

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0510	
1. Location	No. 2 Hillcrest View, Lucan, Co. Dublin.		
2. Development	Detached two-storey house to side		
3. Date of Application	24/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/09/2000 2.	1. 2.
4. Submitted by	Name: Colm McLoughlin Architect Address: Unit 3, Main Street, Newcastle,		
5. Applicant	Name: Patricia McKenna Address: No. 2 Hillcrest View, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2150 Date 21/09/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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.

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

Decision Order Number 2150	Date of Decision 21/09/2000
Register Reference S00A/0510	Date: 24/07/00

Applicant Patricia McKenna
Development Detached two-storey house to side

Location No. 2 Hillcrest View, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/07/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 In relation to both foul and surface water drainage, it is noted that the applicant proposes to connect to a private drain. The applicant is asked to submit written evidence of permission for the connection from the owners of both drains. The applicant shall comply with the Building Regulations 1997 Part H ensuring adequate capacity for the proposed development in both existing drains. No more than eight houses to share a single foul drain.
- 2 There is a 225mm diameter surface water sewer adjacent to the proposed development. The applicant is requested to submit a scaled drawing indicating the exact location of this sewer in relation to the proposed development. The design of the proposed development may need to be revised so that no building is within 5m of this surface water sewer.
- 3 There is a 9" diameter watermain adjacent to the proposed development. The applicant is requested to submit a scaled drawing indicating the exact location of this watermain in relation to the proposed development. The design of the

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Newcastle,
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proposed development may need to be revised so that no
building is within 8m of this watermain.

- 4 It is noted that the proposed dwelling is of a substantially
larger scale than the established scale of dwellings in the
area. The applicant is therefore requested to submit any
revised proposals she may have for a smaller scale dwelling
which integrates with the style of adjoining development and
a scale which respects that of adjoining development, in
accordance with Section 3.4.13 of the County Development
Plan in relation to corner/side garden sites.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

21/09/00

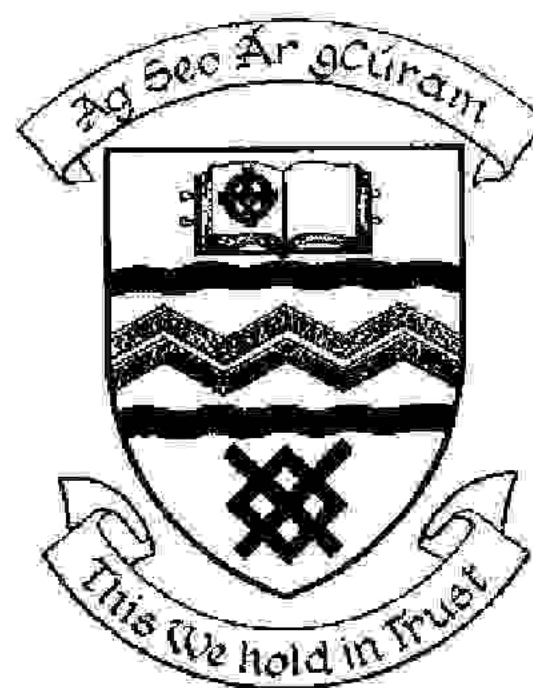
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0510	
1. Location	No. 2 Hillcrest View, Lucan, Co. Dublin.		
2. Development	Detached two-storey house to side		
3. Date of Application	24/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/09/2000 2.	1. 05/02/2001 2.
4. Submitted by	Name: Colm McLoughlin Architect Address: Unit 3, Main Street, Newcastle,		
5. Applicant	Name: Patricia McKenna Address: No. 2 Hillcrest View, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0682 Date 03/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1035 Date 16/05/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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14. Registrar Date Receipt No.			

