

	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/0827	
1. Location	Castle Cottage & West Winds, Lucan Road, Palmerstown, Dub.20		
2. Development	2 No. detached dormer bungalows and 2 no. detached garages at rear.		
3. Date of Application	01/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1.  2.	1.  2.
4. Submitted by	Name: Joe Fitzpatrick Architects, Address: 25 Tonglee Road, Coolock,		
5. Applicant	Name: Mark & Christopher Lynch, Address: West Winds, Lucan Road, Palmerstown, Dublin 20		
6. Decision	O.C.M. No. 0224  Date 30/01/2001	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0606  Date 26/03/2001	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**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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

Decision Order Number 0224	Date of Decision 30/01/2001
Register Reference S00A/0827	Date: 01/12/00

Applicant Mark & Christopher Lynch,

Development 2 No. detached dormer bungalows and 2 no. detached garages at rear.

Location Castle Cottage & West Winds, Lucan Road, Palmerstown, Dub.20

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 APPROVAL in respect of the above proposal.

Subject to the conditions ( 15 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

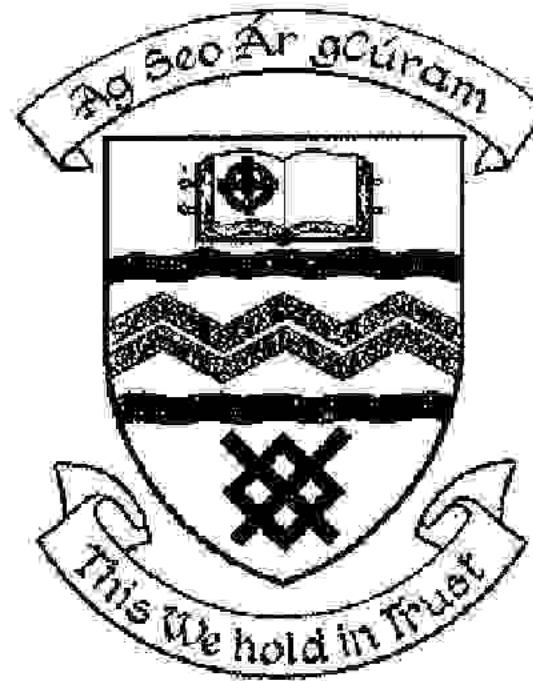
..... *M7* ..... 30/01/01  
for SENIOR ADMINISTRATIVE OFFICER

Joe Fitzpatrick Architects,  
25 Tonglee Road,  
Coolock,  
Dublin 5

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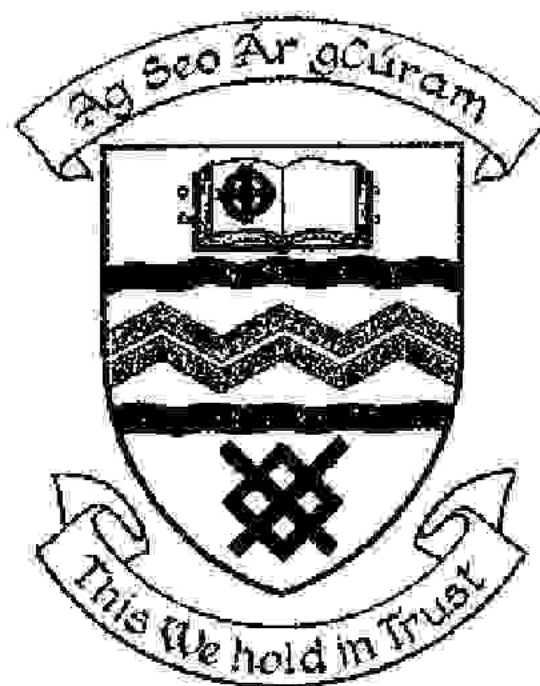
REG REF. S00A/0827

