

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No.  S96A/0439	
1. Location	16 Doddsborough Cottages, Lucan, Co. Dublin.			
2. Development	4 bed. two storey dwelling complete with new site access to rear.			
3. Date of Application	09/08/96		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission		1. 2.	1. 2.
4. Submitted by	Name: Paul A. Flanagan, Address: 27 Kilnarnagh Road, Walkinstown,			
5. Applicant	Name: Ms. S. O'Reilly, Address: Cooldrinagh Cross, Celbridge Road, Lucan, Co. Dublin.			
6. Decision	O.C.M. No. 0279  Date 13/02/97		Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date		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,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0111

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0111

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

Decision Order Number 0279	Date of Decision 13/02/97
Register Reference S96A/0439	Date 9th August 1996

**Applicant** Ms. S. O'Reilly,

**Development** 4 bed. two storey dwelling complete with new site access to rear.

**Location** 16 Doddsborough Cottages, Lucan, Co. Dublin.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 14/02/97

**Additional Information Requested/Received** /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions ( 12 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

13/02/97

Paul A. Flanagan,  
27 Kilnamanagh Road,  
Walkinstown,  
Dublin 12.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0111  
REG REF. S96A/0439

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

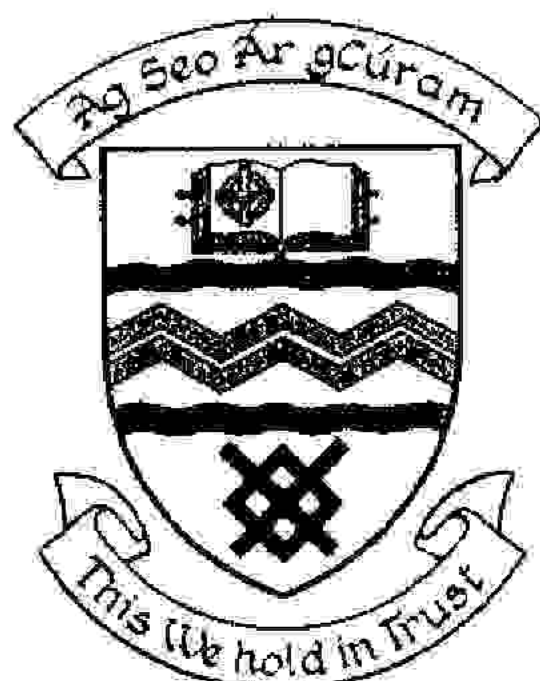
Telephone: 01-462 0000  
Fax: 01-462 0111

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 Details of front, side and rear boundary treatment shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.  
REASON:  
In the interests of residential and visual amenity.
- 3 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0111  
REG. REF. S96A/0439

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0111

requirements of the County Council.

REASON:

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

- 7 No development shall commence on site until such time as the written permission from owners of land across which it is proposed to lay piped services, including foul and surface water drainage pipes has been acquired, including rights to enter the land to carry out required works and rights to connect to appropriate sewers.

REASON:

In the interests of a proper standard of development and public health.

- 8 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.

- 9 That a special financial contribution in the sum of money equivalent to the value of £5,000 (five thousand 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 construction of the access road which will facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0111

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0111  
REG REF. S96A/0439

It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the Council on road construction works facilitating the proposed development.

- 10 That a temporary access may be provided by the applicant across Council lands pending provision of the permanent road access.

REASON:

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

- 11 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 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.

- 12 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred 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

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Fax: 01-462 0111

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0111

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.



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

Decision Order Number 2359	Date of Decision 06/12/96
Register Reference S96A/0439	Date 9th August 1996

**Applicant** Ms. S. O'Reilly,  
**App. Type** Permission  
**Development** 4 bed. two storey dwelling complete with new site access to rear.  
  
**Location** 16 Doddsborough Cottages, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 17/01/97

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER 06/12/96

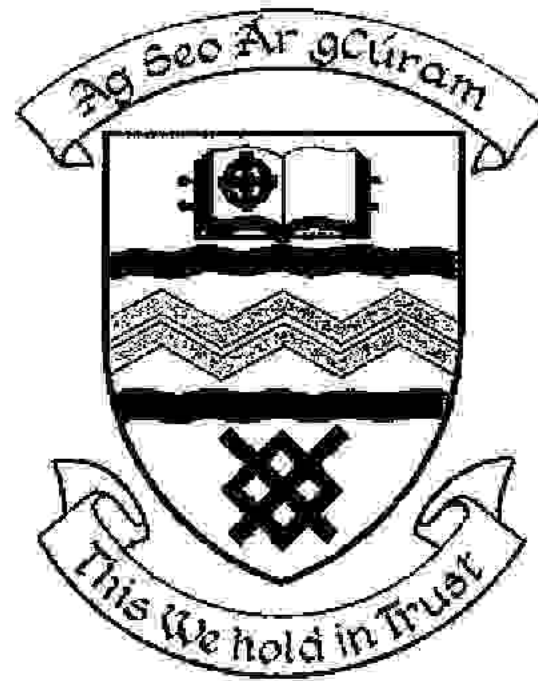
Paul A. Flanagan,  
27 Kilnamanagh Road,  
Walkinstown,  
Dublin 12.



