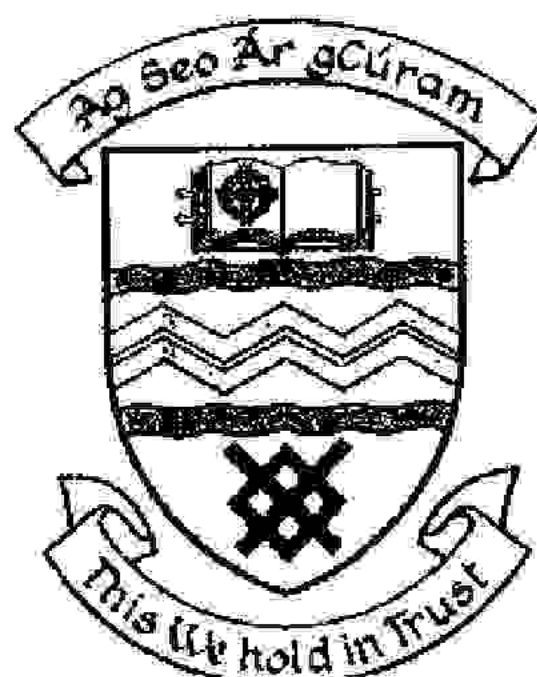


| | | | |
|-----------------------------|--|--|---------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S00A/0453 | |
| 1. Location | Tandy's Lane, Lucan, Co. Dublin. | | |
| 2. Development | For a 3 bedroomed dormer bungalow and ancillary development works. | | |
| 3. Date of Application | 03/07/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 27/07/2000 2. | 1. 02/08/2000 2. |
| 4. Submitted by | Name: Gibbons & Associates, Address: Larchfield, Dundrum Road, | | |
| 5. Applicant | Name: John & Paul Madden, Address: The Bungalow, Tandy's Lane, Lucan, Co. Dublin. | | |
| 6. Decision | O.C.M. No. 2197 Date 28/09/2000 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 2511 Date 13/11/2000 | 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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Town Centre, Tallaght
Dublin 24

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Gibbons & Associates,
Larchfield,
Dundrum Road,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|--------------------------------|
| Final Grant Order Number 2511 | Date of Final Grant 13/11/2000 |
| Decision Order Number 2197 | Date of Decision 28/09/2000 |
| Register Reference S00A/0453 | Date 02/08/00 |

Applicant John & Paul Madden,

Development For a 3 bedroomed dormer bungalow and ancillary development works.

Location Tandy's Lane, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

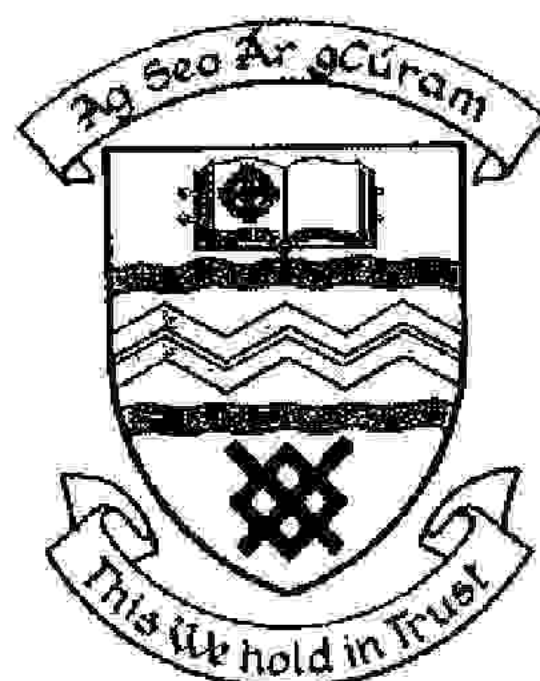
Additional Information Requested/Received 27/07/2000 /02/08/2000

A Permission has been granted for the development described above,
subject to the following (16) 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.
 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. Details shall include layout, pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer.
 REASON:
 In the interest of public health.
- 6 That all watermain tapplings, 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.

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- 7 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised layout to incorporate the following:

- (a) achieve a minimum 2m separation between the proposed dwelling and the boundary with the adjoining site to the north, and
- (b) re-align the proposed new boundary between the existing dwelling to the south and the proposed dwelling to provide a minimum separation distance of 1 metre between the southern elevation of the proposed dwelling and the revised common boundary line.
- (c) re-locate the proposed vehicular entrance to the site.

REASON:

In the interest of the amenities of neighbouring property and to achieve a more orderly form of development.

- 8 That before development commences, the applicant shall submit for agreement by the Planning Authority full details of boundary treatment. This shall incorporate retention of the boundary hedge to the north.

REASON:

In the interest of the amenities of adjoining residential property.

- 9 That before development commences, the applicant shall submit for agreement by the Planning Authority full details of measures proposed for the protection of the boundary hedge to the north during construction.

