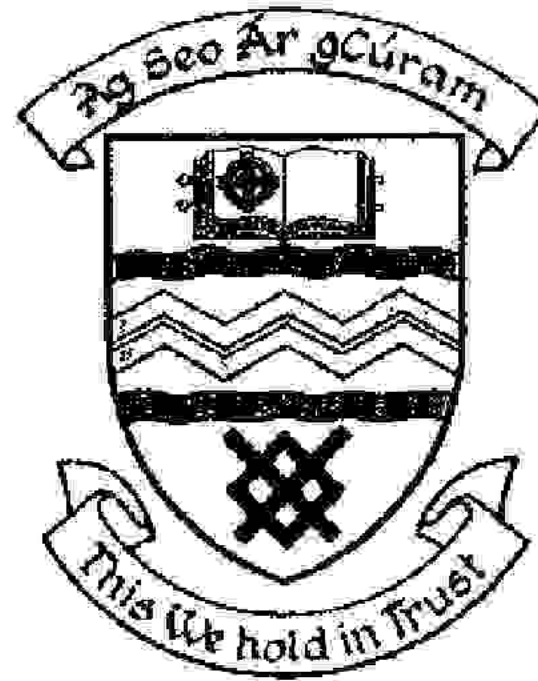


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0808	
1. Location	1 Moyglas Park, Lucan, Co. Dublin.		
2. Development	Two storey detached house to side and new vehicular entrance to front.		
3. Date of Application	23/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Whelan Corcoran Smith, Address: 11 North Street Business Park, North Street, Swords,		
5. Applicant	Name: Mr. Tony Russell, Address: Richards Town, Lusk, Co. Dublin.		
6. Decision	O.C.M. No. 0136  Date 19/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0457  Date 28/02/2001	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**



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Baile Átha Cliath 24

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**Applications/Registry/Appeals**  
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Whelan Corcoran Smith,  
11 North Street Business Park,  
North Street,  
Swords,  
Co. Dublin

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0457	Date of Final Grant 28/02/2001
Decision Order Number 0136	Date of Decision 19/01/2001
Register Reference S00A/0808	Date 23/11/00

**Applicant** Mr. Tony Russell,

**Development** Two storey detached house to side and new vehicular entrance to front.

**Location** 1 Moyglas Park, Lucan, Co. Dublin.

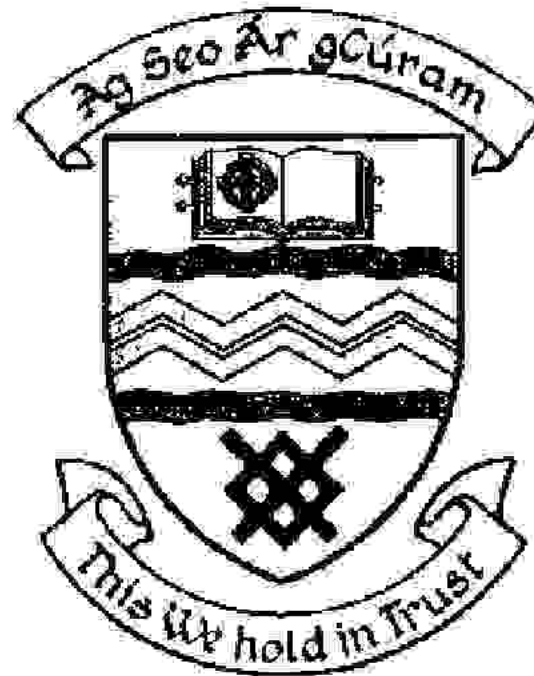
**Floor Area** 0.00 Sq Metres

**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 (17) 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, 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 proposed house be used as a single dwelling unit only.  
 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 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed foul and surface water drainage proposals up to and including connection to the public sewers.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 6 Before development commences, the applicant shall submit for agreement by the Planning Authority revised details to include site layout, elevations and floor plans which provides for an increased setback from the public watermain to 8m. This shall be achieved by reducing the width of the dwelling by 2m.  
 REASON:  
 To ensure that the setback from the watermain accords with the standards of the County Council in the interest of the proper planning and development of the area.



