

	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/0617	
1. Location	1 Hillcrest Heights, Lucan, Co. Dublin.		
2. Development	2 storey detached dwelling house to side.		
3. Date of Application	21/09/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/11/2001 2. 30/01/20	1. 04/12/2001 2. 08/02/20
4. Submitted by	Name: Architect & Planning Services, Address: 10 The Close, Temple Manor,		
5. Applicant	Name: Bridget Dunne, Address: 1 Hillcrest Heights, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0616 Date 03/04/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1019 Date 16/05/2002	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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Architect & Planning Services,
10 The Close,
Temple Manor,
Celbridge,
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 1019	Date of Final Grant 16/05/2002
Decision Order Number 0616	Date of Decision 03/04/2002
Register Reference S01A/0617	Date 08/02/02

Applicant Bridget Dunne,

Development 2 storey detached dwelling house to side.

Location 1 Hillcrest Heights, Lucan, Co. Dublin.

Floor Area 117.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/11/2001 /04/12/2001

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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REG REF. S01A/01



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Conditions and Reasons

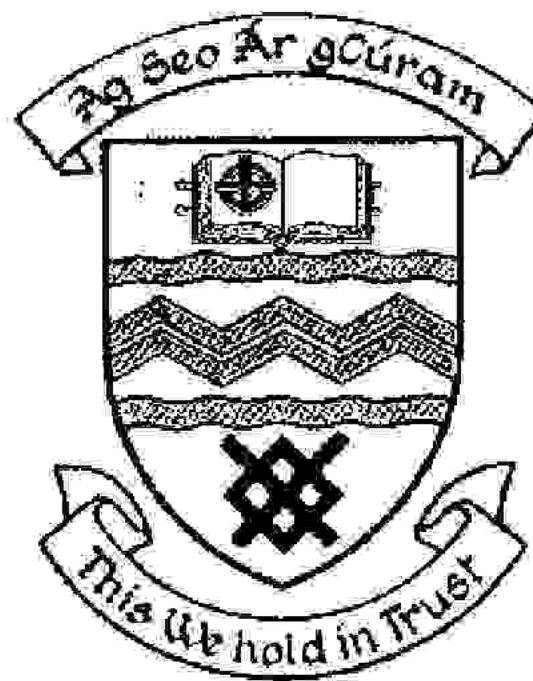
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 04/12/01 and Clarification of Additional Information received on 08/02/02, save as 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 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 no dwellinghouse 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.
 - (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

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space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

- (d) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (e) The property shall have its own individual service connection to the public watermain and 24 hour storage.
- (f) 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.

- 7 The proposed dwelling shall be called no 1A Hillcrest Heights, unless otherwise agreed with the Planning Authority.

REASON:

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

- 8 The footpath and kerb to be dished and the new driveway constructed for the existing house to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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

- 9 If it is necessary to relocate or replace the street tree it shall be at the applicants expense.

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:

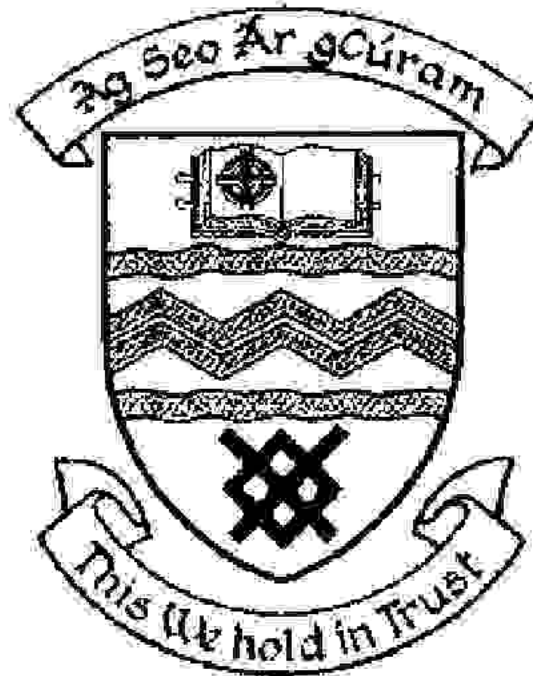
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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REG REF. SOLA **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.

