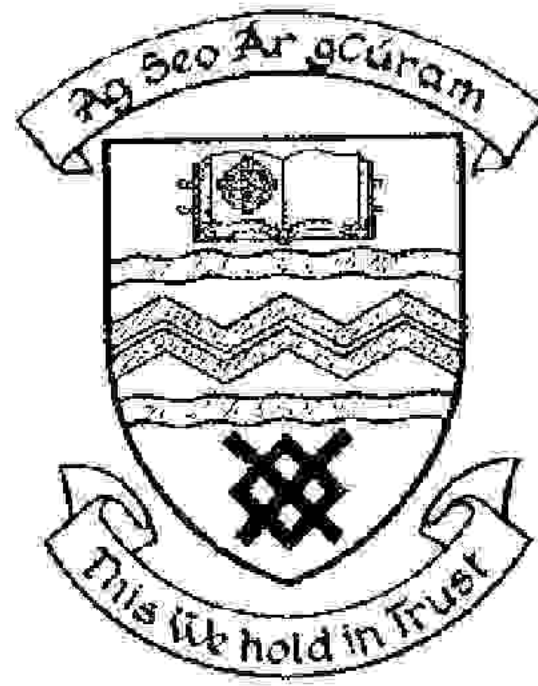


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0836	
1. Location	1 Woodville Walk, Lucan, Co. Dublin.		
2. Development	Erect a 2 storey house.		
3. Date of Application	12/12/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 09/01/2002 2.	1. 17/01/2002 2.
4. Submitted by	Name: Peter White Associates, Address: 34 Belgrave Square, Rathmines,		
5. Applicant	Name: Mr Pat Fetherstone, Address: 6 High Road, Kilmainham, Dublin 8.		
6. Decision	O.C.M. No. 0596 Date 14/03/2002	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0877 Date 26/04/2002	Effect AA GRANT APPROVAL	
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
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Peter White Associates,
34 Belgrave Square,
Rathmines,
Dublin 6.

NOTIFICATION OF GRANT OF Approval

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 0877	Date of Final Grant 26/04/2002
Decision Order Number 0596	Date of Decision 14/03/2002
Register Reference S01A/0836	Date 17/01/02

Applicant Mr Pat Fetherstone,

Development Erect a 2 storey house.

Location 1 Woodville Walk, Lucan, Co. Dublin.

Floor Area 97.80 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/01/2002 /17/01/2002

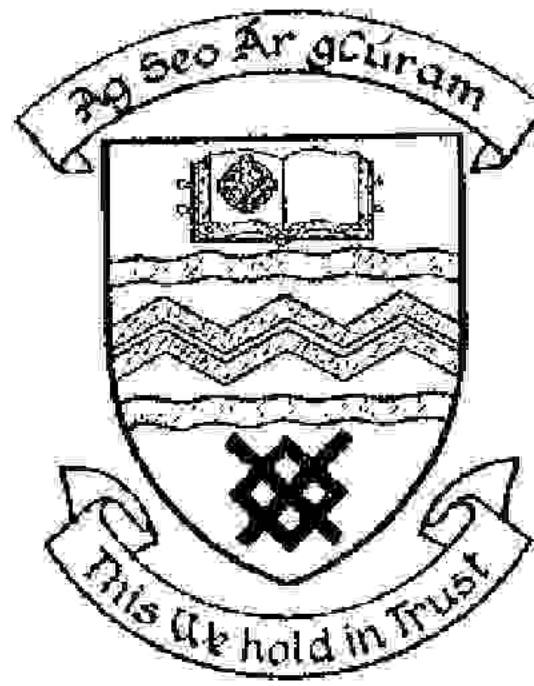
A Approval has been granted for the development described above,
subject to the following (18) Conditions.

