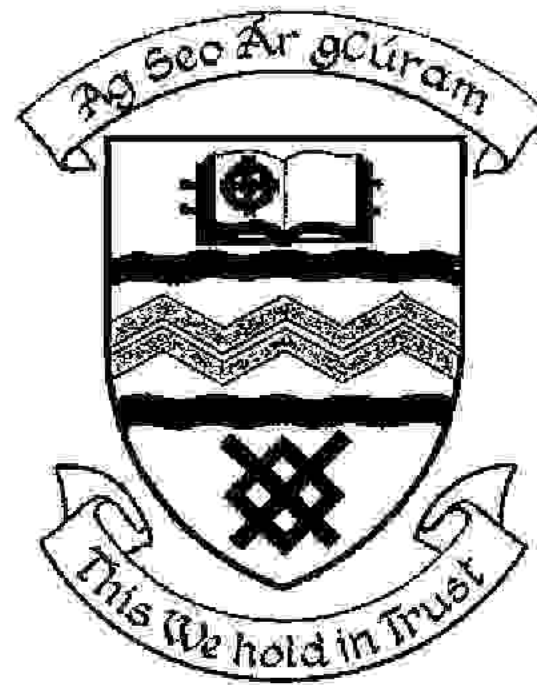
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- 6 The gradient from the edge of the road to the proposed gateway shall not exceed 3 per cent.
REASON:
In the interests of the prevention of the creation of a traffic hazard.
- 7 That the developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on the site.
REASON:
In the interest of the proper planning and development of the area.
- 8 That THE proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 9 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.
- 10 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.
- 11 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 12 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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requirements of the County Council. In this regard a drawing showing the complete line of the sewer from proposed house to point of connection to be submitted to and agreed with Environmental Services Engineer prior to the commencement of development.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 13 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services 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:

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.

- 14 That a financial contribution in the sum of money equivalent to the value of £1,420 (one thousand and four hundred and twenty 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.

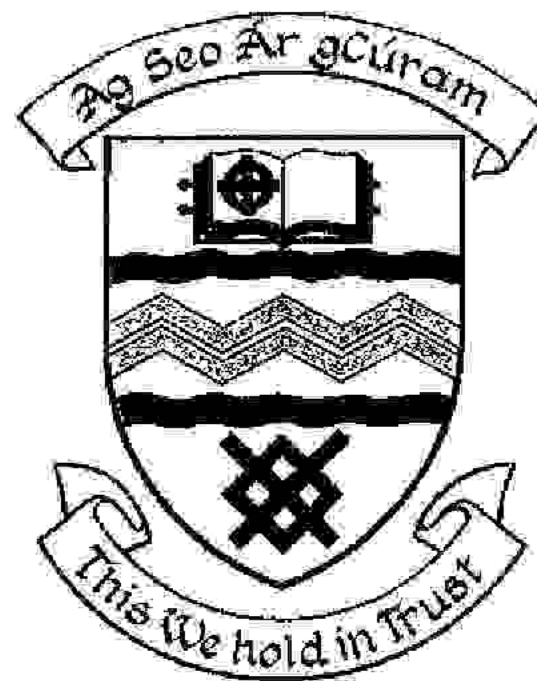
REASON:

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.

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- 15 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 Public Open Space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the provision and development of amenity lands in the area which will facilitate the proposed development.

- (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.

Apfouna 27th
.....March 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2285	Date of Decision 27/11/96
Register Reference S96A/0520	Date 3rd october 1996

Applicant Wynn & Danny Nelson.
Development Dwelling with septic tank and store.

Location Balgaddy, Old Lucan Road, Lucan South, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 03/10/96 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 Applicant is requested to submit further details in relation to the foul sewer to which he proposes to connect. In this regard the sewer layout for adjoining estate does not correspond to that shown by the applicant.

- 2 Soakage tests are required in order to show the capacity of the site to accept surface water soakage.

Signed on behalf of South Dublin County Council

.....^{LB}.....
for Senior Administrative Officer

28/11/96

Liam Coter, P-A-H Associates.
23, South Bank,
Crosses Green,
Cork.