**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 each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That the proposed garage 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.
- 4 The trees and hedges to be retained on site are to be protected by post and rail fencing to enclose at minimum the area covered by the crown spread. A scheme of surgery works is to be carried out prior to commencement of works as based on the applicants submitted tree and hedge survey. In addition, no paving or construction should take place within 2m of the base of the hawthorn hedge, which is to be retained on the eastern boundary of the site.  
REASON:  
To protect the amenities and natural character of the area.
- 5 The footpath and kerb are to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.  
REASON:  
In the interests of public safety.
- 6 The following requirements of the Environmental Services Department shall be satisfied:



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- a) No building shall lie within 5 metres of a public sewer, a public watermain or any sewer or watermain with the potential to be taken in charge.
- b) The applicant shall ensure complete and full 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 applicant shall submit appropriate written evidence of permission to discharge into privately owned drain.
- e) The applicant to submit written evidence of permission from adjacent landowner to lay and maintain service pipe through privately owned site.
- f) A separate water supply connection is required for proposed development. The connection and tapping of the Councils watermain is to be carried out by South Dublin County Council personnel at the applicants prior expense. The applicant is required to provide 24 hour water storage.

REASON:

In the interests of public health.

- 7 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.

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

REASON:

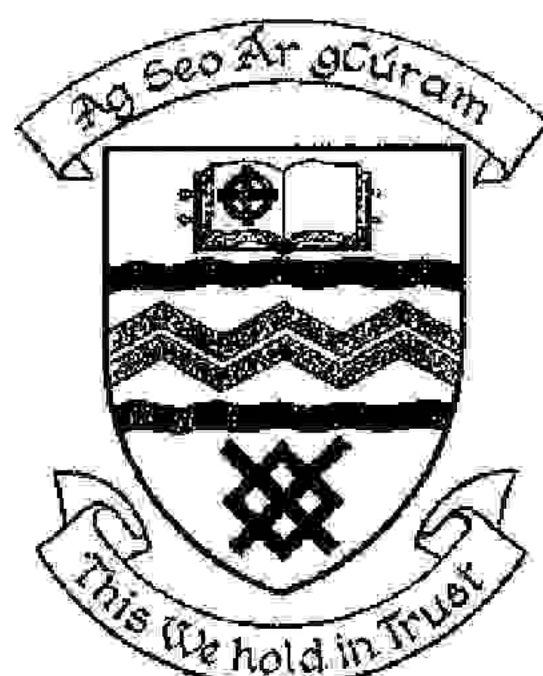
In the interest of amenity.

- 9 That screen walls in block or similar durable materials not less than 2 metres in height, suitably capped and rendered, be provided on the entire length of the north and west boundaries.

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REASON:

In the interest of visual amenity.

- 10 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 11 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,904 (one thousand nine hundred and four 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 £4,200 (four thousand two hundred pounds) EUR 5,333 (five thousand three hundred and thirty three 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 £4,350 (four thousand three hundred and fifty pounds) EUR 5,523 (five thousand five hundred and twenty three euros) be paid by the proposer to South Dublin County Council towards the cost of



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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  
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 £800 (eight hundred pounds) EUR 1,015 (one thousand and fifteen 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.

- 15 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

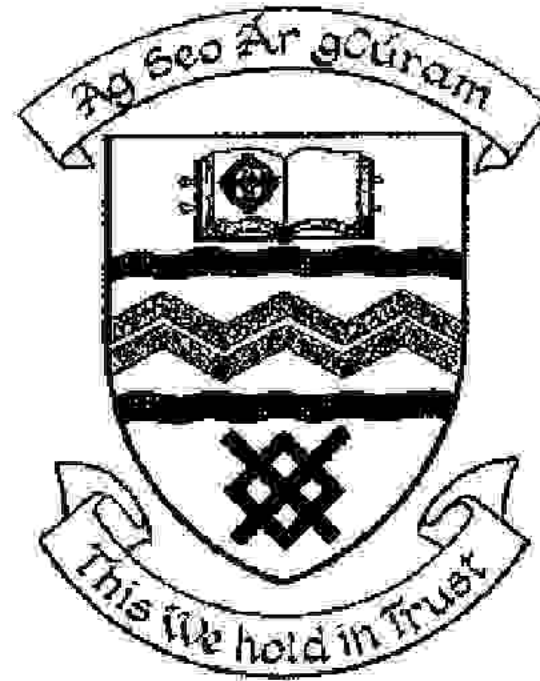
a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) EUR 10,158 (ten thousand one hundred and fifty eight euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.  
Or./...

b. Lodgement with the Council of a Cash Sum of £5,000 (five thousand pounds) EUR 6,348 (six thousand three hundred and forty eight euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

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Or./...

- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

**REASON:**

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

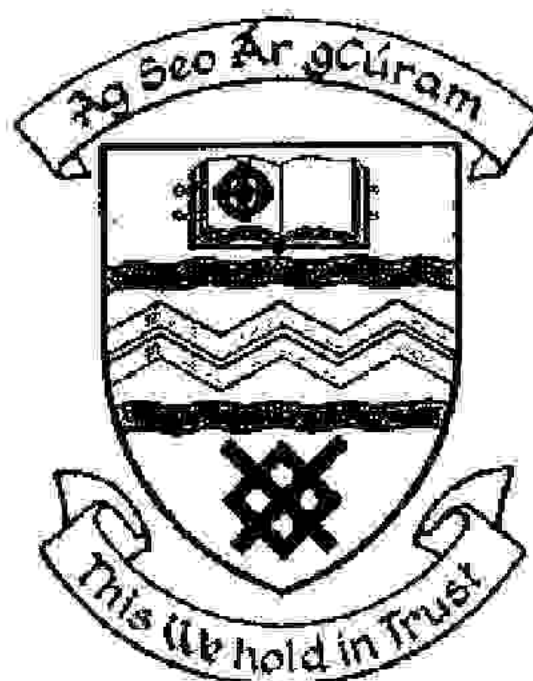
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0827	
1. Location	Castle Cottage & West Winds, Lucan Road, Palmerstown, Dub.20		
2. Development	2 No. detached dormer bungalows and 2 no. detached garages at rear.		
3. Date of Application	01/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1.  2.	1.  2.
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Joe Fitzpatrick Architects,  
25 Tonglee Road,  
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Dublin 5

**NOTIFICATION OF GRANT OF Approval**

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

Final Grant Order Number 0606	Date of Final Grant 26/03/2001
Decision Order Number 0224	Date of Decision 30/01/2001
Register Reference S00A/0827	Date 01/12/00

**Applicant** Mark & Christopher Lynch,

**Development** 2 No. detached dormer bungalows and 2 no. detached garages at rear.

**Location** Castle Cottage & West Winds, Lucan Road, Palmerstown, Dub.20

**Floor Area** 20.39 **Sq Metres**

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

**Additional Information Requested/Received** /

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

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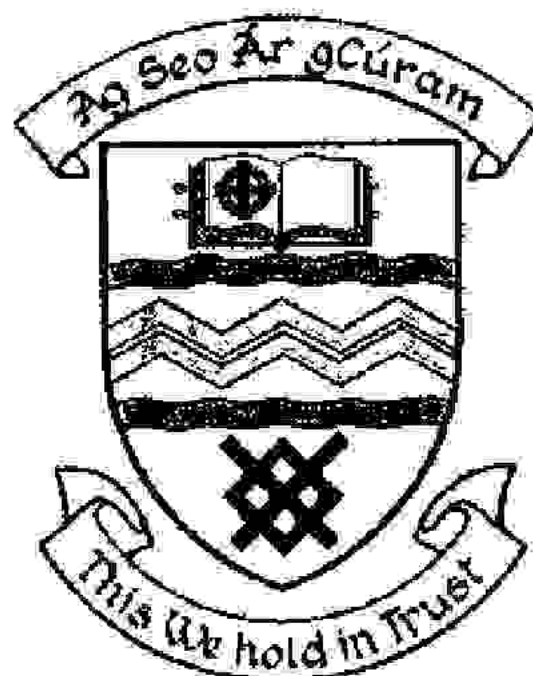
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**Conditions and Reasons**

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- 5 The footpath and kerb are to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.  
 REASON:  
 In the interests of public safety.
- 6 The following requirements of the Environmental Services Department shall be satisfied:
  - a) No building shall lie within 5 metres of a public sewer, a public watermain or any sewer or watermain with the potential to be taken in charge.
  - b) The applicant shall ensure complete and full 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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- e) The applicant to submit written evidence of permission from adjacent landowner to lay and maintain service pipe through privately owned site.
- f) A separate water supply connection is required for proposed development. The connection and tapping of the Councils watermain is to be carried out by South Dublin County Council personnel at the applicants prior expense. The applicant is required to provide 24 hour water storage.