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

Decision Order Number 0682	Date of Decision 03/04/2001
Register Reference S00A/0510	Date: 24/07/00

Applicant Patricia McKenna

Development Detached two-storey house to side

Location No. 2 Hillcrest View, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/09/2000 /05/02/2001

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

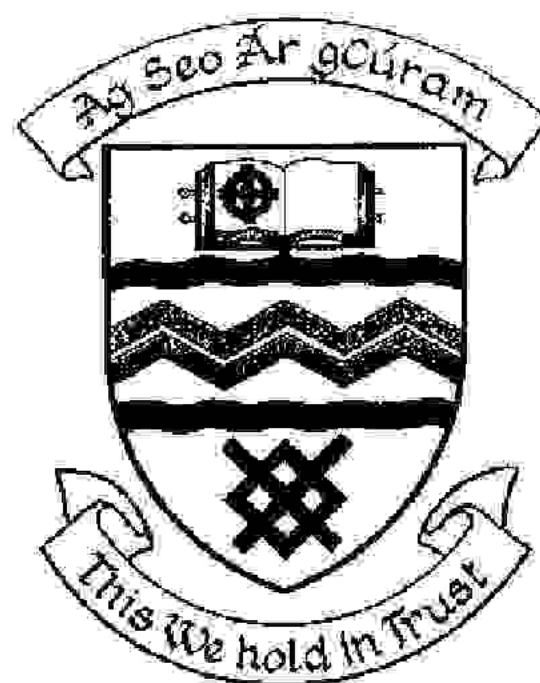
..... 03/04/01
for SENIOR ADMINISTRATIVE OFFICER

Colm McLoughlin Architect
Unit 3, Main Street,
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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, as amended by Additional Information received 05.02.2001, 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.
REASON:
To prevent unauthorised development.
- 3 Before development commences, the applicant shall submit for agreement by the Planning Authority revised details to include site plan, floor plans, elevations and sections which reduces the width of the proposed dwelling from 9.35 metres to 7.35 metres. The depth of the house is to remain as indicated on the submitted plans. The reduction in scale shall be achieved by increasing the setback from the gable onto Hillcrest Way (to the south-west) by two metres.
REASON:
To ensure that the adequate separations to the sewer and watermain along Hillcrest Way are retained, and to reduce the scale of the dwelling to one which is more in keeping with the established character of the area.
- 4 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.
- 5 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.

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- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 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 That an acceptable house numbering scheme be submitted for agreement by the Planning Authority before development commences.

REASON:

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

- 9 The applicant shall ensure that no damage is caused to the existing trees on site. In this regard, no excavation works are to be carried out within the crown spread of the trees and the trees are to be protected with suitable fencing for the duration of the works on site.

REASON:

In the interest of visual amenity.

- 10 Before development commences the applicant shall submit for agreement by the Planning Authority, full details including samples of external finishes.

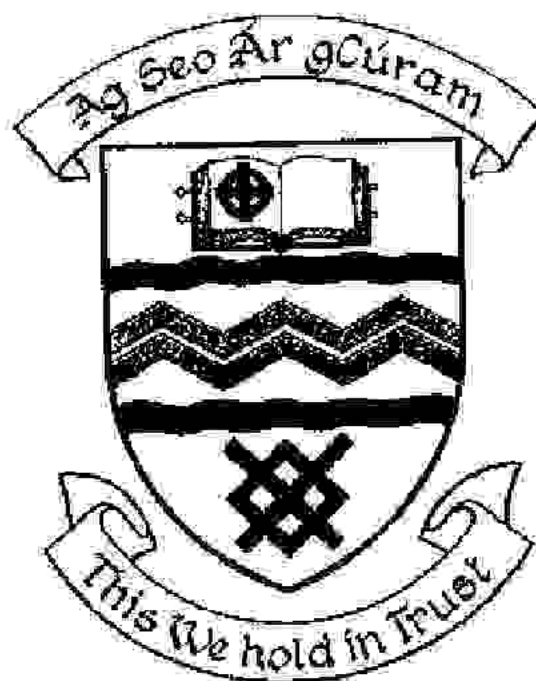
REASON:

In the interest of visual amenity.

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- 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 Griffeen Valley Park 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.

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- 14 That a financial contribution in the sum of £400 (four hundred pounds) EUR 508 (five hundred and eight 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.

