

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0853	
1. Location	40 Hillcrest Lawns, Lucan, Co. Dublin.		
2. Development	4 bedroomed terraced dwelling to the side of and within the curtilage		
3. Date of Application	11/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Melinda Wynne Address: 40 Hillcrest Lawns, Lucan,		
5. Applicant	Name: Melinda Wynne Address: 40 Hillcrest Lawns, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0301 Date 08/02/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0606 Date 26/03/2001	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

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0301	Date of Decision 08/02/2001
Register Reference S00A/0853	Date: 11/12/00

Applicant Melinda Wynne

Development 4 bedroomed terraced dwelling to the side of and within the curtilage

Location 40 Hillcrest Lawns, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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.

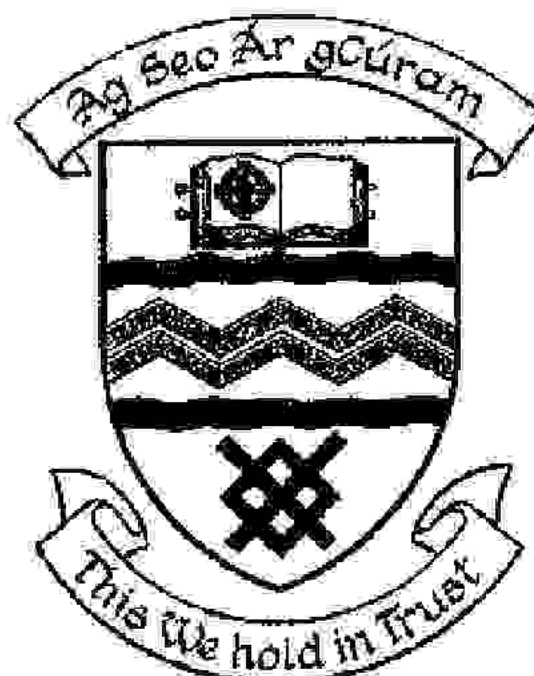
..... 08/02/01
for SENIOR ADMINISTRATIVE OFFICER

Melinda Wynne
40 Hillcrest Lawns,
Lucan,
Co. Dublin.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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County Hall,
Town Centre, Tallaght,
Dublin 24.

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Fax: 01-414 9104

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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 external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 Any garage or shed constructed shall be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.
REASON:
To prevent unauthorised development.
- 5 That the water supply, drainage arrangements and the disposal of surface water, be in accordance with the requirements of the County Council and in particular the following shall be complied with:
 - (a) The proposal as submitted, to direct the foul drainage from the proposed development and the six adjoining terraced houses, under the new dwelling is unacceptable. The applicant shall submit a revised proposal for the written agreement of the Environmental Services Department prior to commencement of development showing a revised foul drainage layout, which directs the foul drainage around the new dwelling before connecting into the public foul sewer.
 - (b) Drawings shall be submitted, clearly showing the

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
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Telefon: 01-414 9000
Facs: 01-414 9104



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DEPARTMENT**
County Hall,
Town Centre, Tallaght,
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Fax: 01-414 9104

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- point of connection from house surface water drainage system to public surface water sewer.
- (c) A new water connection is required for the house, which shall be separate to the existing connection. This connection and tapping of mains to be carried out by South Dublin County Council at the applicant's expense. A sufficient storage supply of water for a 24-hour period shall be provided.
- (d) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

REASON:

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

- 6 Two number off street parking spaces at both existing/proposed houses shall be provided. This will involve the provision of a double width driveway at the existing house.

REASON:

In the interest of amenity and traffic safety.

- 7 The following requirements in relation to parking to be complied with:
- (a) Footpath and kerb to be dished and the new driveway constructed for the existing house to be to the satisfaction of the Area Engineer, Roads Maintenance.
- (b) Footpath and kerb to be dished and the new driveway constructed for rear garden entrance (to proposed house) to be to the satisfaction of the Area Engineer, Roads Maintenance.
- (c) Footpath and kerb to be dished and the widening of the existing entrance for the car space at front of the proposed house to be to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

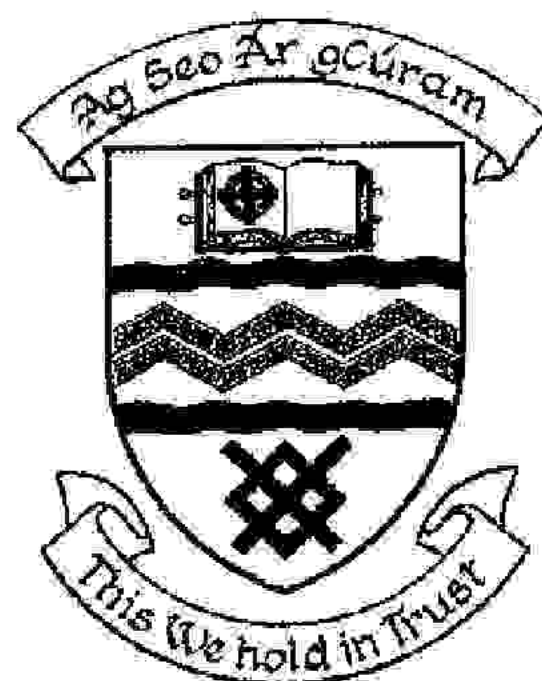
In the interests of traffic safety.

