

		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/0385	
1. Location		8 Willsbrook Way, Lucan, Co. Dublin.			
2. Development		a) Proposed new vehicular access to existing dwelling. b) Proposed detached two storey dwelling to side of existing semi-detached dwelling. c) All ancillary site works.			
3. Date of Application		07/06/00		Date Further Particulars No. (a) Requested (b) Received	
3a. Type of Application		Permission		1. 03/08/2000 2.	
4. Submitted by		Name: Architectural & Structural Design, Address: 55 Cherrywood Park, Clondalkin,			
5. Applicant		Name: Karen & Neill Farrington, Address: 8 Willsbrook Way, Lucan, Co. Dublin.			
6. Decision		O.C.M. No. 2060		Effect	
		Date 31/05/2001		AP GRANT PERMISSION	
7. Grant		O.C.M. No. 2409		Effect	
		Date 16/07/2001		AP GRANT PERMISSION	
Appeal Lodged					
Appeal Decision					
Material Contravention					
Enforcement					
Compensation					
Purchase Notice					
Revocation or Amendment					
E.I.S. Requested					
E.I.S. Received					
E.I.S. Appeal					
Registrar					
Date					
Receipt No.					

SOUTH DUBLIN COUNTY COUNCIL
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Architectural & Structural Design,
55 Cherrywood Park,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2409	Date of Final Grant 16/07/2001
Decision Order Number 2060	Date of Decision 31/05/2001
Register Reference S00A/0385	Date 03/04/01

Applicant Karen & Neill Farrington,

Development a) Proposed new vehicular access to existing dwelling.
b) Proposed detached two storey dwelling to side of existing semi-detached dwelling. c) All ancillary site works.

Location 8 Willsbrook Way, Lucan, Co. Dublin.

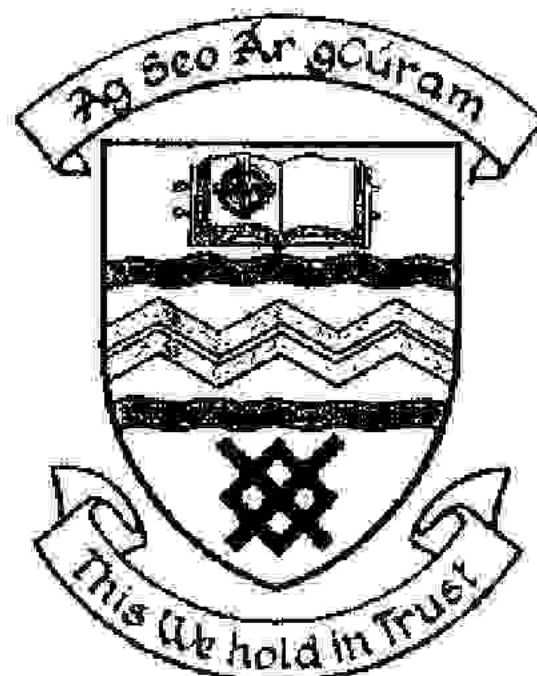
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/08/2000 /03/04/2001

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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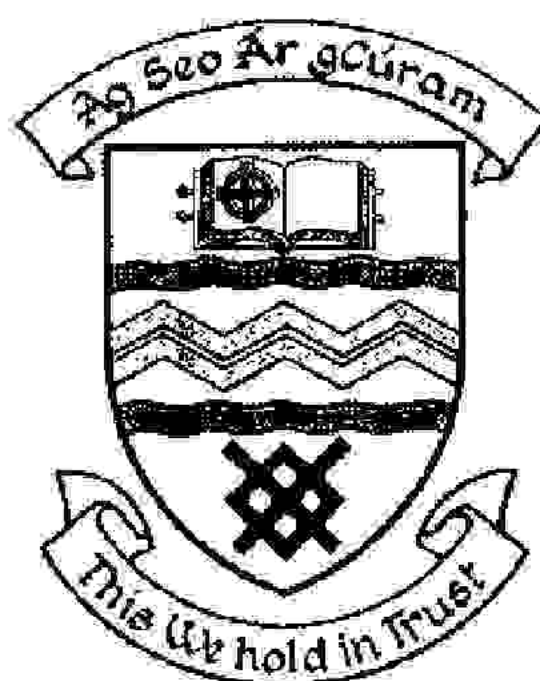
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Conditions and Reasons

- 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 the Additional Information submission of 03/04/2001, 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 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 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.
- 5 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.
- 6 That an acceptable house number/name be submitted to and approved by the Planning Authority before development takes place.
REASON:
In the interest of the proper planning and development of the area.