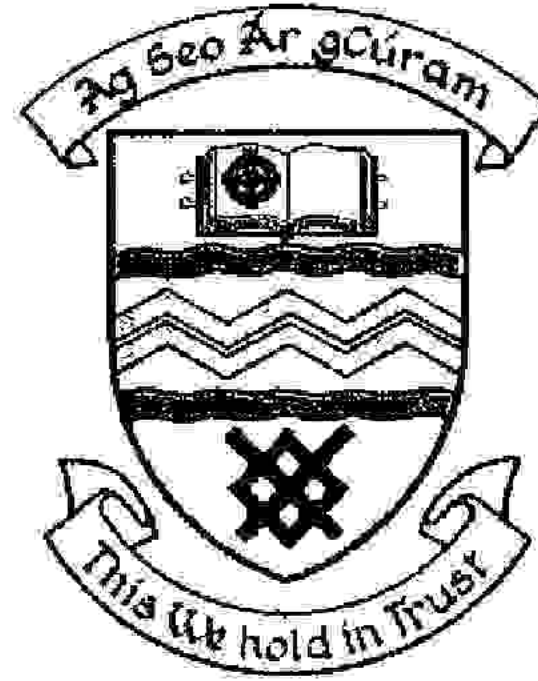
- 15 That a financial contribution in the sum of £100 (One Hundred Pounds) EUR 127 (One Hundred and Twenty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; this contribution to be paid before the commencement of development 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.

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6. Decision	O.C.M. No. 0682 Date 03/04/2001	Effect AP GRANT PERMISSION	
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1035	Date of Final Grant 16/05/2001
Decision Order Number 0682	Date of Decision 03/04/2001
Register Reference S00A/0510	Date 05/02/01

Applicant Patricia McKenna

Development Detached two-storey house to side

Location No. 2 Hillcrest View, Lucan, Co. Dublin.

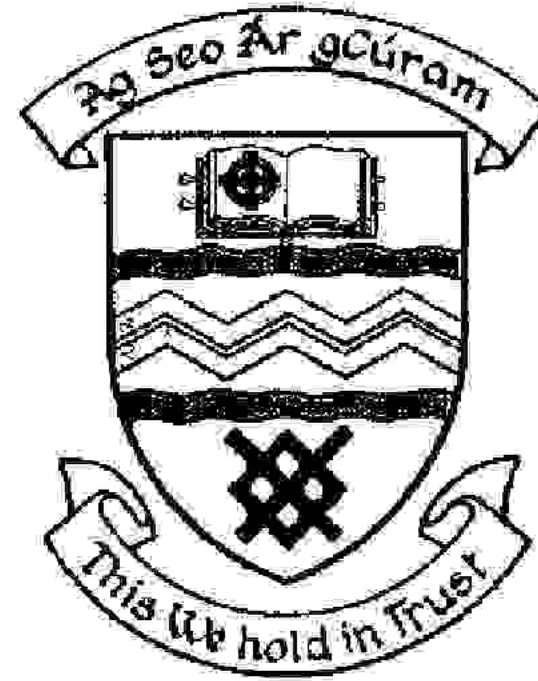
Floor Area 1512.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/09/2000 /05/02/2001

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

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- 2 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 Before development commences, the applicant shall submit for agreement by the Planning Authority revised details to include site plan, floor plans, elevations and sections which reduces the width of the proposed dwelling from 9.35 metres to 7.35 metres. The depth of the house is to remain as indicated on the submitted plans. The reduction in scale shall be achieved by increasing the setback from the gable onto Hillcrest Way (to the south-west) by two metres.

REASON:

To ensure that the adequate separations to the sewer and watermain along Hillcrest Way are retained, and to reduce the scale of the dwelling to one which is more in keeping with the established character of the area.

- 4 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.

