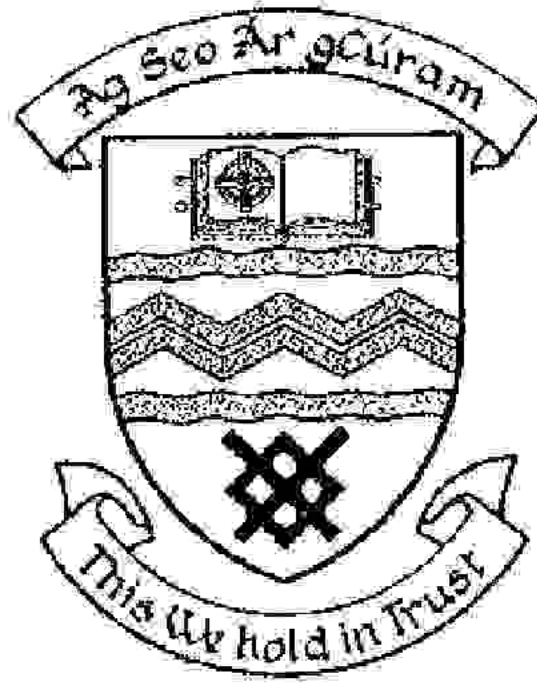


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0717	
1. Location	The Bungalow, Tandys Lane, Lucan, Co. Dublin.		
2. Development	Revisions to previously granted permission Reg. Ref. S00A/0453 to a detached, 2 storey dwelling with off street parking to side of		
3. Date of Application	30/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/11/2001 2.	1. 12/12/2001 2.
4. Submitted by	Name: Stephen Molloy Architects, Address: 12 Castleknock Green, Dublin 15.		
5. Applicant	Name: John & Paul Madden, Address: The Bungalow, Tandys Lane, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 3489  Date 08/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0476  Date 21/03/2002	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**  
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Stephen Molloy Arch  
12 Castleknock Green  
Dublin 15.

Date: 03/04/02

Reg. Ref. no. S01A/0717

RE : Revisions to previously granted permission Reg. Ref. S00A/0453 to a detached,  
2 storey dwelling with off street parking to side.

Dear Sir,

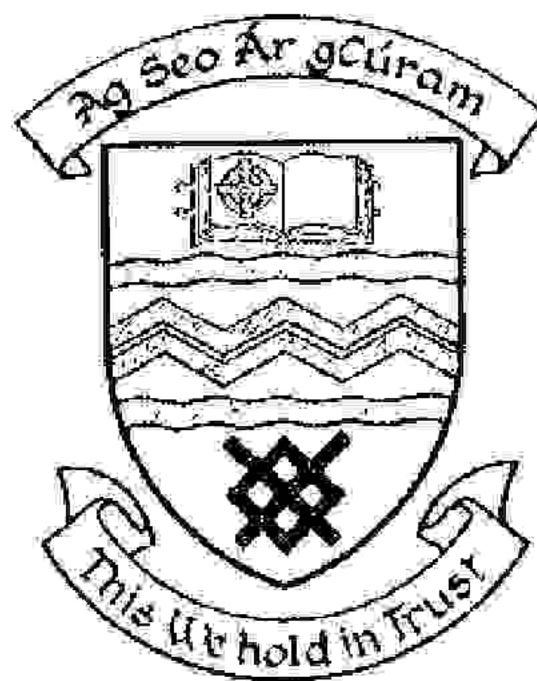
Please be advised that due to a typographical error the Final Grant Order Number for the above application appeared as 0476. The Final Grant Order Number should read 0476a. This letter should be read in conjunction with the original Notification of Grant of Permission.

I apologise for any inconvenience caused.

Yours sincerely,

  
for Senior Administrative Officer.

SOUTH DUBLIN COUNTY COUNCIL  
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Stephen Molloy Architects,  
12 Castleknock Green,  
Dublin 15.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0476	Date of Final Grant 21/03/2002
Decision Order Number 3489	Date of Decision 08/02/2002
Register Reference S01A/0717	Date 12/12/01

**Applicant** John & Paul Madden,

**Development** Revisions to previously granted permission Reg. Ref. S00A/  
0453 to a detached, 2 storey dwelling with off street  
parking to side of

**Location** The Bungalow, Tandys Lane, Lucan, Co. Dublin.

**Floor Area** 218.00 Sq Metres

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

**Additional Information Requested/Received** 28/11/2001 /12/12/2001

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



# SOUTH DUBLIN COUNTY COUNCIL

REG REF.