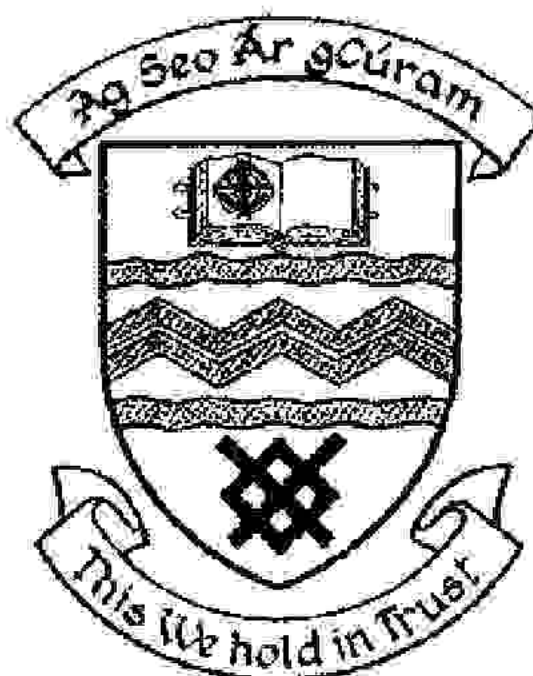
- 14 That a financial contribution in the sum of EUR 127 (one hundred and twenty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; this contribution to be paid before the commencement of development on the site.

REASON:

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

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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 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.

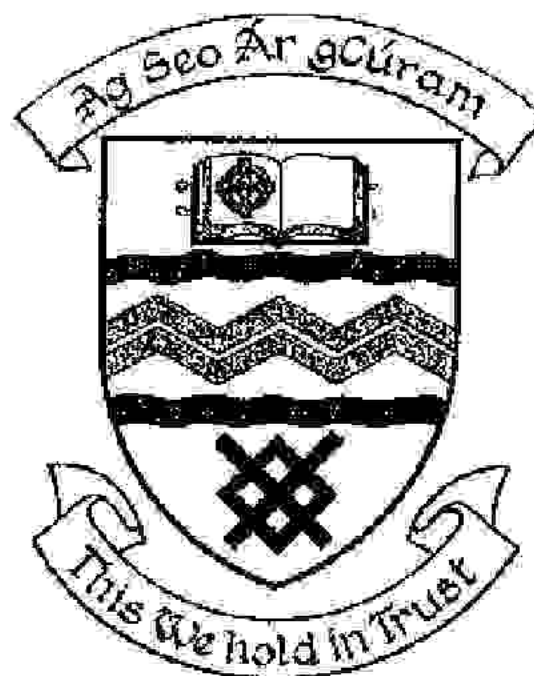
[Signature]16/05/02
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 3414	Date of Decision 19/11/2001
Register Reference S01A/0617	Date: 21/09/01

Applicant Bridget Dunne,
Development 2 storey detached dwelling house to side.

Location 1 Hillcrest Heights, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/09/01 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:

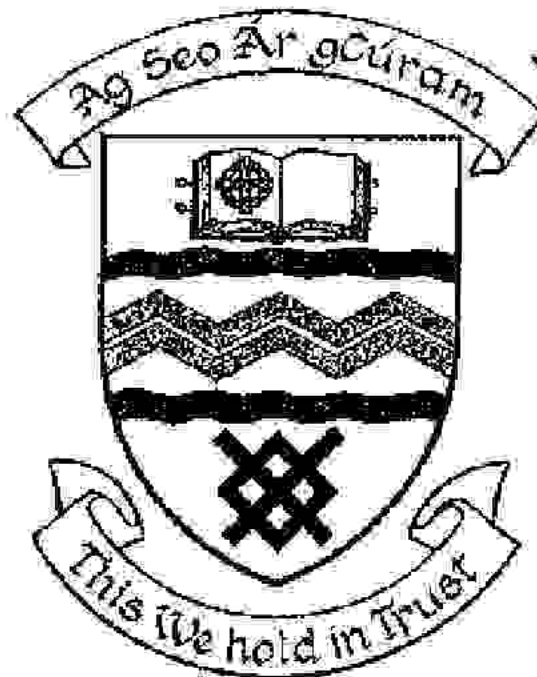
- 1 a) The applicant is requested to submit a revised house design/layout such that no part of the proposed house lies within 5m of the 225mm watermain. The location of the watermain relative to the house shall be clearly shown on the revised drawings.
 b) The applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the watermain from damage. These details shall include constructing the foundations beneath the invert level of the watermain.
- 2 The applicant shall submit a revised house design which can accommodate development plan standards in relation to separation distance between houses, (2.3m) rear garden depths (11m) and distances between first floor opposing windows (22m). The applicant is advised to contact Ms. Hazel McCarthy Area Planner (01) 4149000 Ext. 2335) prior to the submission of a response to this request.

Architect & Planning Services,
10 The Close,
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Co. Kildare.

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Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

19/11/01