- 8 The existing tree to boundary shall be removed at the applicants expense. A financial contribution of £300 (Three Hundred Pounds) EUR 380 (Three Hundred and Eighty Euros) to be paid to SDCC prior to commencement of development for replacement planting in the event of the tree being removed.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
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Telefon: 01-414 9000
Facs: 01-414 9104



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Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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REASON:

In the interest of visual amenity.

- 9 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.

- 10 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.

- 11 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) 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 £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) 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.

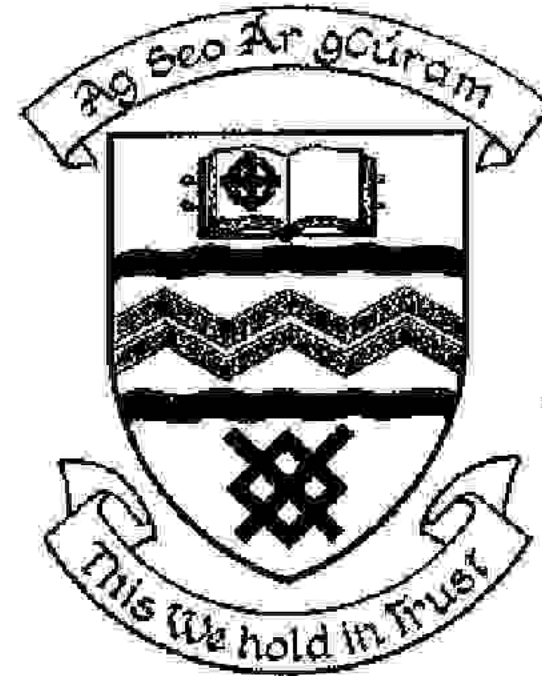
REASON:

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

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
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County Hall,
Town Centre, Tallaght,
Dublin 24.

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Fax: 01-414 9104

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improvement works and traffic management schemes
facilitating the proposed development.

- 13 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) 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 £100 (One Hundred Pounds) EUR 127 (One Hundred and Twenty Seven Euros) 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.

- 15 That a financial contribution in the sum of £400 (four hundred pounds) EUR 507 (five hundred and seven euros) 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.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tarnhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
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Fax: 01-414 9104

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- 16 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.

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1. Location	40 Hillcrest Lawns, Lucan, Co. Dublin.		
2. Development	4 bedroomed terraced dwelling to the side of and within the curtilage		
3. Date of Application	11/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Melinda Wynne Address: 40 Hillcrest Lawns, Lucan,		
5. Applicant	Name: Melinda Wynne Address: 40 Hillcrest Lawns, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0301 Date 08/02/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0606 Date 26/03/2001	Effect AP GRANT PERMISSION	
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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

Melinda Wynne
40 Hillcrest Lawns,
Lucan,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0606	Date of Final Grant 26/03/2001
Decision Order Number 0301	Date of Decision 08/02/2001
Register Reference S00A/0853	Date 11/12/00

Applicant Melinda Wynne

Development 4 bedroomed terraced dwelling to the side of and within the curtilage

Location 40 Hillcrest Lawns, Lucan, Co. Dublin.

Floor Area 110.88 Sq Metres

Time extension(s) up to and including

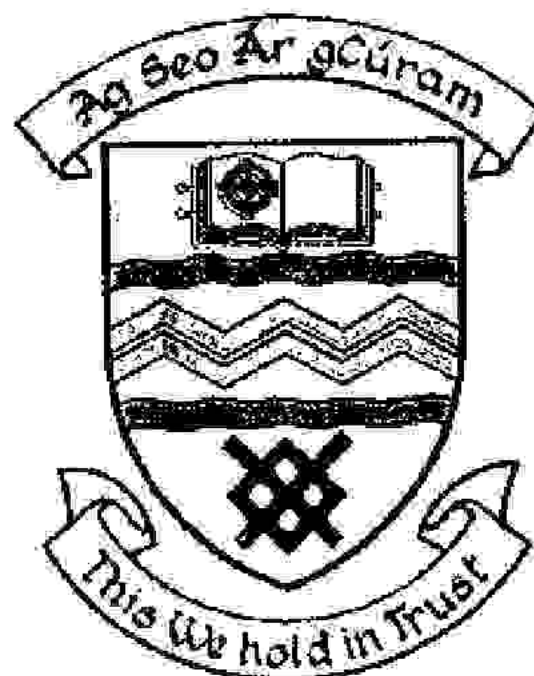
Additional Information Requested/Received /