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Conditions and Reasons

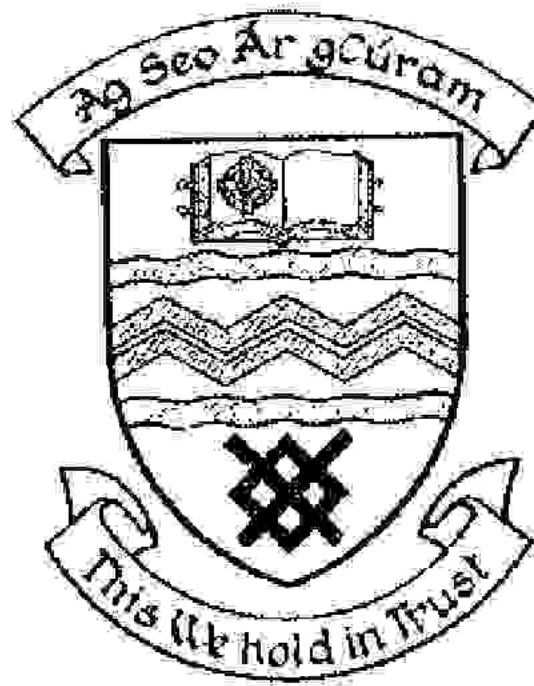
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the entire premises 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 Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
REASON:
In the interest of the proper planning and development 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 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.
- 7 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
REASON:

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REG. REF. S010/08/04 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

- 8 The proposal shall provide for two number off street car parking spaces.

REASON:

In the interest of 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.

- (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (b) Applicant to ensure full and complete separation of foul and surface water systems.
- (c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (d) The property shall have its own individual service connection to the public watermain and 24 hour storage.
- (e) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 10 The proposed dwelling shall be numbered as no.1A Woodville Walk

REASON:

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

- 11 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) 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:

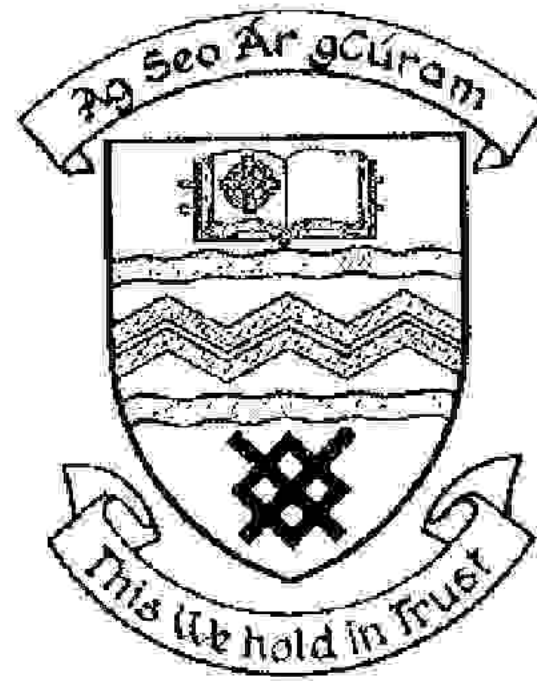
The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the cost of providing the services.

- 12 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) 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 facilitates 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.

- 13 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That a financial contribution in the sum of EUR 508 (five hundred and eight euro) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/ Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 15 That a financial contribution in the sum of EUR 127 (one hundred and twenty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; this contribution to be paid before the commencement of development on the site.

REASON:

