

	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/0495	
1. Location	Beside no. 14 Foxborough Rise, Lucan, Co. Dublin.		
2. Development	2 x 4 bed semi detached houses.		
3. Date of Application	17/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/09/2000 2.	1. 12/03/2001 2.
4. Submitted by	Name: John Duggan, Address: 400 Ryevale Lawns, Leixlip,		
5. Applicant	Name: John Duggan, Address: 400 Ryevale Lawns, Leixlip, Co. Kildare.		
6. Decision	O.C.M. No. 0969 Date 10/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2217 Date 21/06/2001	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.	

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

Decision Order Number 0969	Date of Decision 10/05/2001
Register Reference S00A/0495	Date: 17/07/00

Applicant John Duggan,
Development 2 x 4 bed semi detached houses.
Location Beside no. 14 Foxborough Rise, Lucan, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 14/09/2000 /12/03/2001
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.

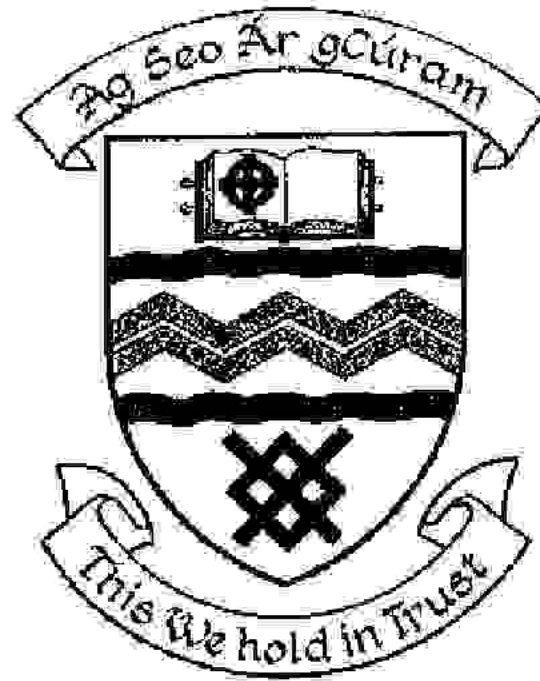

..... 10/05/01
for SENIOR ADMINISTRATIVE OFFICER

John Duggan,
400 Ryevale Lawns,
Leixlip,
Co. Kildare.

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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, and additional information received 12/03/2001 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 each proposed house 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 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.
- 6 That an acceptable house numbering scheme be submitted for the agreement of the Planning Authority before development commences.
REASON:

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

- 7 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 8 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised site layout which clearly indicates the locations of the proposed access points.

REASON:

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

- 9 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 Griffeen Valley Park 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.

- 10 That a financial contribution in the sum of £1,500 (one thousand and 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.

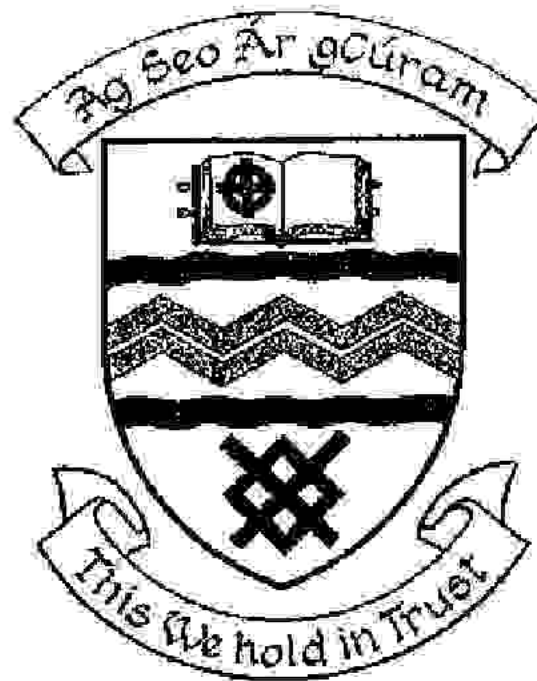
REASON:

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.

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- 11 That a financial contribution in the sum of £4,200 (four thousand and two hundred pounds) EUR 5,332 (five thousand three hundred and thirty two 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.

- 12 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.

- 13 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:

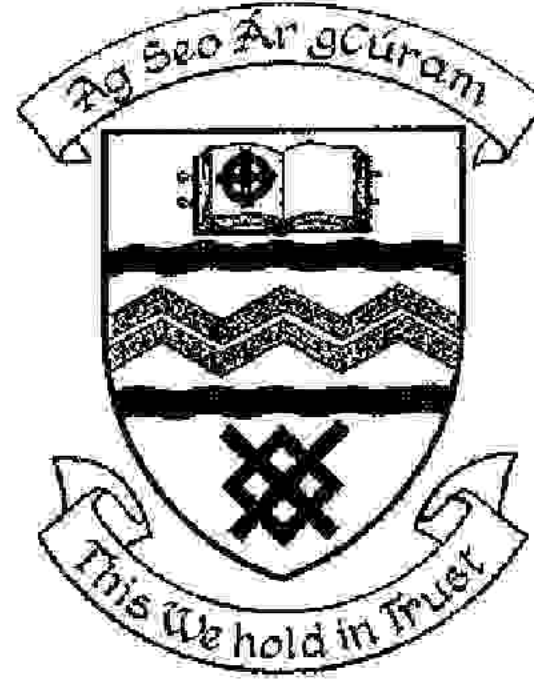
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 14 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

