

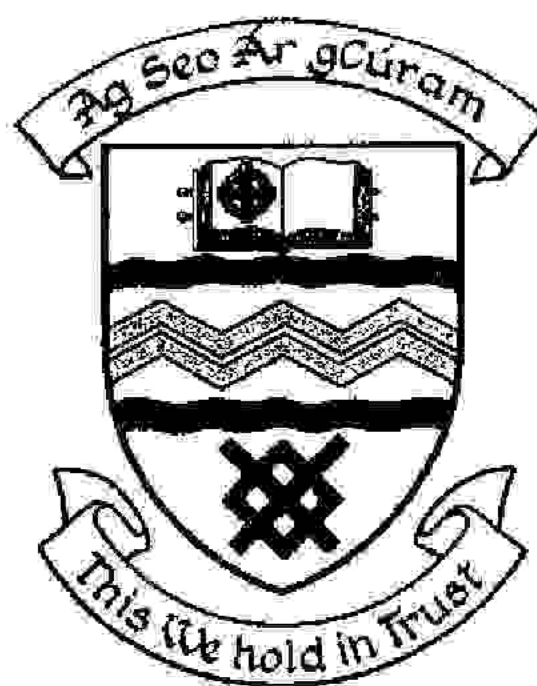
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0513	
1. Location	Lyons Road, Newcastle.		
2. Development	House and septic tank.		
3. Date of Application	30/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 2.	1. 2.
4. Submitted by	Name: Feargall Kenny Architect. Address: 9, Village Craft Centre, Cornelscourt,		
5. Applicant	Name: Mr. Nigel Lett. Address: Neilstown Lodge, Clondalkin, Dublin 24.		
6. Decision	O.C.M. No. 2295 Date 27/11/96	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0107 Date 20/01/97	Effect AA GRANT APPROVAL	
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.	

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Feargall Kenny Architect.
9, Village Craft Centre,
Cornelscourt,
Dublin 18.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 0107	Date of Final Grant 20/01/97
Decision Order Number 2295	Date of Decision 27/11/96
Register Reference S96A/0513	Date 30th September 1996

Applicant Mr. Nigel Lett.

Development House and septic tank.

Location Lyons Road, Newcastle.

Floor Area 407.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Approval has been granted for the development described above,
subject to the following (10) Conditions.

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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken strictly in accordance with the submitted plans and details and shall otherwise strictly accord with the terms and conditions of the outline planning permission for the development (Ref. PL 06S.092678).
REASON:
 In the interest of the proper planning and development of the area.

- 2 The extent of the facing brick on the elevations to the dwelling shall be significantly curtailed, including the omission of brick from the two end gables on the north and southern elevations and a reduction in the extent of brick on the east and west elevations. Roof materials shall be blue/black, black or turf brown slate. Details of the slate and brick to be used on the dwelling, including samples shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
 In the interests of visual amenity and compliance with the Council's design guidelines for housing in rural areas as set out in Appendix C of the Dublin County Development Plan 1993.

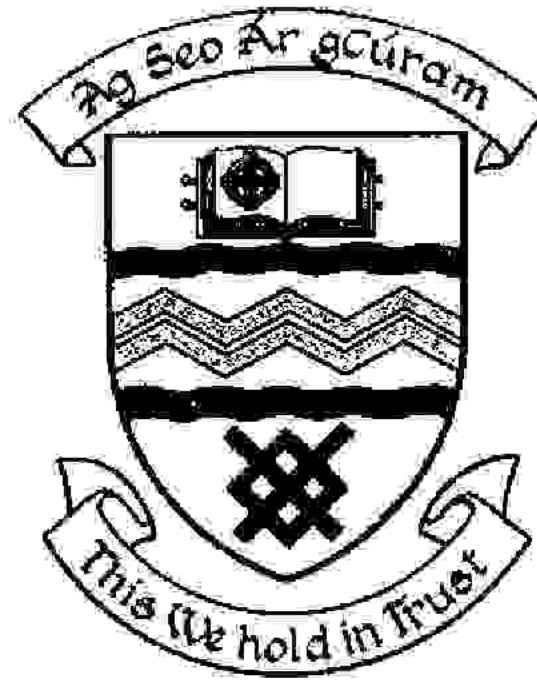
- 3 The proposed dwelling shall be used as a single dwelling unit incorporating a "granny flat" but shall not be used for the purposes of overnight guest accommodation without first receiving a separate planning permission from South Dublin County Council.
REASON:
 In the interests of the proper planning and development of the area.

- 4 The use of the "granny flat" for residential purposes shall be restricted to a residential use directly associated with the use of the main dwellinghouse on the site for such purposes. The "granny flat" shall not be sub-divided from the main dwellinghouse either by way of sale, leasing, letting or otherwise.

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REASON:

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

- 5 Full details of the proposed access and entrance area shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development. The access and entrance area shall be designed and constructed in such a manner as to ensure that surface water from the development does not enter onto the public road and that surface water drainage from the public road is not adversely interfered with. The entrance area shall be surfaced with a dust free and durable material. Gravel or other loose material is not acceptable.

REASON:

In the interests of a proper standard of development and the prevention of the creation of a traffic hazard.

- 6 The proposed brick piers at the entrance shall be replaced with stone piers to match the proposed quoins on the dwellinghouse. Revised details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interests of the visual amenities of the area.

- 7 Prior to the commencement of development a detailed landscaping and planting scheme for the site shall be submitted to and be to the satisfaction of the Planning Authority. The scheme shall provide for the planting of at least forty heavy duty standard trees within the site and the retention of hedgerows on the site boundaries other than those affected by condition no. 2 of the outline permission for the development (Ref. PL 06S.092678). All landscaping and planting shall be undertaken in the first planting season following the commencement of development.

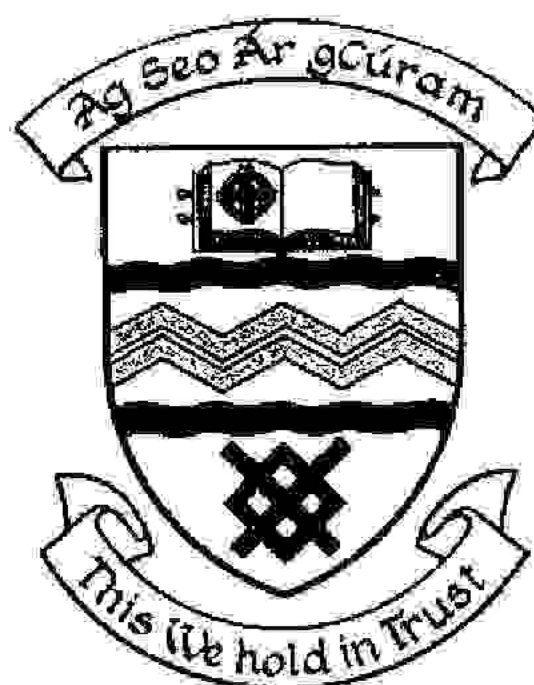
REASON:

In the interests of visual amenity taking account of the extent of the dwelling.

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- 8 That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1991" available from Eolas.

REASON:

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

- 9 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.

- 10 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.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

.....January 1997
for SENIOR ADMINISTRATIVE OFFICER