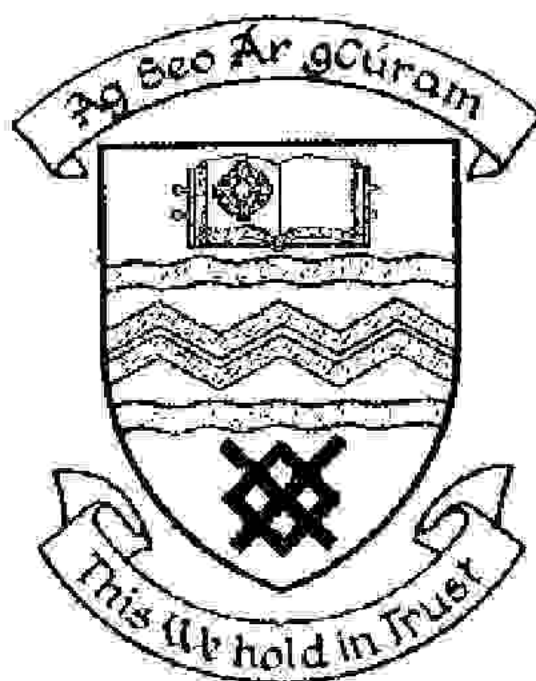
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S016/08/04 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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.

- 16 That a financial contribution in the sum of EUR 63 (sixty three euro) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- 17 That a financial contribution in the sum of EUR 147 (one hundred and forty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- 18 The gap between the existing dwelling and the proposed dwelling shall be 2.3 metres.

REASON:

To meet Development Plan standards.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

SOUTH DUBLIN COUNTY COUNCIL

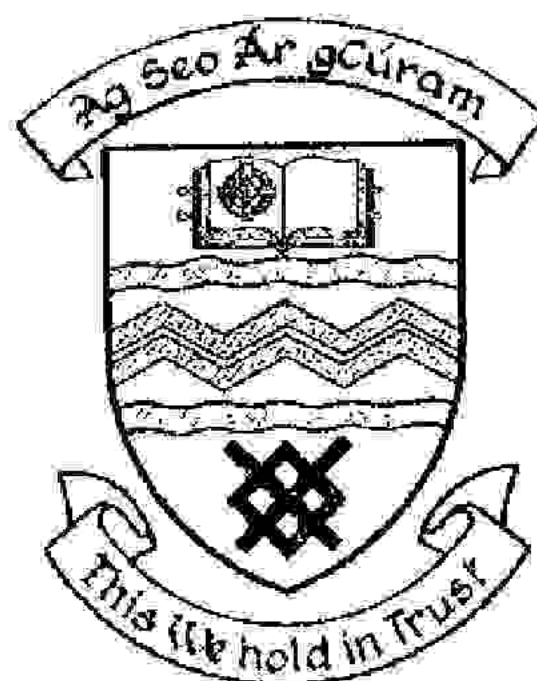
REG REF. S01A/0839

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Signed on behalf of South Dublin County Council.

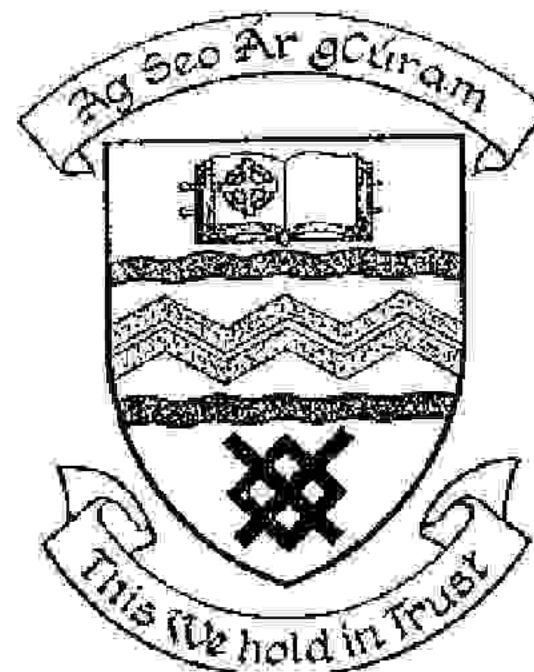
.....26/04/02
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT APPROVAL
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0596	Date of Decision 14/03/2002
Register Reference S01A/0836	Date: 12/12/01

Applicant Mr Pat Fetherstone,
Development Erect a 2 storey house.
Location 1 Woodville Walk, Lucan, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 09/01/2002 /17/01/2002
Clarification of 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 of South Dublin, did by Order dated as above make a DECISION TO GRANT APPROVAL in respect of the above proposal.
Subject to the conditions (18) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