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

REASON:

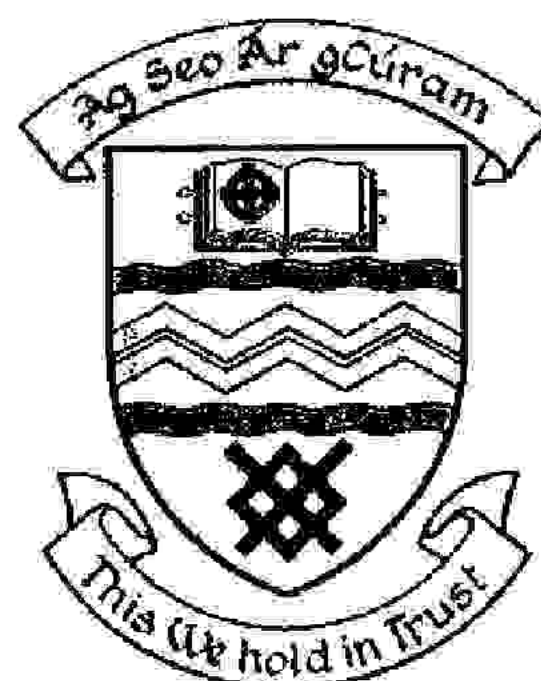
In the interest of amenity.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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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 That an acceptable house numbering scheme be submitted for agreement by the Planning Authority before development commences.

REASON:

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

- 9 The applicant shall ensure that no damage is caused to the existing trees on site. In this regard, no excavation works are to be carried out within the crown spread of the trees and the trees are to be protected with suitable fencing for the duration of the works on site.

REASON:

In the interest of visual amenity.

- 10 Before development commences the applicant shall submit for agreement by the Planning Authority, full details including samples of external finishes.

REASON:

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- 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:

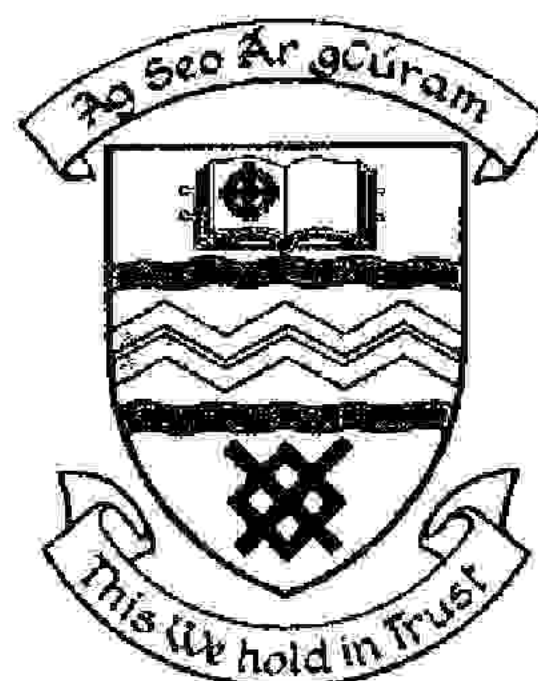
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Hundred and Sixty Six Euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution 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.

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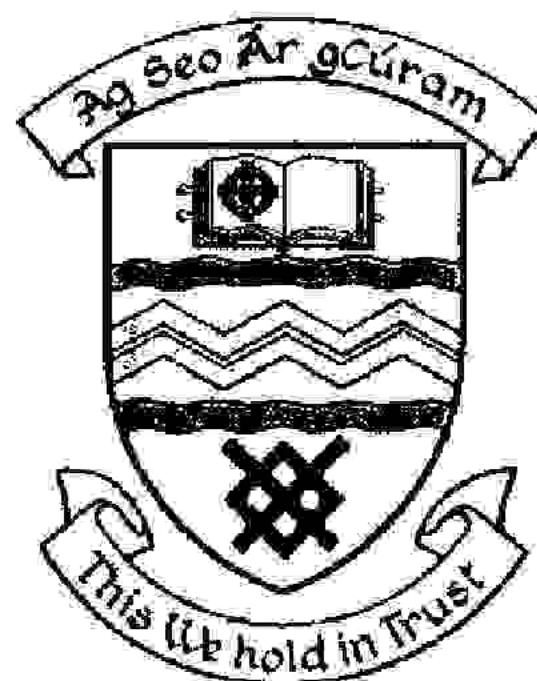
REASON:

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.

- (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.

.....16/05/01
for SENIOR ADMINISTRATIVE OFFICER