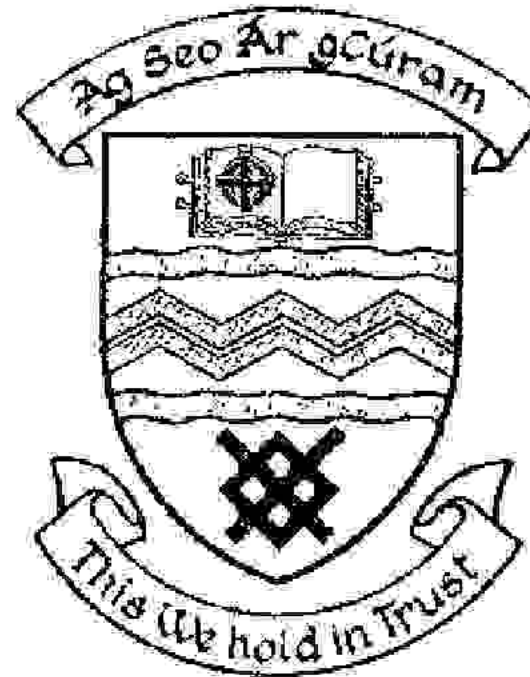


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0729	
1. Location	48A Foxborough Avenue, Lucan, Co. Dublin.		
2. Development	Four bedroomed detached house to side to match existing houses.		
3. Date of Application	05/11/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/12/2001 2.	1. 18/06/2002 2.
4. Submitted by	Name: Paul Redmond, Address: 50 River Forest View, Leixlip,		
5. Applicant	Name: Mr John Duggan, Address: 400 Ryevale Lawns, Leixlip, Co. Kildare.		
6. Decision	O.C.M. No. 2881  Date 16/08/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3230  Date 27/09/2002	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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Tamhlacht, Baile Átha Cliath 24.

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Paul Redmond,  
50 River Forest View,  
Leixlip,  
Co. Kildare.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 3230	Date of Final Grant 27/09/2002
Decision Order Number 2881	Date of Decision 16/08/2002
Register Reference S01A/0729	Date 18/06/02

**Applicant** Mr John Duggan,

**Development** Four bedroomed detached house to side to match existing houses.

**Location** 48A Foxborough Avenue, Lucan, Co. Dublin.

**Floor Area** 312.00 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 19/12/2001 /18/06/2002

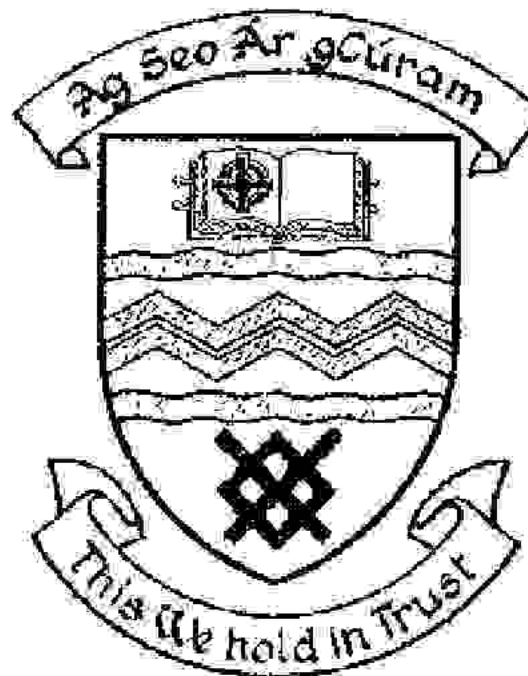
A Permission has been granted for the development described above,  
subject to the following (16) Conditions.

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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 and additional information received on 18/06/02, 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.
- 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 private garden 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 dwelling.  
REASON:  
In the interest of the proper planning and development of the area.