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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 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros), a bond of an Insurance Company of £1,500 (one thousand and five hundred pounds) EUR 1,904 (one thousand nine hundred and four euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of 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/0495	
1. Location	Beside no. 14 Foxborough Rise, Lucan, Co. Dublin.		
2. Development	2 x 4 bed semi detached houses.		
3. Date of Application	17/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/09/2000 2.	1. 12/03/2001 2.
4. Submitted by	Name: John Duggan, Address: 400 Ryevale Lawns, Leixlip,		
5. Applicant	Name: John Duggan, Address: 400 Ryevale Lawns, Leixlip, Co. Kildare.		
6. Decision	O.C.M. No. 0969 Date 10/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2217 Date 21/06/2001	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.	

(9)

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John Duggan,
400 Ryevale Lawns,
Leixlip,
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 2217	Date of Final Grant 21/06/2001
Decision Order Number 0969	Date of Decision 10/05/2001
Register Reference S00A/0495	Date 12/03/01

Applicant John Duggan,

Development 2 x 4 bed semi detached houses.

Location Beside no. 14 Foxborough Rise, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/09/2000 /12/03/2001

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

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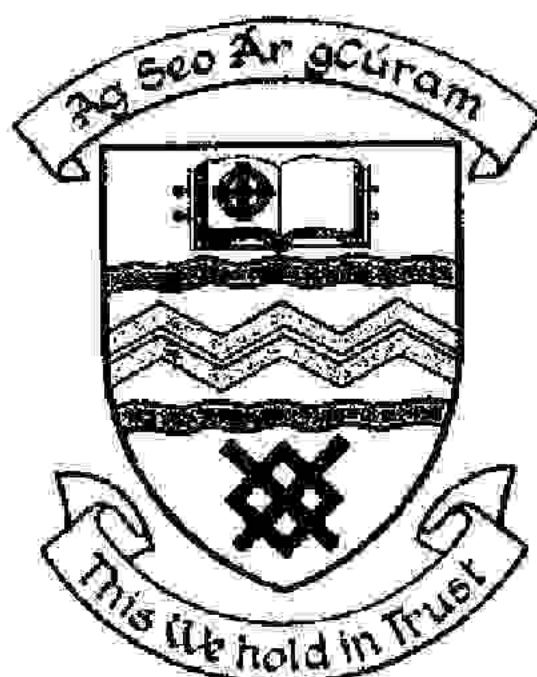
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and additional information received 12/03/2001 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 each proposed house 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 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.
- 6 That an acceptable house numbering scheme be submitted for the agreement of the Planning Authority before development commences.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 That all external finishes harmonise in colour and texture with the existing premises.
 REASON:
 In the interest of visual amenity.

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- 8 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised site layout which clearly indicates the locations of the proposed access points.

REASON:

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

- 9 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 Griffeen Valley Park 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.

- 10 That a financial contribution in the sum of £1,500 (one thousand and 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.

- 11 That a financial contribution in the sum of £4,200 (four thousand and two hundred pounds) EUR 5,332 (five thousand three hundred and thirty two 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.

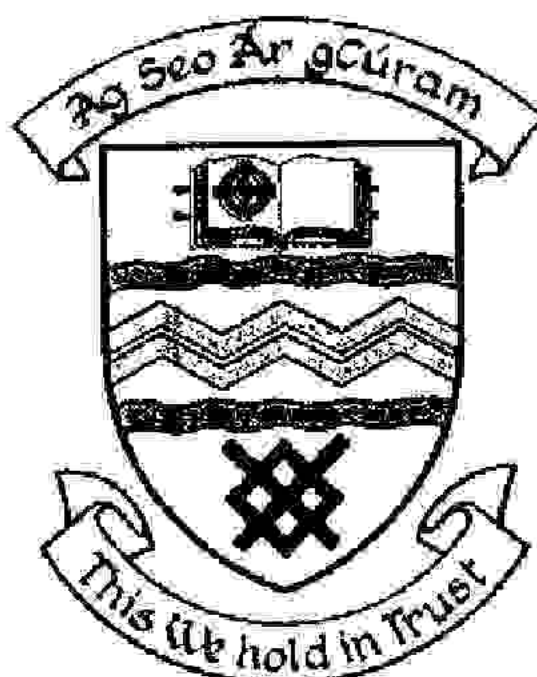
REASON:

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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improvement works and traffic management schemes
facilitating the proposed development.

- 12 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.

- 13 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.

- 14 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.

- 15 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros), a bond of an Insurance Company of £1,500 (one thousand and five hundred pounds) EUR 1,904 (one thousand nine hundred and four euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

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REASON:

To ensure the satisfactory completion of the development.