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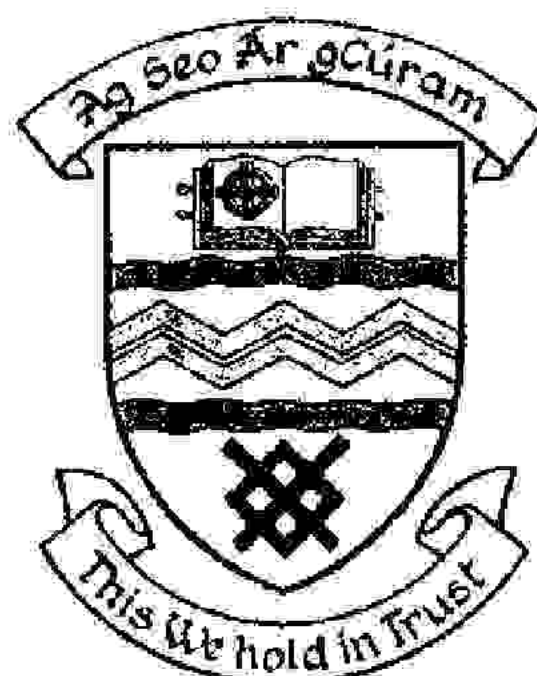
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- 7 That external finishes shall harmonise with existing finishes within the cul-de-sac.
REASON:
In the interest of visual amenity.
- 8 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty 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.
- 9 That a financial contribution in the sum of £2,100 (two thousand and 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.
- 10 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.

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- 11 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.

- 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.

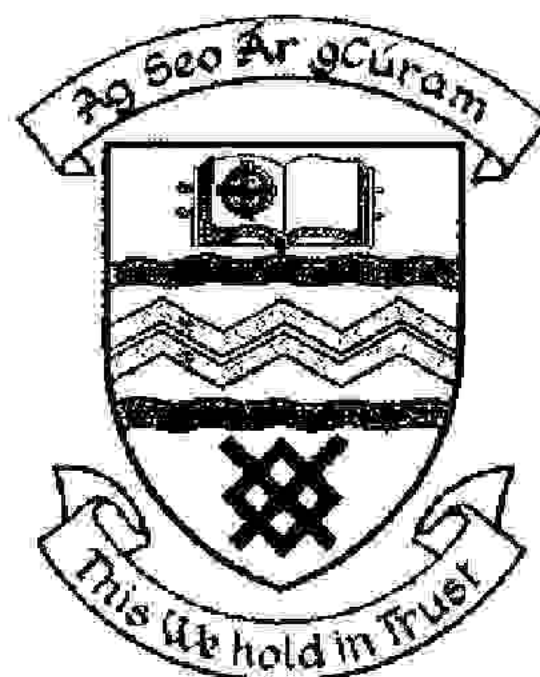
REASON:

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.

- (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.

.....17/07/01
for SENIOR ADMINISTRATIVE OFFICER

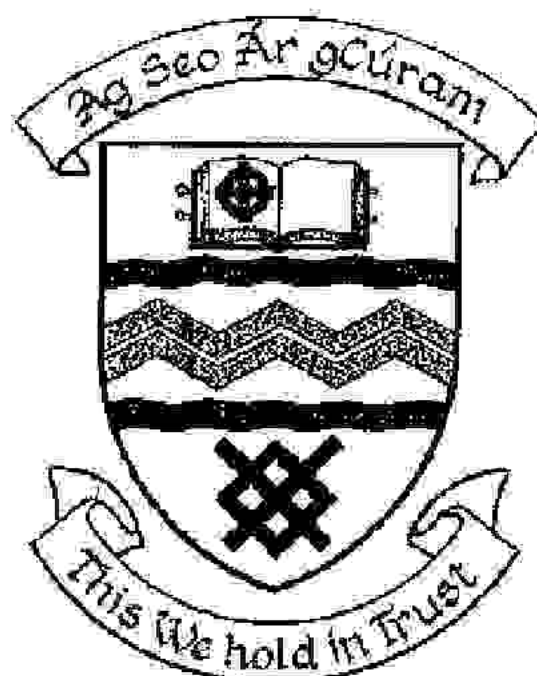
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0385	
1. Location	8 Willsbrook Way, Lucan, Co. Dublin.		
2. Development	a) Proposed new vehicular access to existing dwelling. b) Proposed detached two storey dwelling to side of existing semi-detached dwelling. c) All ancillary site works.		
3. Date of Application	07/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/08/2000 2.	1. 03/04/2001 2.
4. Submitted by	Name: Architectural & Structural Design, Address: 55 Cherrywood Park, Clondalkin,		
5. Applicant	Name: Karen & Neill Farrington, Address: 8 Willsbrook Way, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2060 Date 31/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2409 Date 16/07/2001	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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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2060	Date of Decision 31/05/2001
Register Reference S00A/0385	Date: 07/06/00