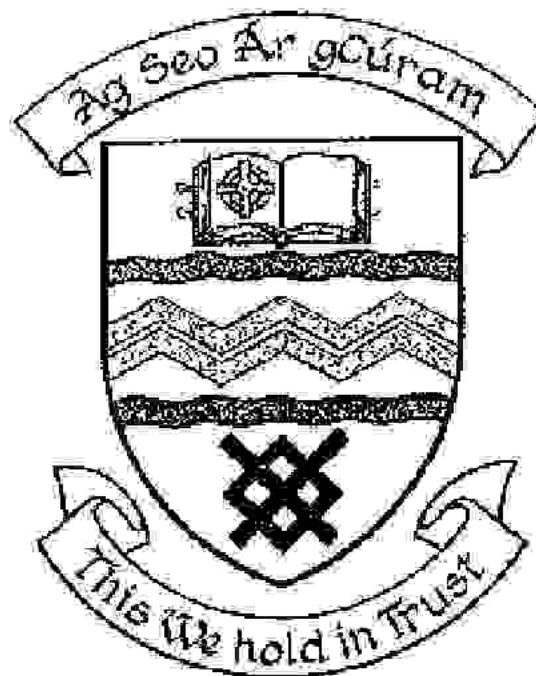
 14/03/02
for SENIOR ADMINISTRATIVE OFFICER

Peter White Associates,
34 Belgrave Square,
Rathmines,
Dublin 6.

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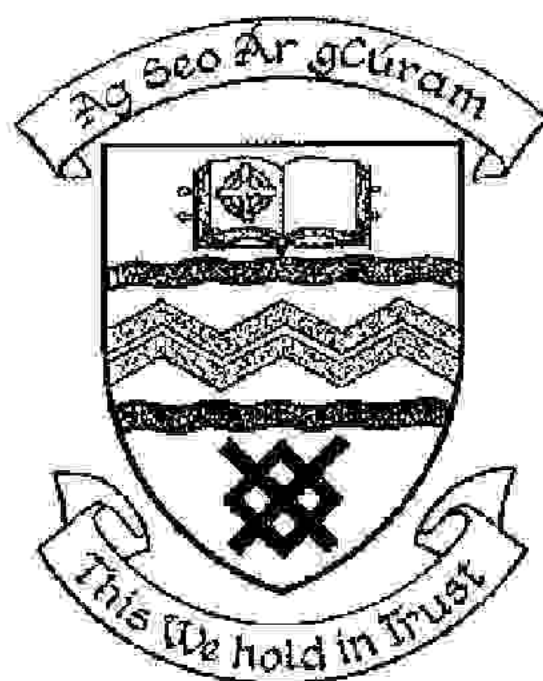
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REG REF. S01A/0836

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 entire premises 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 Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
REASON:
In the interest of the proper planning and development 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 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.

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REG. REF. S01A/0836

- 7 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

REASON:

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

- 8 The proposal shall provide for two number off street car parking spaces.

REASON:

In the interest of 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.

- (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (b) Applicant to ensure full and complete separation of foul and surface water systems.
- (c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (d) The property shall have its own individual service connection to the public watermain and 24 hour storage.
- (e) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 10 The proposed dwelling shall be numbered as no.1A Woodville Walk