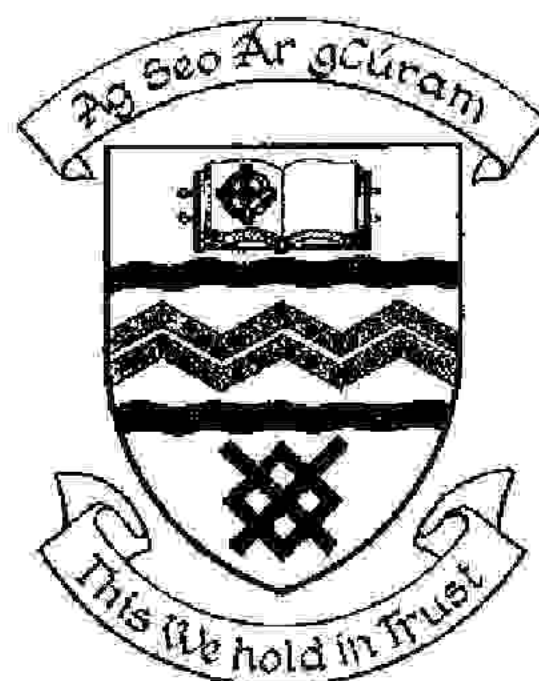
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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 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.


....., 22/06/01
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0495	
1. Location	Beside no. 14 Foxborough Rise, Lucan, Co. Dublin.		
2. Development	2 x 4 bed semi detached houses.		
3. Date of Application	17/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/09/2000 2.	1. 2.
4. Submitted by	Name: John Duggan, Address: 400 Ryevale Lawns, Leixlip,		
5. Applicant	Name: John Duggan, Address: 400 Ryevale Lawns, Leixlip, Co. Kildare.		
6. Decision	O.C.M. No. 2103 Date 14/09/2000	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 2103	Date of Decision 14/09/2000
Register Reference S00A/0495	Date: 17/07/00

Applicant John Duggan,
Development 2 x 4 bed semi detached houses.

Location Beside no. 14 Foxborough Rise, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/07/00 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:

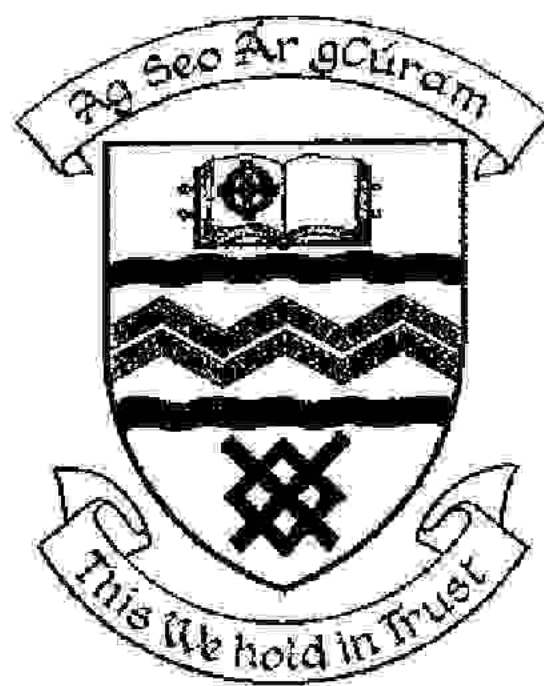
- 1 The applicant is requested to submit a detailed and properly scaled site plan (as opposed to a sketch plan) which accurately shows site boundaries, access points, proposed structures, all adjoining sites and the public road. The plan shall be drawn to a scale of 1:500.
- 2 In relation to foul drainage, the applicant is requested to submit the following:-
 - (a) full details of proposals, including pipe sizes gradients, cover and invert levels up to and including the public sewer.
 - (b) written evidence of permission for connection from the owners of the private drain. The applicant shall note that the 1997 Building Regulations Part H regarding capacity of drains, allows for no more than 8 houses to connect to a private drain.
 - (c) A drawing indicating the number of houses connected to the existing drain.

John Duggan,
400 Ryevale Lawns,
Leixlip,
Co. Kildare.

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- 3 In relation to surface water drainage, the applicant is requested to submit the following:-
- (a) full details of proposals, including pipe sizes gradients, cover and invert levels up to and including the public sewer.
 - (b) written evidence of permission for connection from the owners of the private drain. The applicant shall note that the 1997 Building Regulations Part H regarding capacity of drains, allows for no more than 8 houses to connect to a private drain.
 - (c) A drawing indicating the number of houses connected to the existing drain.
- 4 The applicant is requested to submit details of the proposed watermain layout indicating point of connection to the existing watermain. A separate connection is required for each dwelling. The layout shall be in accordance with Part B of the 1997 Building Regulations.
- 5 The applicant shall note that the Roads Department require a 9m setback between the gable end of the proposed houses and the boundary wall of the Outer Ring Road. The applicant shall indicate how it is proposed to address this requirement.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

14/09/00