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0439	
1. Location	16 Doddsborough Cottages, Lucan, Co. Dublin.		
2. Development	4 bed. two storey dwelling complete with new site access to rear.		
3. Date of Application	09/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Paul A. Flanagan, Address: 27 Kilnamanagh Road, Walkinstown,		
5. Applicant	Name: Ms. S. O'Reilly, Address: Cooldrinagh Cross, Celbridge Road, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0279  Date 13/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0583  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  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24,

Telefon: 01-462 0000  
Facs: 01-462 0104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

Paul A. Flanagan,  
27 Kilnamanagh Road,  
Walkinstown,  
Dublin 12.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 0583	<b>Date of Final Grant</b> 26/03/97
<b>Decision Order Number</b> 0279	<b>Date of Decision</b> 13/02/97
<b>Register Reference</b> S96A/0439	<b>Date</b> 9th August 1996

**Applicant** Ms. S. O'Reilly,

**Development** 4 bed. two storey dwelling complete with new site access to rear.

**Location** 16 Doddsborough Cottages, Lucan, Co. Dublin.

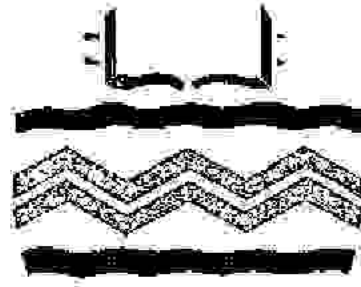
**Floor Area** 0.000 Sq Metres

**Time extension(s) up to and including** 14/02/97

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (12) Conditions.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS




---

Conditions and Reasons

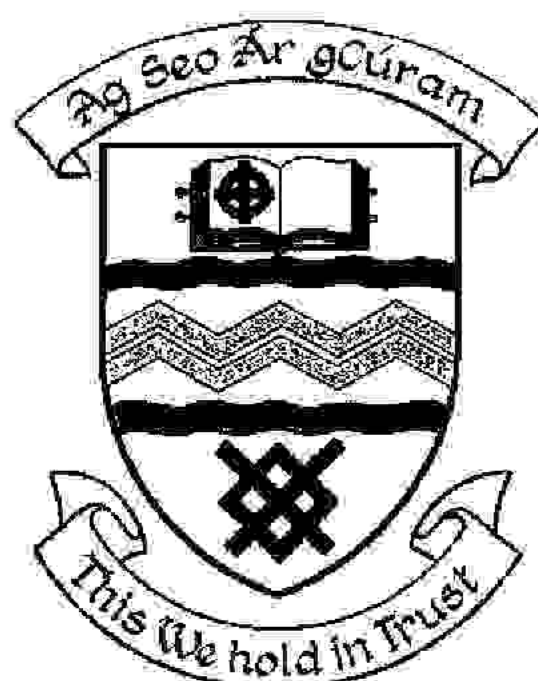
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 Details of front, side and rear boundary treatment shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.  
REASON:  
In the interests of residential and visual amenity.
- 3 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 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.
- 7 No development shall commence on site until such time as the written permission from owners of land across which it is



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
 Lár an Bhaile, Tamhlacht,  
 Baile Átha Cliath 24.

Telefon: 01-462 0000  
 Facs: 01-462 0104



**PLANNING  
 DEPARTMENT**  
 P.O. Box 4122,  
 Town Centre, Tallaght,  
 Dublin 24.

Telephone: 01-462 0000  
 Fax: 01-462 0104

proposed to lay piped services, including foul and surface water drainage pipes has been acquired, including rights to enter the land to carry out required works and rights to connect to appropriate sewers.

**REASON:**

In the interests of a proper standard of development and public health.

- 8 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.

- 9 That a special financial contribution in the sum of money equivalent to the value of £5,000 (five thousand 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 construction of the access road which will 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 is proposed to be incurred by the Council on road construction works facilitating the proposed development.