S01A/0717

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## Conditions and Reasons

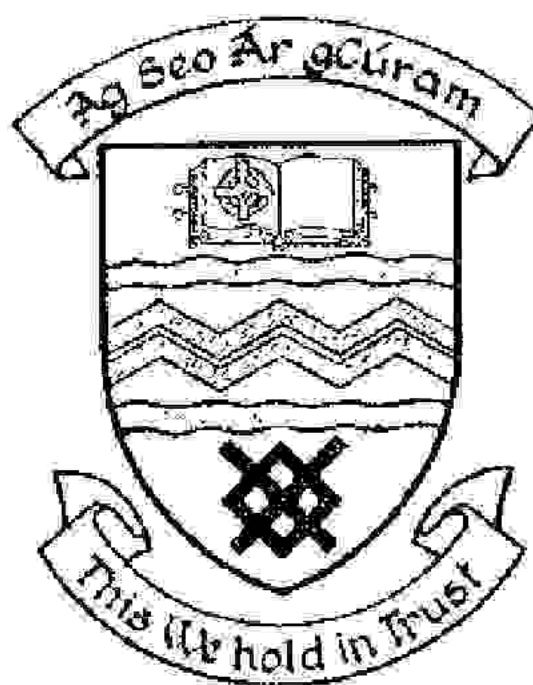
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
- 2 That the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That all 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 The following requirements of the Environmental Services Department are to be met in full:
  - a) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - b) The applicant is to ensure full and complete separation of the 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 watermains and 24hr 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.
- 5 The applicant shall submit for agreement by the Planning Authority, full details of the surface water drainage plans showing the exact location of all drains, manholes, AJs etc. located within the site boundary as well as the adjacent sewer to which the house drainage connects. This layout

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S015707 ~~CON~~HAIRLE CHONTAE ÁTHA CLIATH THEAS

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shall be in accordance with the Building Regulations and shall clearly show full and complete separation of the foul and surface water systems.

REASON:

In the interest of public health.

- 6 That before development commences; the applicant shall submit for the written agreement by the Planning Authority full details of the boundary treatment. A layout plan shall show the existing boundary treatment and the proposed treatment.

REASON:

In the interest of the amenities of adjoining residential property.

- 7 The window at first floor level on the north elevation shall be omitted and the window on the south elevation at first floor level shall be of obscured glass.

REASON:

In the interest of the proper planning and development of the area and in the interest of residential amenity.

- 8 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.

- 9 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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

- 10 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.

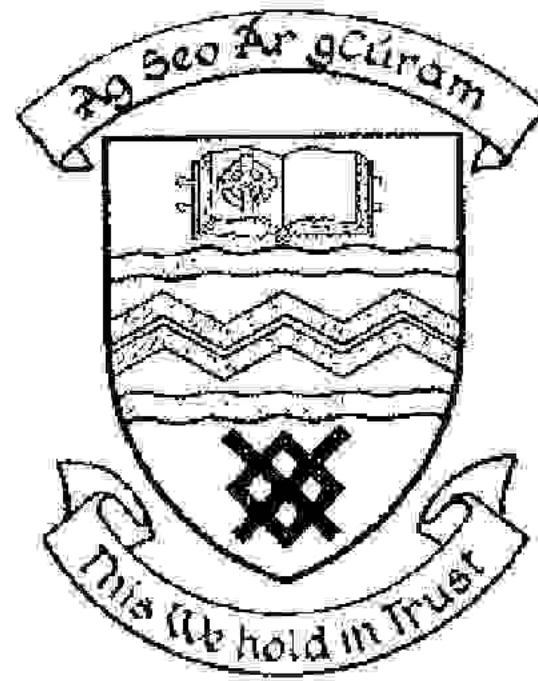


# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0937 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 11 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.

- 12 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.

- 13 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.

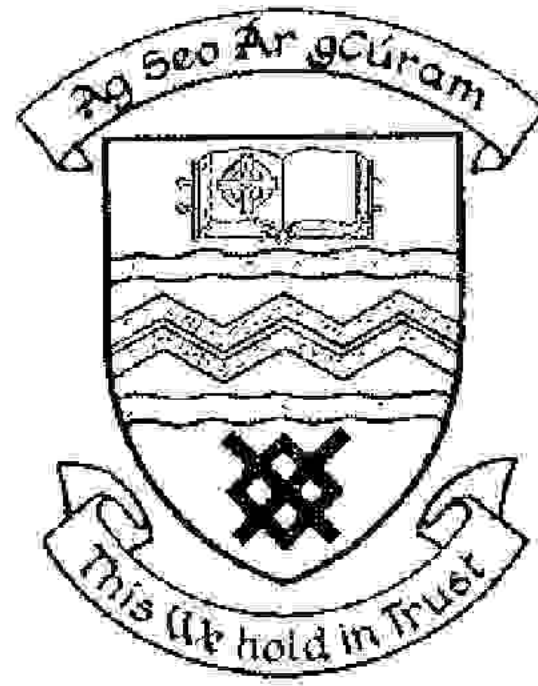
- 14 That a financial contribution in the sum of EUR 127 (one hundred and twenty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; this contribution to be paid before the commencement of development on the site.