**REASON:**

In the interests of public health.

- 7 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.

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To protect the amenities of the area.

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

**REASON:**

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- 9 That screen walls in block or similar durable materials not less than 2 metres in height, suitably capped and rendered, be provided on the entire length of the north and west boundaries.

**REASON:**

In the interest of visual amenity.

- 10 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

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- 11 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,904 (one thousand nine

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hundred and four 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 £4,200 (four thousand two hundred pounds) EUR 5,333 (five thousand three hundred and thirty three 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 £4,350 (four thousand three hundred and fifty pounds) EUR 5,523 (five thousand five hundred and twenty three 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

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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.

- 14 That a financial contribution in the sum of £800 (eight hundred pounds) EUR 1,015 (one thousand and fifteen 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.

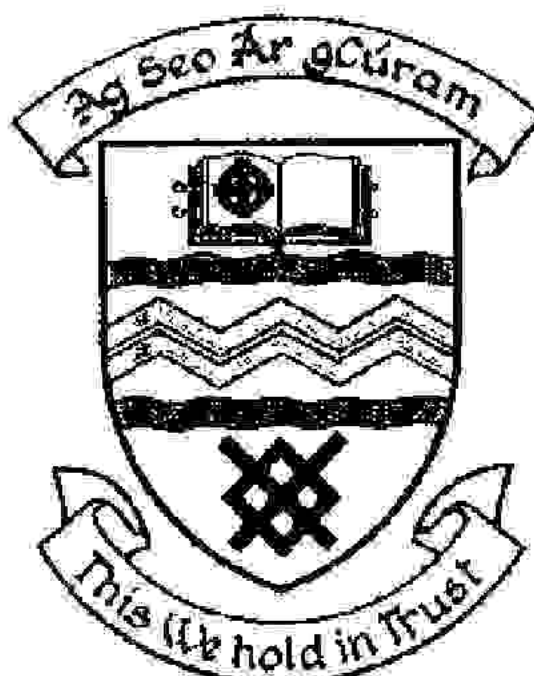
**REASON:**

The provision of such services in the area by the Council



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will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 15 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) EUR 10,158 (ten thousand one hundred and fifty eight euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.  
Or./...
  - b. Lodgement with the Council of a Cash Sum of £5,000 (five thousand pounds) EUR 6,348 (six thousand three hundred and forty eight euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.  
Or./...
  - c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

**REASON:**

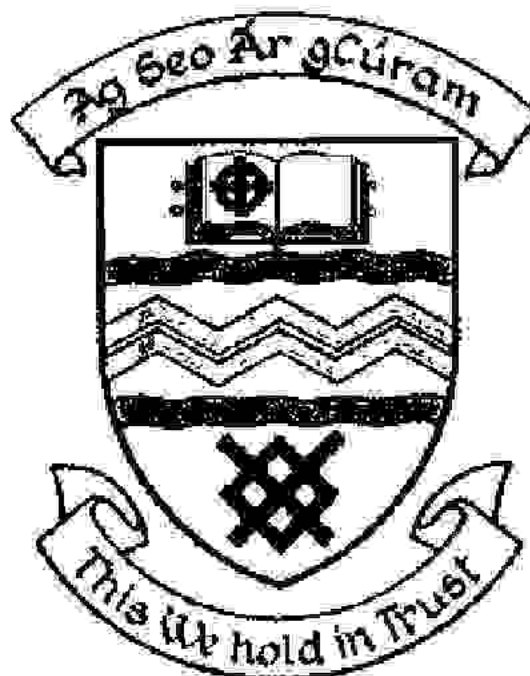
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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

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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.

.....27/03/01  
for SENIOR ADMINISTRATIVE OFFICER