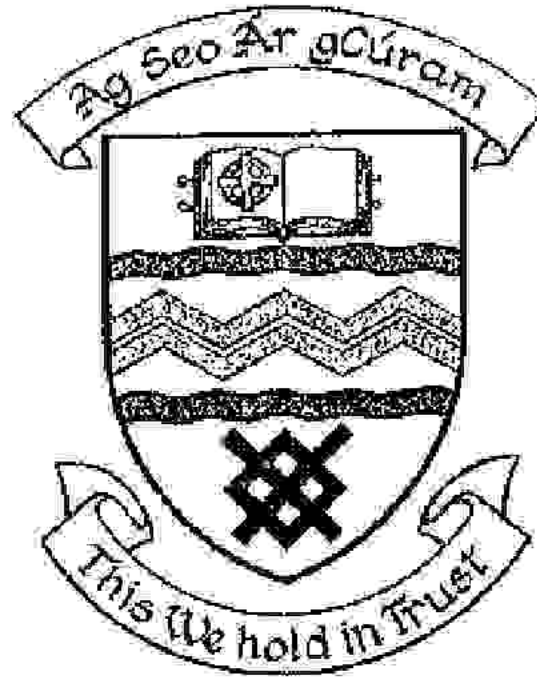
REASON:

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

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- 11 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) 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.

- 12 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) 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 facilitates 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.

- 13 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement 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:

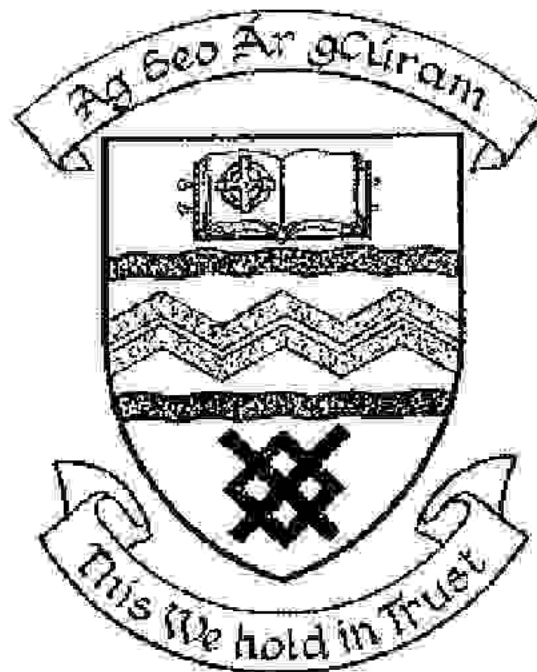
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- 14 That a financial contribution in the sum of EUR 508 (five hundred and eight euro) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/

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REG. REF. S01A/0836

Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 15 That a financial contribution in the sum of EUR 127 (one hundred and twenty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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.

- 16 That a financial contribution in the sum of EUR 63 (sixty three euro) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

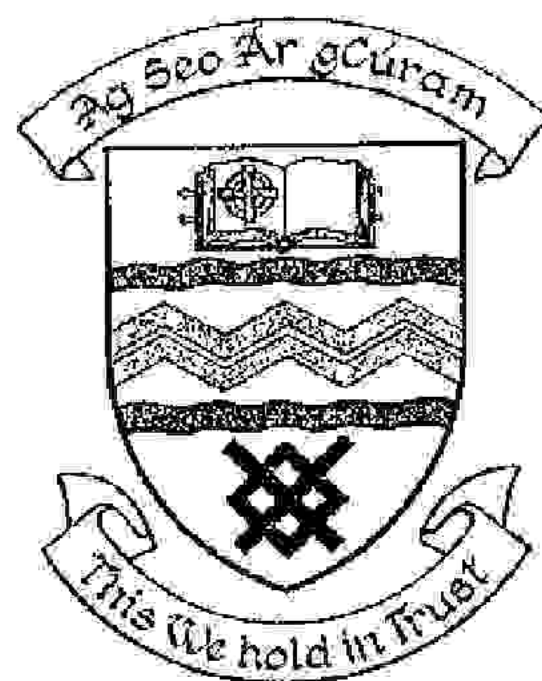
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 17 That a financial contribution in the sum of EUR 147 (one hundred and forty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

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REG REF. S01A/0836

- 18 The gap between the existing dwelling and the proposed dwelling shall be 2.3 metres.

REASON:

To meet Development Plan standards.