REASON:

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

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/07/17 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

- 15 That a financial contribution in the sum of EUR 465 (four hundred and sixty five euro) be paid by the proposer to South Dublin County Council towards the cost of the Lucan Spa Rising Main Scheme 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.

- 16 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.

- (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.

.....22/03/02  
for SENIOR ADMINISTRATIVE OFFICER



C

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Decision Order Number 3489	Date of Decision 08/02/2002
Register Reference S01A/0717	Date: 30/10/01

Applicant John & Paul Madden,

Development Revisions to previously granted permission Reg. Ref. S00A/0453 to a detached, 2 storey dwelling with off street parking to side of

Location The Bungalow, Tandys Lane, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 28/11/2001 /12/12/2001

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

  
..... 08/02/02  
for SENIOR ADMINISTRATIVE OFFICER

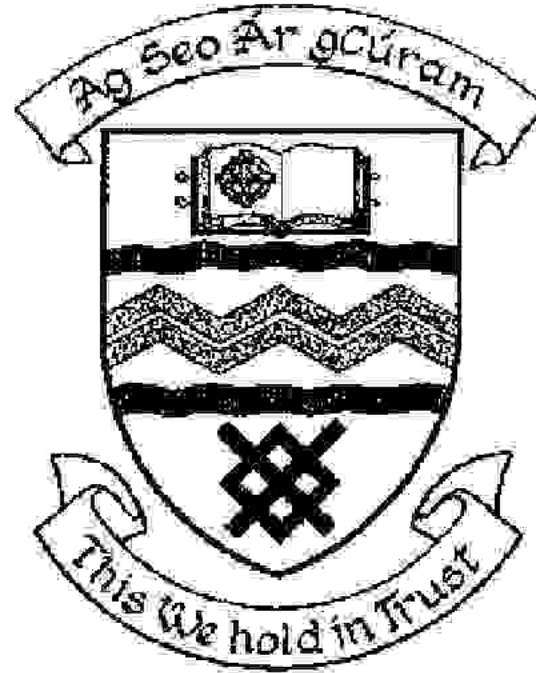
Stephen Molloy Architects,  
12 Castleknock Green,  
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REG REF. S01A/0717

**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 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 The following requirements of the Environmental Services Department are to be met in full:

- a) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- b) The applicant is to ensure full and complete separation of the 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 watermains and 24hr 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:**

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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REG. REF. S01A/0717

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

- 5 The applicant shall submit for agreement by the Planning Authority, full details of the surface water drainage plans showing the exact location of all drains, manholes, AJs etc. located within the site boundary as well as the adjacent sewer to which the house drainage connects. This layout shall be in accordance with the Building Regulations and shall clearly show full and complete separation of the foul and surface water systems.

REASON:

In the interest of public health.

- 6 That before development commences; the applicant shall submit for the written agreement by the Planning Authority full details of the boundary treatment. A layout plan shall show the existing boundary treatment and the proposed treatment.

REASON:

In the interest of the amenities of adjoining residential property.

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REASON:

In the interest of the proper planning and development of the area and in the interest of residential amenity.

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REASON:

To protect the amenities of the area.

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



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REG REF. S01A/0717

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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.

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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.

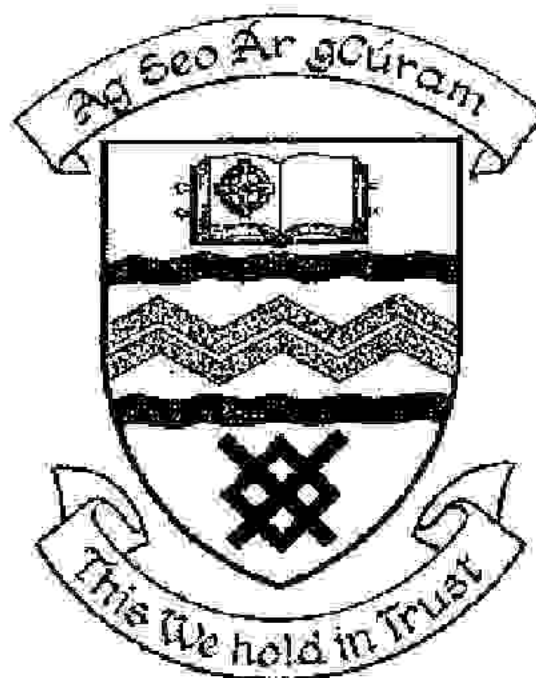
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It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

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REG. REF. S01A/0717

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.

- 14 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:**

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**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.