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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S96A/0431 | |
| 1. Location | Ballyowen Lane, Lucan, Co. Dublin. | | |
| 2. Development | Detached 2 storey residence and garage. | | |
| 3. Date of Application | 06/08/96 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Roisin Murphy, Address: 5 Warrenmount Place, Dublin 8. | | |
| 5. Applicant | Name: Thomas and Maureen Dowd, Address: Woodville Avenue, Woodville Downs, Lucan. | | |
| 6. Decision | O.C.M. No. 1944 Date 03/10/96 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 2268 Date 18/11/96 | 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



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Roisin Murphy,
5 Warrenmount Place,
Dublin 8.

NOTIFICATION OF GRANT OF Permission

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

| | |
|--------------------------------------|-------------------------------------|
| Final Grant Order Number 2268 | Date of Final Grant 18/11/96 |
| Decision Order Number 1944 | Date of Decision 03/10/96 |
| Register Reference S96A/0431 | Date 6th August 1996 |

Applicant Thomas and Maureen Dowd,

Development Detached 2 storey residence and garage.

Location Ballyowen Lane, Lucan, Co. Dublin.

Floor Area 179.400 Sq Metres

Time extension(s) up to and including

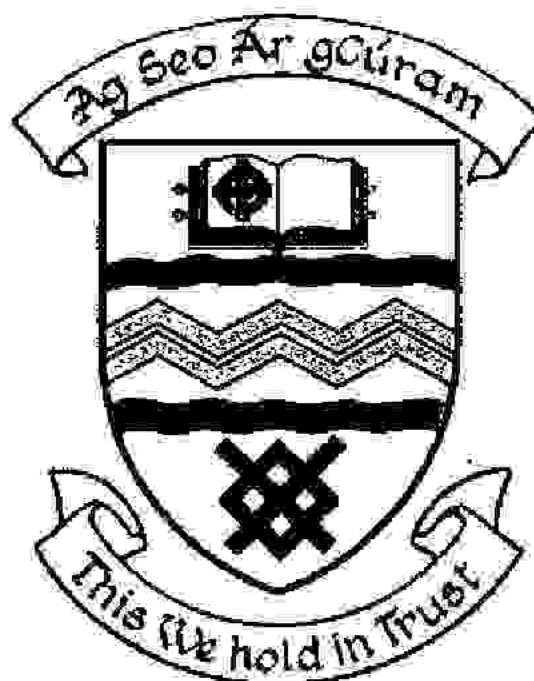
Additional Information Requested/Received /

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

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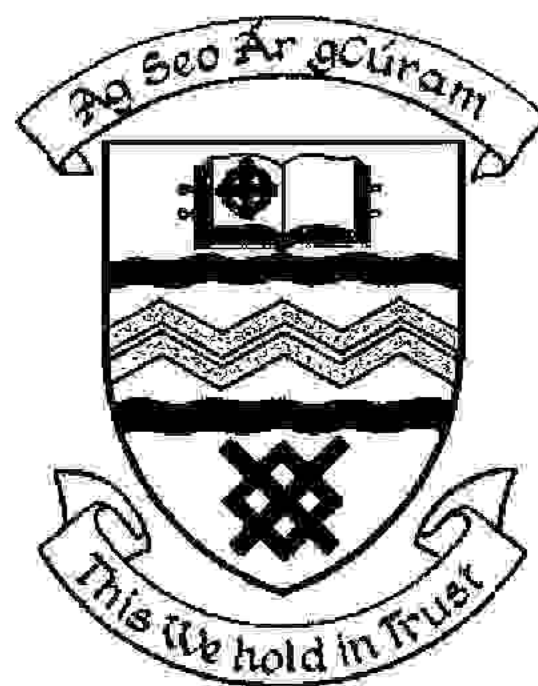
Conditions and Reasons