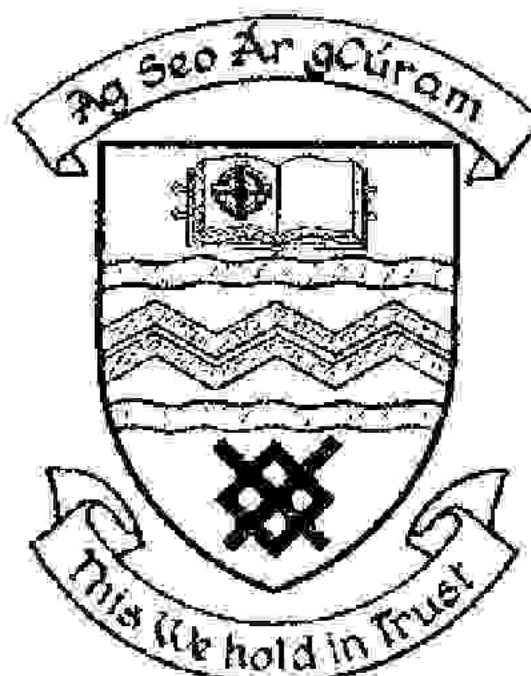


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- 8 The proposal shall provide for two number off street car parking spaces.  
Reason: In the interest of proper planning and development of the area.
- 9 That the water supply and drainage arrangements, including the disposal of surface water, be 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) The property shall have its own individual service connection to the public watermain and 24hour storage.  
(d) 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. 48A Foxborough Avenue.  
Reason: In the interest of proper planning and development of the area.
- 11 Prior to commencement of development revised plan drawings shall be submitted showing the first floor east elevation window. This window and the first floor west elevation window shall be glazed with obscure glass.  
REASON:  
In the interests of privacy and residential amenity.
- 12 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.
- 13 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

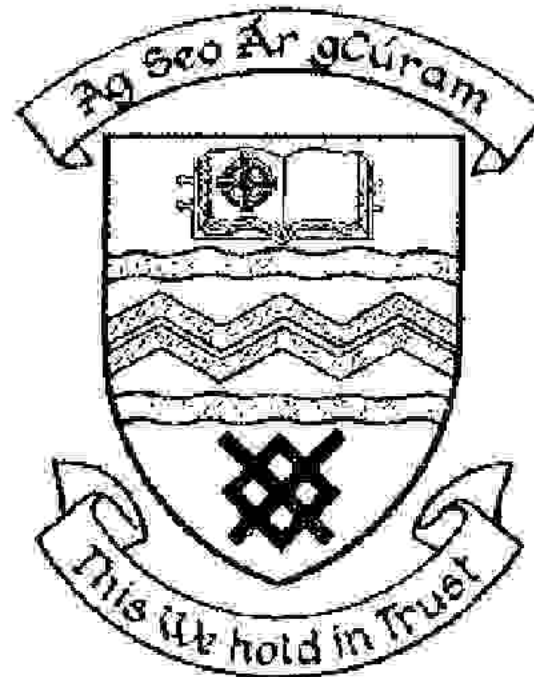
# SOUTH DUBLIN COUNTY COUNCIL

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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.

- 14 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.

- 15 That a financial contribution in the sum of EUR 750 (seven hundred and fifty euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will 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 the works.

- 16 That a financial contribution in the sum of EUR 211 (two hundred and eleven 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:**

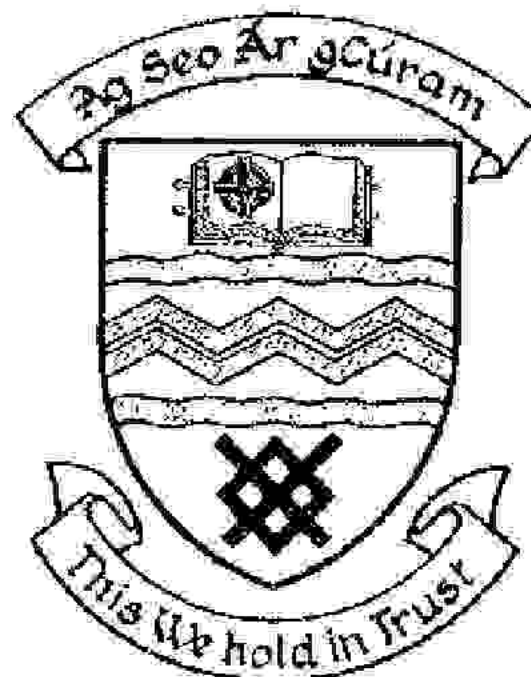
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.



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- (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.

Signed on behalf of South Dublin County Council.