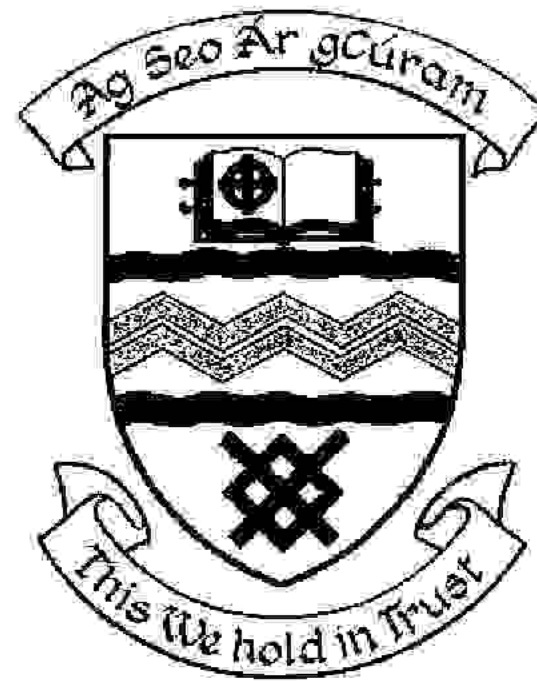
- 10 That a temporary access may be provided by the applicant across Council lands pending provision of the permanent road access.

**REASON:**

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
 Lár an Bhaile, Tamhlacht,  
 Baile Átha Cliath 24.

Telefon: 01-462 0000  
 Facs: 01-462 0104



**PLANNING  
 DEPARTMENT**  
 P.O. Box 4122,  
 Town Centre, Tallaght,  
 Dublin 24.

Telephone: 01-462 0000  
 Fax: 01-462 0104

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

- 11 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 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.

- 12 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred 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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

- 
- (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.

*[Signature]* ..... 27th March 1997  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

Decision Order Number 0081	Date of Decision 16/01/97
Register Reference S96A/0439	Date 9th August 1996

**Applicant** Ms. S. O'Reilly,  
**App. Type** Permission  
**Development** 4 bed. two storey dwelling complete with new site access to rear.  
**Location** 16 Doddsborough Cottages, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 14/02/97

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

16/01/97

Paul A. Flanagan,  
27 Kilnarnagh Road,  
Walkinstown,  
Dublin 12.



**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

<b>Decision Order Number 1963</b>	<b>Date of Decision 07/10/96</b>
<b>Register Reference S96A/0439</b>	<b>Date 9th August 1996</b>

**Applicant** Ms. S. O'Reilly,  
**App. Type** Permission  
**Development** 4 bed. two storey dwelling complete with new site access to rear.  
  
**Location** 16 Doddsborough Cottages, Lucan, Co. Dublin.

Dear Sir / Madam,

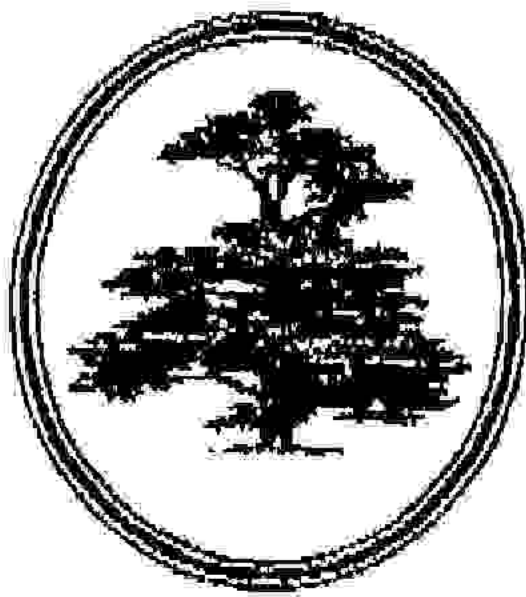
In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 09/12/96

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

07/10/96

Paul A. Flanagan,  
27 Kilnarnagh Road,  
Walkinstown,  
Dublin 12.



**Paul A. Flanagan**  
*I. Eng., A.I.E.E., M.A.S.E.E.*  
*M.I.I.Ex.E.*

**27 Kilnamanagh Road**  
**Walkinstown**  
**Dublin 12**

To : **Mr. S. Ward (Planning Officer)**  
South Dublin County Council,  
Town Centre,  
Tallaght,  
Dublin 24.

R.E. New Dwelling At Rear,  
16 Doddsborough Cottages,  
Lucan,  
Co. Dublin.

Date : 3rd October 1996

Dear Stephen,

Further to our telephone conversation on 3/10/1996, I wish to apply for a time extension in relation to this application for a period of two months up to and including the 9th of December, 1996 to allow for consultations between all relevant parties.

Both my client and I understand the requirement for consultation with regard to a project of this nature and if you require any additional information please do not hesitate in contacting me.

Thank You

Yours Faithfully

**Paul A. Flanagan**