REASON:

In the interest of the amenities of adjoining residential property.

- 10 That before development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed external finishes.

REASON:

In the interest of visual amenity.

- 11 That a financial contribution in the sum of £370 (three hundred and seventy pounds) EUR 469 (four hundred and sixty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan Spa Rising Main Scheme 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

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reasonable that the developer should contribute towards the cost of the works.

- 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 £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:

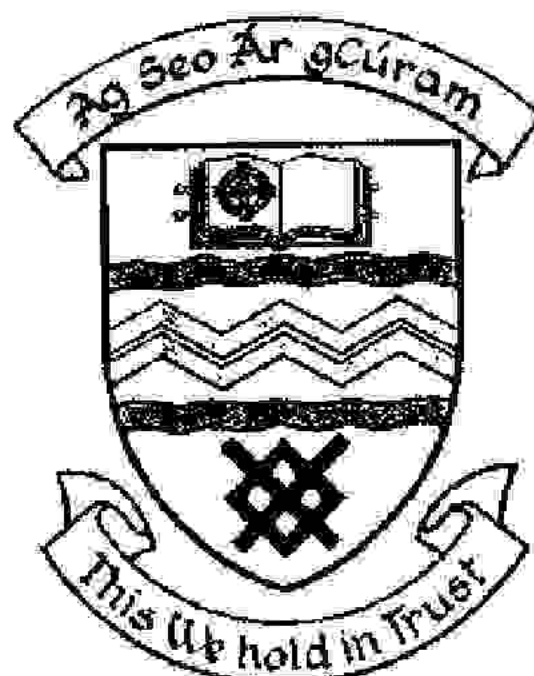
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 15 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

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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.

- 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.

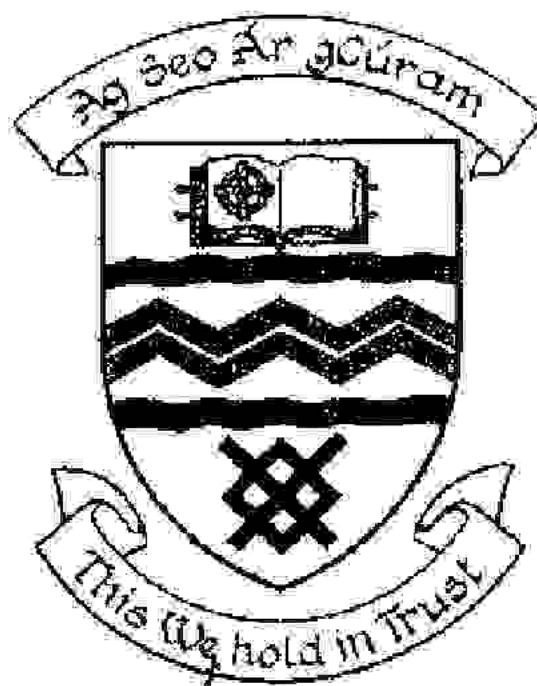
Signed on behalf of South Dublin County Council.

M. Carrigan.....14/11/00
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|--------------------------|
| Order Number 1662 | Date of Order 27/07/2000 |
| Register Reference S00A/0453 | Date 03/07/00 |

Applicant John & Paul Madden,
Development For a 3 bedroomed dormer bungalow and ancillary development
 works.
Location Tandy's Lane, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 21/07/00 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
- 3. Must be headed "Application to Planning Authority".
- 4. Must state:

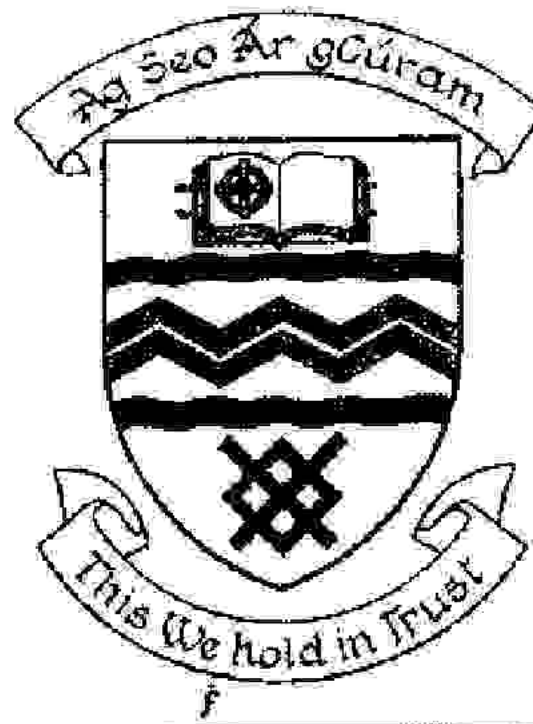
- (a) Applicant's name

Gibbons & Associates,
Larchfield,
Dundrum Road,
Dublin 14.

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- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

27/07/00