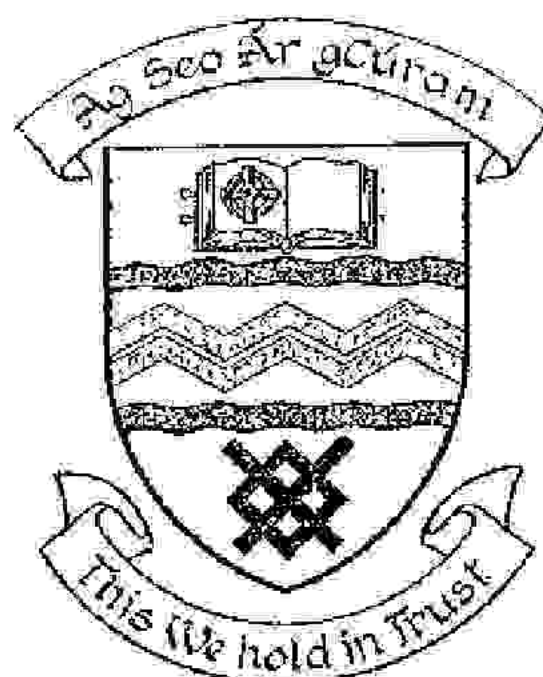
.....27/09/02  
for SENIOR ADMINISTRATIVE OFFICER

C

**SOUTH DUBLIN COUNTY COUNCIL**  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING & DEVELOPMENT ACT 2000**

Decision Order Number 2881	Date of Decision 16/08/2002
Register Reference S01A/0729	Date: 05/11/01

Applicant                      Mr John Duggan,

Development                  Four bedroomed detached house to side to match existing houses.

Location                      48A Foxborough Avenue, Lucan, Co. Dublin.

Floor Area                      Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received                  19/12/2001 /18/06/2002

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 PERMISSION in respect of the above proposal.

Subject to the conditions ( 16 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

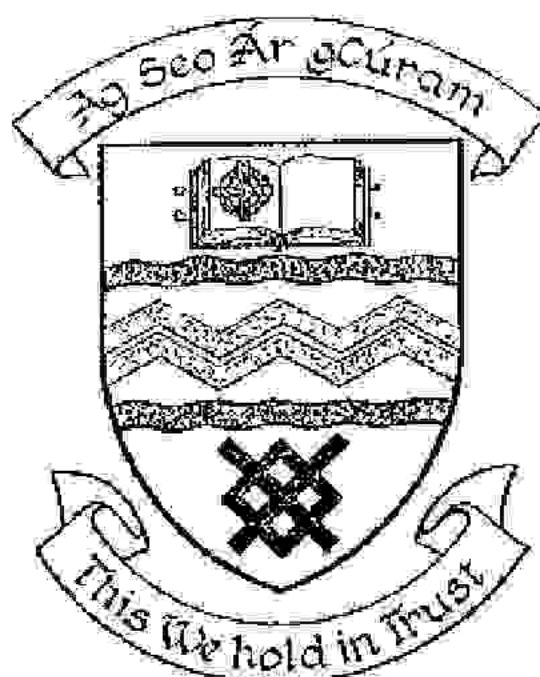
..... 16/08/02  
for SENIOR PLANNER

Paul Redmond,  
50 River Forest View,  
Leixlip,  
Co. Kildare.

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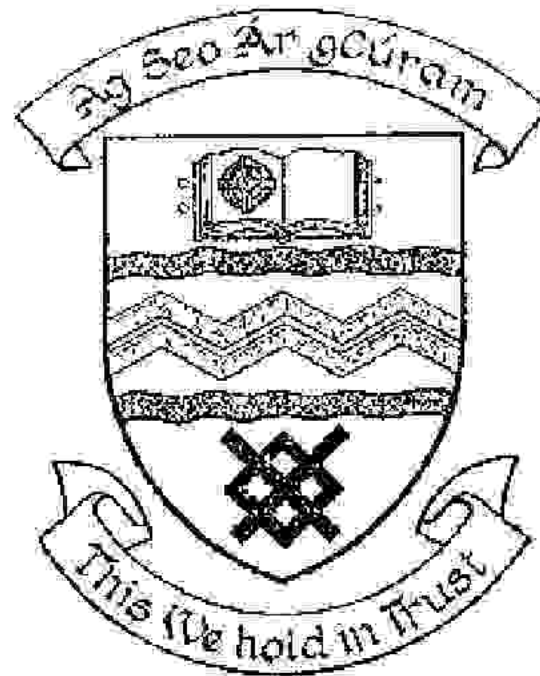
REG REF. S01A/0729

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 and additional information received on 18/06/02, 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.
- 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 private garden be levelled, soiled and seeded and landscaped to the satisfaction of the County



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REG. REF. S01A/0729

Council and to be available for use by residents on completion of their dwelling.