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

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Halla an Chontae
 Lár an Bhaile, Tamhlacht
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Telefon: 01-414 9230
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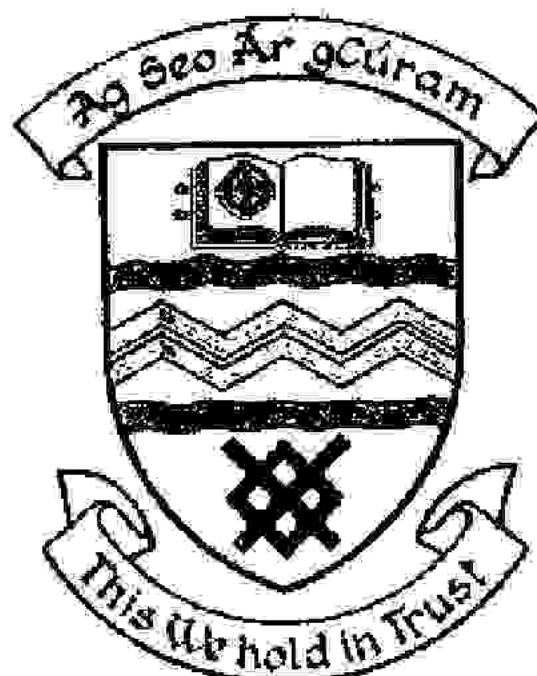
Conditions and Reasons

- 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 external finishes harmonise in colour and texture with the existing premises.
 REASON:
 In the interest of visual amenity.
- 4 Any garage or shed constructed shall be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.
 REASON:
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- 5 That the water supply, drainage arrangements and the disposal of surface water, be in accordance with the requirements of the County Council and in particular the following shall be complied with:
 - (a) The proposal as submitted, to direct the foul drainage from the proposed development and the six adjoining terraced houses, under the new dwelling is unacceptable. The applicant shall submit a revised proposal for the written agreement of the Environmental Services Department prior to commencement of development showing a revised foul drainage layout, which directs the foul drainage around the new dwelling before connecting into the public foul sewer.
 - (b) Drawings shall be submitted, clearly showing the point of connection from house surface water drainage system to public surface water sewer.
 - (c) A new water connection is required for the house, which shall be separate to the existing connection. This connection and tapping of mains to be carried out by South Dublin County Council at the applicant's expense. A sufficient storage supply of

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9230
 Facs: 01-414 9104



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Telephone: 01-414 9230
 Fax: 01-414 9104

- water for a 24-hour period shall be provided.
- (d) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

REASON:

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

- 6 Two number off street parking spaces at both existing/proposed houses shall be provided. This will involve the provision of a double width driveway at the existing house.

REASON:

In the interest of amenity and traffic safety.

- 7 The following requirements in relation to parking to be complied with:
- (a) Footpath and kerb to be dished and the new driveway constructed for the existing house tp be to the satisfaction of the Area Engineer, Roads Maintenance.
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REASON:

In the interests of traffic safety.

- 8 The existing tree to boundary shall be removed at the applicants expense. A financial contribution of £300 (Three Hundred Pounds) EUR 380 (Three Hundred and Eighty Euros) to be paid to SDCC prior to commencement of development for replacement planting in the event of the tree being removed.

REASON:

In the interest of visual amenity.

- 9 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.

- 10 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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 Facs: 01-414 9104



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REASON:

In the interest of amenity.

- 11 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) 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 £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) 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 £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) 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:

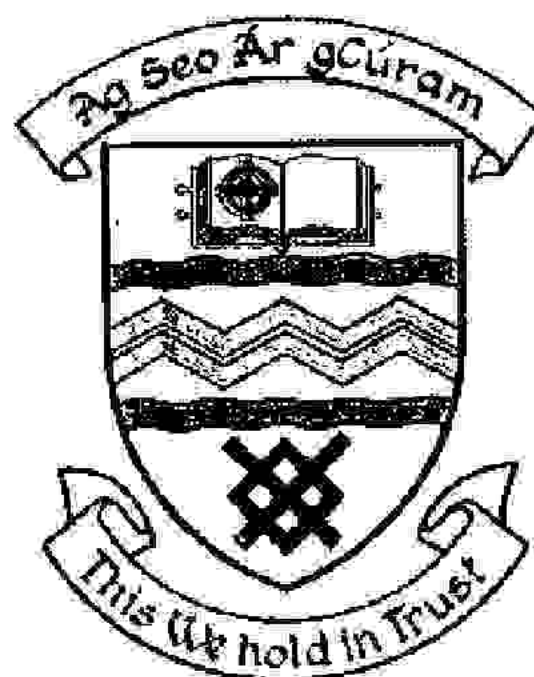
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- 14 That a financial contribution in the sum of £100 (One Hundred Pounds) EUR 127 (One Hundred and Twenty Seven Euros)

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9230
 Facs: 01-414 9104



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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.

- 15 That a financial contribution in the sum of £400 (four hundred pounds) EUR 507 (five hundred and seven euros) 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.

- 16 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.

- (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.

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for SENIOR ADMINISTRATIVE OFFICER