Applicant Karen & Neill Farrington,

Development a) Proposed new vehicular access to existing dwelling.
b) Proposed detached two storey dwelling to side of existing semi-detached dwelling. c) All ancillary site works.

Location 8 Willsbrook Way, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/08/2000 /03/04/2001

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

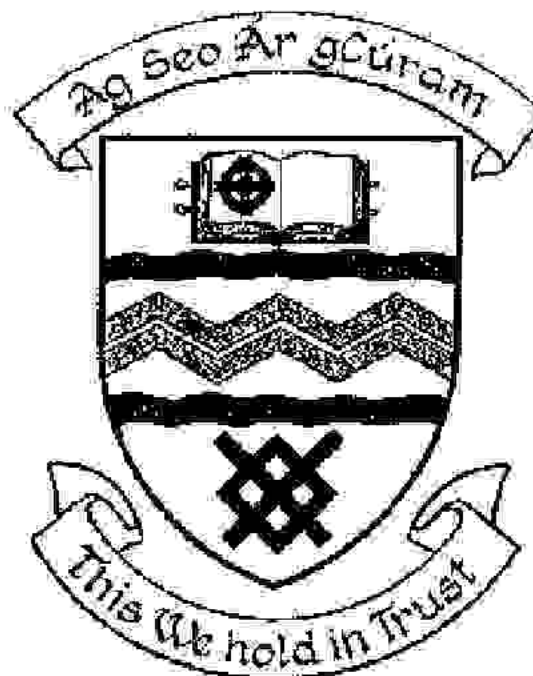
.....M7..... 31/05/01
for SENIOR ADMINISTRATIVE OFFICER

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Clondalkin,
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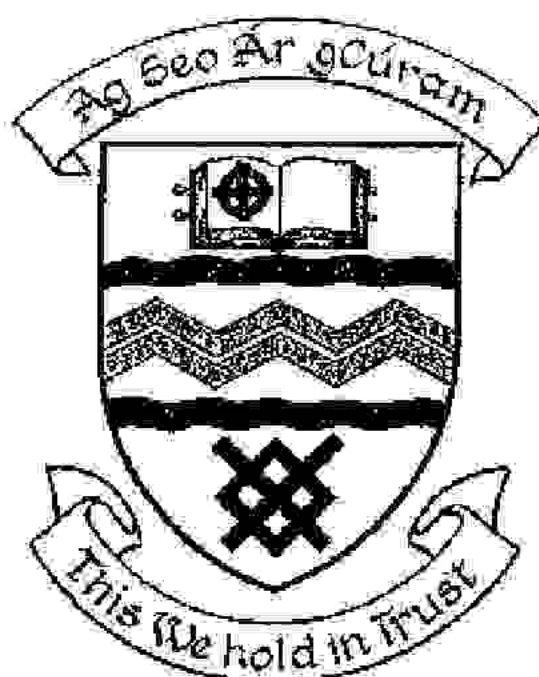
Conditions and Reasons

- 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 the Additional Information submission of 03/04/2001, 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 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 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.
- 5 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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- 6 That an acceptable house number/name be submitted to and approved by the Planning Authority before development takes place.

REASON:

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

- 7 That external finishes shall harmonise with existing finishes within the cul-de-sac.

REASON:

In the interest of visual amenity.

- 8 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.