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.  
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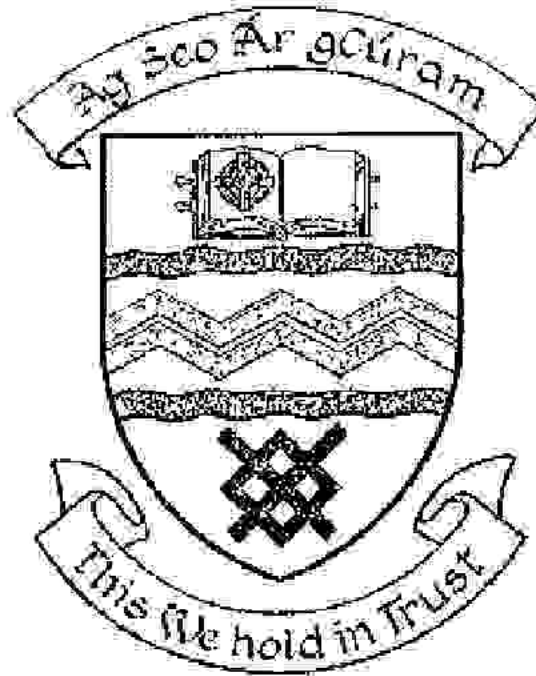
- 11 Prior to commencement of development revised plan drawings shall be submitted showing the first floor east elevation window. This window and the first floor west elevation window shall be glazed with obscure glass.

REASON:

In the interests of privacy and residential amenity.

- 12 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

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REG REF. S01A/0729

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.

- 13 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:**

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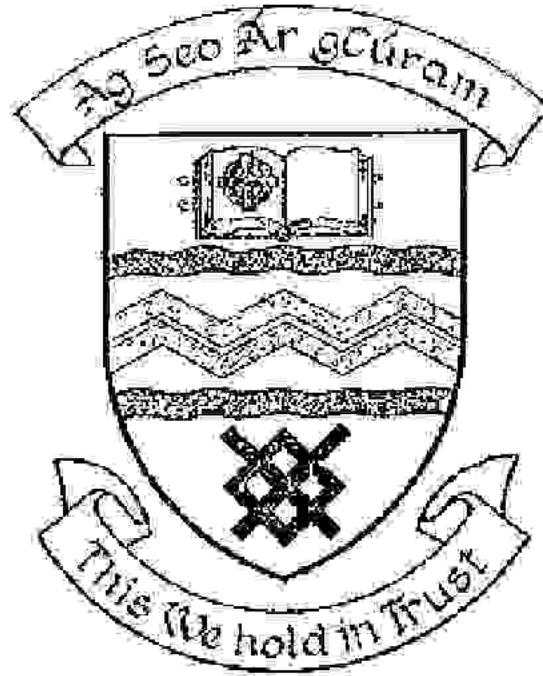
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REG. REF. S01A/0729

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.

- 16 That a financial contribution in the sum of EUR 211 (two hundred and eleven 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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3741	Date of Decision 19/12/2001
Register Reference S01A/0729	Date: 05/11/01

Applicant                      Mr John Duggan,  
Development                 4 new apartments to elevationally match existing houses  
  
Location                      48A, 48B Foxborough Avenue, Lucan, Co. Dublin.  
  
App. Type                     Permission

Dear Sir/Madam,

With reference to your planning application, received on 05/11/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1        The proposed development would be too close to the boundary wall of Ballyowen Road - a 9m distance is required. Please submit revised drawings deleting no. 48b. Number 48a should be retained as a single dwelling unit (apartments would be unacceptable) and should be modified to be 9m from the boundary wall for the entire length of the dwelling. A 2.3m distance must be provided between the proposed dwelling and the adjoining dwelling. Revised public notice procedures will be necessary.

Signed on behalf of South Dublin County Council

  
.....  
For Senior Administrative Officer

19/12/01

Paul Redmond,  
50 River Forest View,  
Leixlip,  
Co. Kildare.