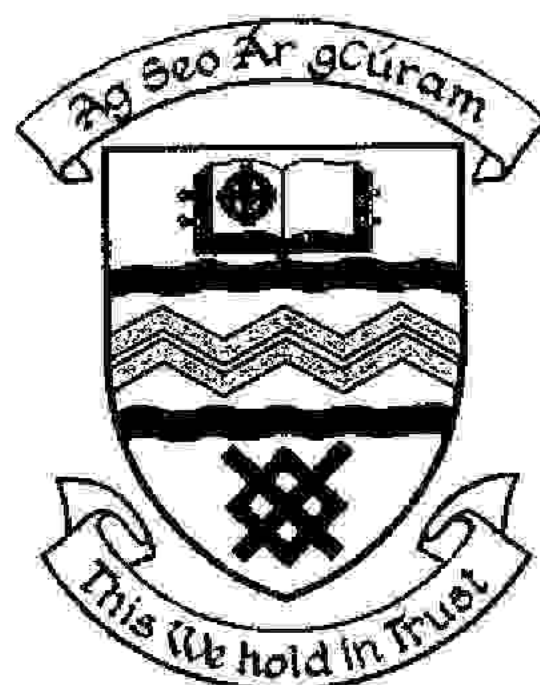


REG REF. S96A/0008 **SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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Colm McLoughlin Architect,  
Adventure House,  
Lucan,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0630	Date of Final Grant 12/04/96
Decision Order Number 0378	Date of Decision 29/02/96
Register Reference S96A/0008	Date 3rd January 1996

**Applicant** B. Fitzpatrick.

**Development** Two storey detached house as previously approved.

**Location** No. 4 Dodsboro Cottages, Lucan.

**Floor Area** 384.000 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 (14) 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 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.
- 4 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.
- 5 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.
- 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 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.



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**REASON:**

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 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.

- 9 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.

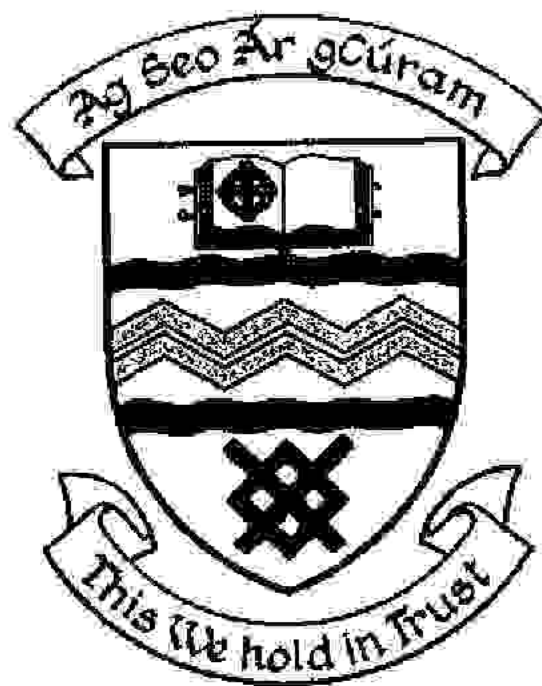
- 10 That a financial contribution in the sum of money equivalent to the value of £1,420 (one thousand, four hundred and twenty pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to the 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.

# SOUTH DUBLIN COUNTY COUNCIL

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- 11 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 12 That a minimum separation of 2.3m width be provided between the side walls of the existing and proposed houses.  
REASON:  
To enable the gable walls to be maintained independantly of neighbouring property.
- 13 That a minimum front building line of 7.5m and rear garden depth of 11m be provided.  
REASON:  
To comply with relevant council standards.
- 14 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 provision of Class 1 open space which will facilitate this development. This contribution to be paid before commencement of development.  
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. 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.

*[Signature]* ..... 15th April 1996  
for SENIOR ADMINISTRATIVE OFFICER



		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No.  S96A/0008
1. Location	No. 4 Dodsboro Cottages, Lucan.			
2. Development	Two storey detached house as previously approved.			
3. Date of Application	03/01/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.  2.	1.  2.	
4. Submitted by	Name: Colm McLoughlin Architect, Address: Adventure House, Lucan, Co. Dublin.			
5. Applicant	Name: B. Fitzpatrick. Address: No. 4 Dodsboro Cottages, Lucan, Co. Dublin.			
6. Decision	O.C.M. No. 0378  Date 29/02/96	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 0630  Date 12/04/96	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.