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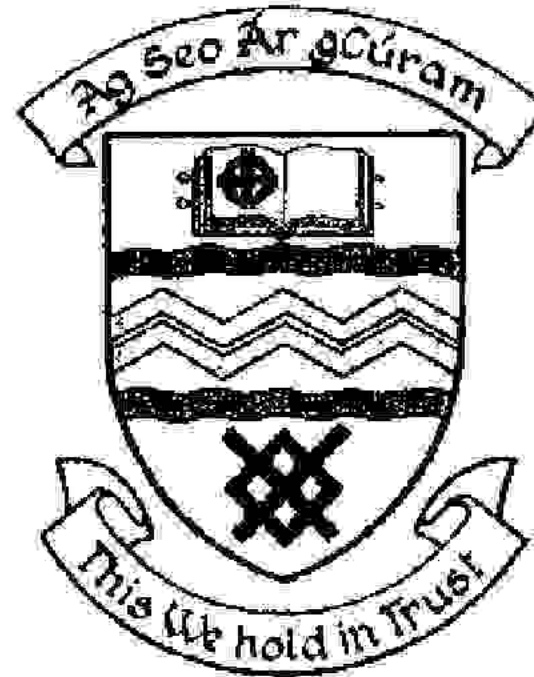
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- 7 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.  
 REASON:  
 To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 8 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised layout which provides for a minimum of two off-street parking spaces. This shall be achieved by widening the hard-surface area directly in front of the proposed dwelling.  
 REASON:  
 To ensure the provision of adequate parking spaces.
- 9 The lighting pole to be relocated to the satisfaction of the County Council at the applicants expense.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 10 That an acceptable house number be submitted to and approved by the County Council before any constructional work takes place on the proposed house.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 11 That a screen wall in block or similar durable materials 2m in height, suitably capped and rendered, be provided so as to screen the rear garden from public view.  
 REASON:  
 In the interest of amenity.
- 12 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

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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 £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.

- 14 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.

- 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:**

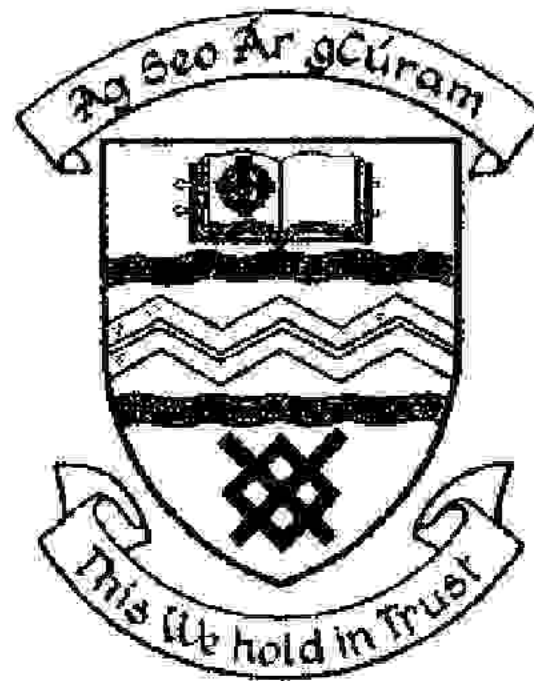
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 16 That a financial contribution in the sum of £50 (fifty pounds) EUR 63 (sixty three euros) be paid by the proposer to South Dublin County Council towards the cost of remedial



# SOUTH DUBLIN COUNTY COUNCIL

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works to the Griffeen River 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.

- 17 That a financial contribution in the sum of £100 (one hundred pounds) EUR 126 (one hundred and twenty six 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.

- (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.

