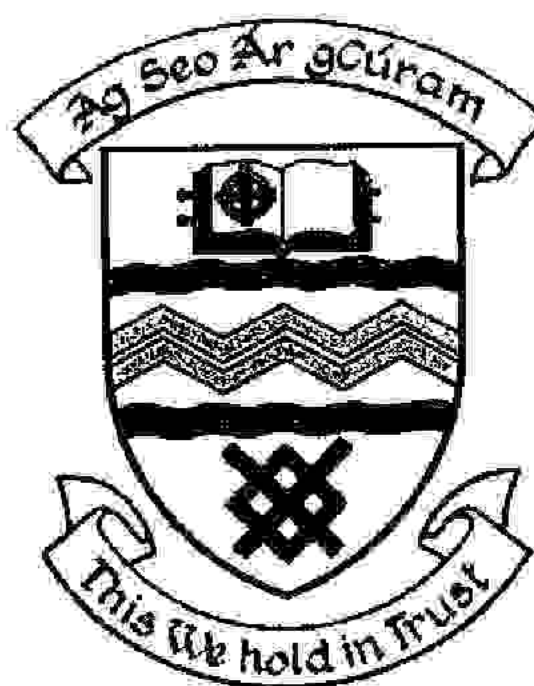


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0082	
1. Location	Site 11, St. Finians Estate, Lucan.		
2. Development	2 storey house.		
3. Date of Application	20/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 07/03/96 2.	1. 03/04/96 2.
4. Submitted by	Name: Building Design Company, Address: 25 Castlevue Main St. Lr., Leixlip,		
5. Applicant	Name: P. Dunne, Address: 3, Kilmahuddrick Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0929 Date 22/05/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1277 Date 05/07/96	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. S96A/0082 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

Building Design Company,
25 Castleview Main St. Lr.,
Leixlip,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1277	Date of Final Grant 05/07/96
Decision Order Number 0929	Date of Decision 22/05/96
Register Reference S96A/0082	Date 3rd April 1996

Applicant P. Dunne,

Development 2 storey house.

Location Site 11, St. Finians Estate, Lucan.

Floor Area 106.300 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 07/03/96 /03/04/96

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

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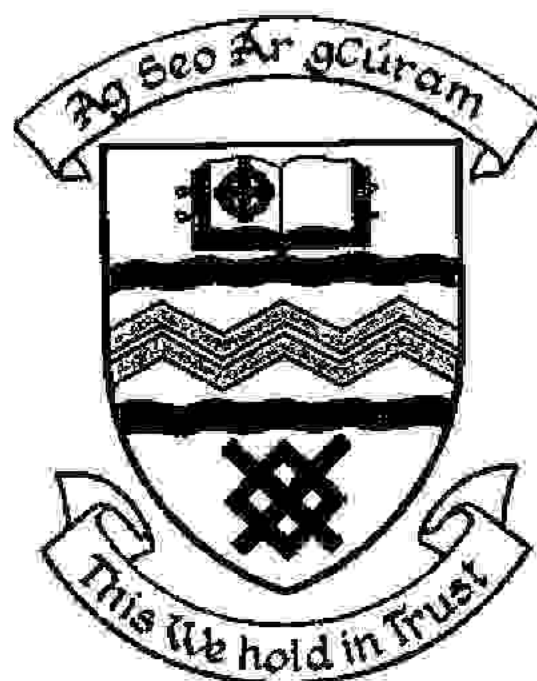
Conditions and Reasons

- 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 each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 That arrangements for the disposal of foul and surface water shall be in accordance with the requirements of the Engineering Services Department.
REASON:
In the interest of amenity.
- 5 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.
- 6 That details of the colour and texture of the materials to be used in the external finish of the proposed dwelling shall be agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of visual amenity.

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-
- 7 That the proposed dwelling shall not be occupied until foul and surface water drainage and a water supply have been provided to the satisfaction of the Environmental Services Department of the County Council.
REASON:
In the interest of the proper planning and development of the area.
- 8 Details of the front boundary treatment shall be agreed with the Planning Authority prior to any development commencing on the site.
REASON:
In the interest of visual amenity.
- 9 Depths of front and rear gardens to be 25 ft. and 35 ft. minimum respectively.
REASON:
In the interest of amenity.
- 10 A distance of 1.15m at least shall be maintained between the side of the dwelling and the side boundary walls of the site.
REASON:
To comply with the requirements of the County Development Plan.

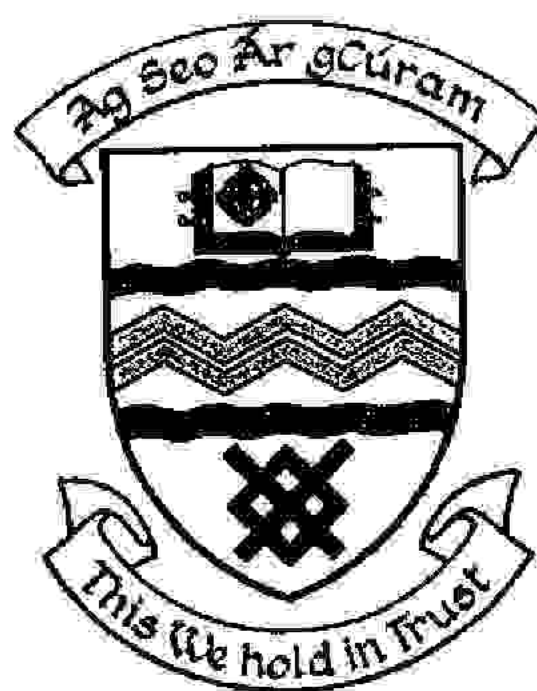
All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (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.

SOUTH DUBLIN COUNTY COUNCIL
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signed on behalf of South Dublin County Council.

[Signature]
..... July 1996
for SENIOR ADMINISTRATIVE OFFICER