- 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 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That a financial contribution in the sum of £750 (seven hundred and fiftypounds) 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.
- 4 That a financial contribution in the sum of money equivalent to the value of £1,420 (one thousand 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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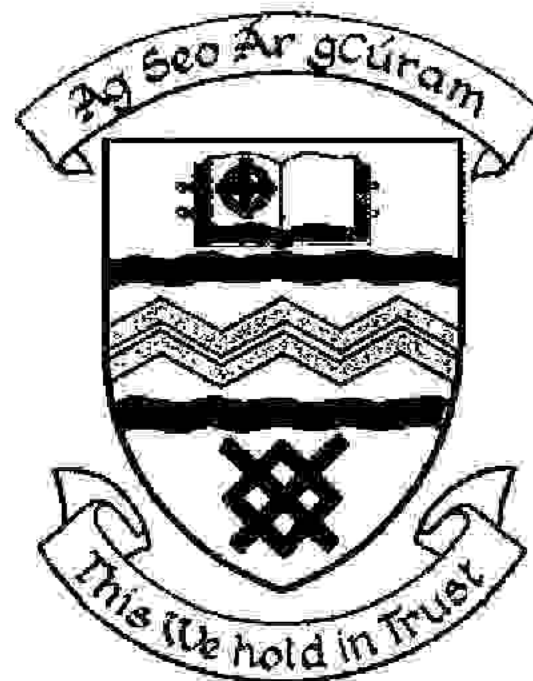
- 5 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposed to South Dublin County Council to assist the Council in the acquisition and development of lands for public open space purposes which will be available to the residents of the proposed development; this contribution to be paid prior to 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.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard no development to take place until such time as the application has satisfied the Council as to his rights of access across land to public sewers.
REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 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.

- 8 That the applicant construct at his own expense to the satisfaction and requirements of the Area Road Engineer, a kerb, verge and footpath along the Ballyowen Lane frontage of the site.
REASON:
 In the interest of the proper planning and development of the area.

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- 9 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.
 REASON:
 To prevent unauthorised development.
- 10 That a financial contribution in the sum of £500 (five hundred pounds) be paid by the proposed to South Dublin County Council towards the cost of works comprising the Lucan Surface Water Separation Scheme which will facilitate the development; this contribution to be paid prior to the commencement of development on site.
 REASON:
 It is considered reasonable that the developer should contribute towards the cost of upgrading the services in the area of the development which facilitate the development.

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.

.....November 1996
 for SENIOR ADMINISTRATIVE OFFICER

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

| | |
|------------------------------|---------------------------|
| Decision Order Number 1944 | Date of Decision 03/10/96 |
| Register Reference S96A/0431 | Date 6th August 1996 |

Applicant Thomas and Maureen Dowd,
Development Detached 2 storey residence and garage.
Location Ballyowen Lane, Lucan, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
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 (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

03/10/96

Roisin Murphy,
5 Warrenmount Place,
Dublin 8.

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REG REF. S96A/0431



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REG. REF. S96A/0431

REASON:

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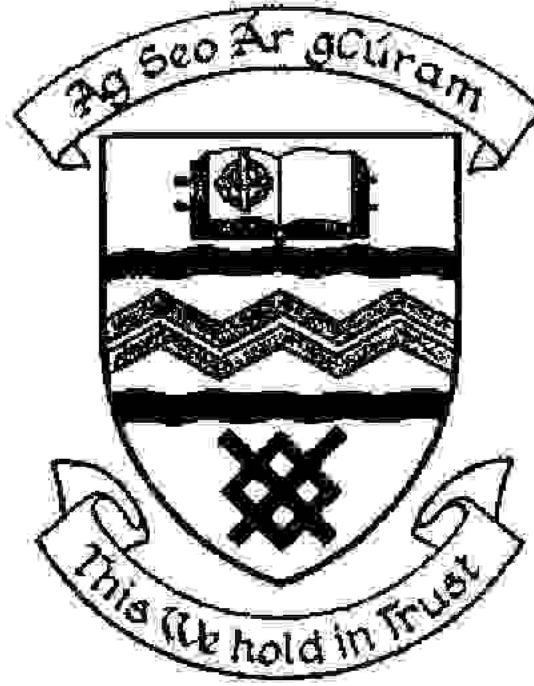
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REASON:

In the interest of reducing air pollution.

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REASON:

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