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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0808	
1. Location	1 Moyglas Park, Lucan, Co. Dublin.		
2. Development	Two storey detached house to side and new vehicular entrance to front.		
3. Date of Application	23/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Whelan Corcoran Smith, Address: 11 North Street Business Park, North Street, Swords,		
5. Applicant	Name: Mr. Tony Russell, Address: Richards Town, Lusk, Co. Dublin.		
6. Decision	O.C.M. No. 0136  Date 19/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0136	Date of Decision 19/01/2001
Register Reference S00A/0808	Date: 23/11/00

**Applicant** Mr. Tony Russell,

**Development** Two storey detached house to side and new vehicular entrance to front.

**Location** 1 Moyglas Park, 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 ( 17 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....*mt*..... 19/01/01  
for SENIOR ADMINISTRATIVE OFFICER

Whelan Corcoran Smith,  
11 North Street Business Park,  
North Street,  
Swords,  
Co. Dublin



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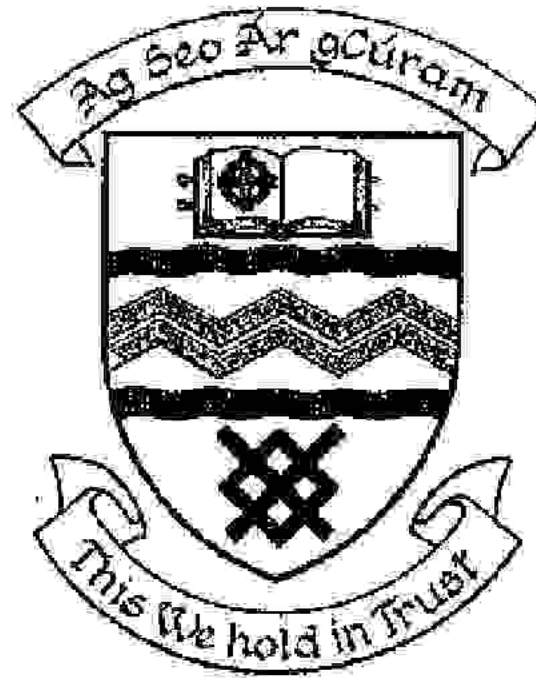
**Conditions and Reasons**

- 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 proposed house be used as a single dwelling unit only.  
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 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed foul and surface water drainage proposals up to and including connection to the public sewers.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 Before development commences, the applicant shall submit for agreement by the Planning Authority revised details to include site layout, elevations and floor plans which provides for an increased setback from the public watermain

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to 8m. This shall be achieved by reducing the width of the dwelling by 2m.

REASON:

To ensure that the setback from the watermain accords with the standards of the County Council in the interest of the proper planning and development of the area.

- 7 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised layout which provides for a minimum of two off-street parking spaces. This shall be achieved by widening the hard-surface area directly in front of the proposed dwelling.

REASON:

To ensure the provision of adequate parking spaces.

- 9 The lighting pole to be relocated to the satisfaction of the County Council at the applicants expense.

REASON:

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

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

REASON:

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

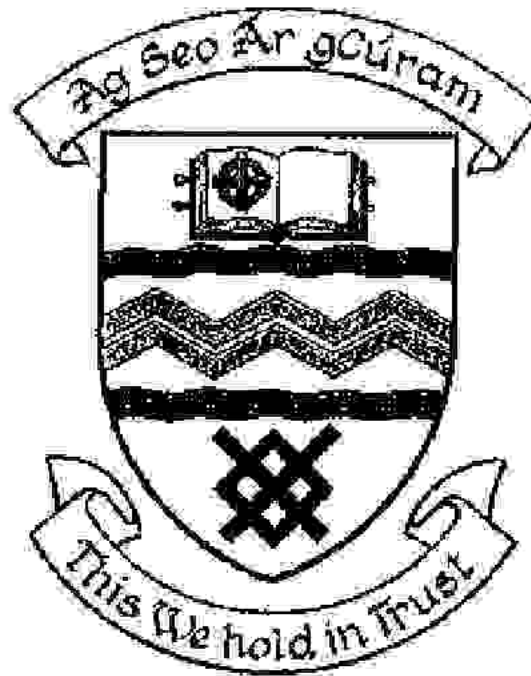
- 11 That a screen wall in block or similar durable materials 2m in height, suitably capped and rendered, be provided so as



**SOUTH DUBLIN COUNTY COUNCIL**  
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to screen the rear garden from public view.

REASON:

In the interest of amenity.

- 12 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.

- 13 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.

- 14 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

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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 £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 a financial contribution in the sum of £50 (fifty pounds) EUR 63 (sixty three euros) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River 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.

- 17 That a financial contribution in the sum of £100 (one hundred pounds) EUR 126 (one hundred and twenty six 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.