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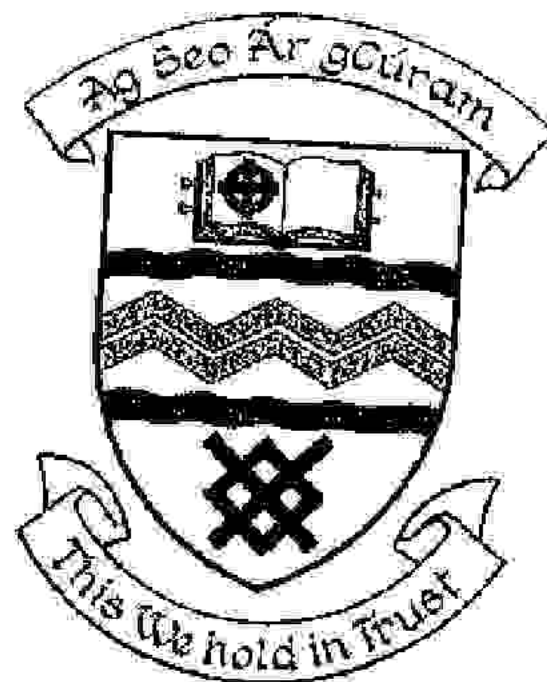
- 9 That a financial contribution in the sum of £2,100 (two thousand and one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed 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.

- 10 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

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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.

- 11 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:

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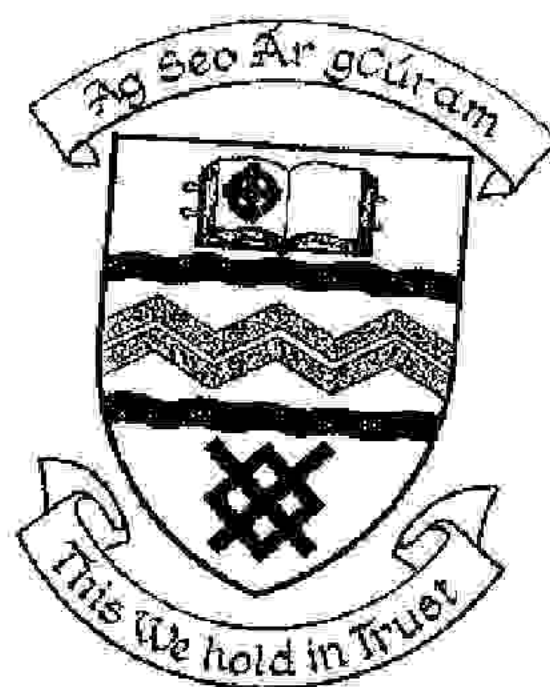
REASON:

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:

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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.

		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S00A/0385	
1. Location		8 Willsbrook Way, Lucan, Co. Dublin.			
2. Development		a) Proposed new vehicular access to existing dwelling. b) Proposed detached two storey dwelling to side of existing semi-detached dwelling. c) All ancillary site works.			
3. Date of Application		07/06/00		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application		Permission		1. 03/08/2000 1. 2. 2.	
4. Submitted by		Name: Architectural & Structural Design, Address: 55 Cherrywood Park, Clondalkin,			
5. Applicant		Name: Karen & Neill Farrington, Address: 8 Willsbrook Way, Lucan, Co. Dublin.			
6. Decision		O.C.M. No. 1757 Date 03/08/2000		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 1757	Date of Decision 03/08/2000
Register Reference S00A/0385	Date: 07/06/00

Applicant Development Karen & Neill Farrington,
a) Proposed new vehicular access to existing dwelling.
b) Proposed detached two storey dwelling to side of existing semi-detached dwelling. c) All ancillary site works.

Location 8 Willsbrook Way, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 07/06/00 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:

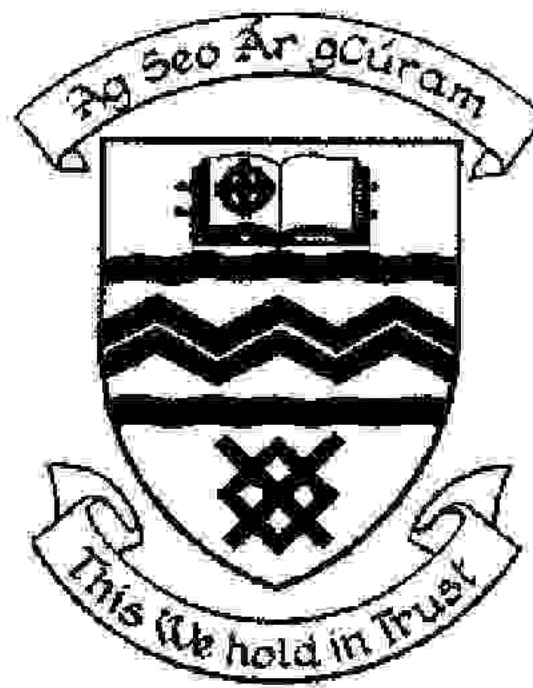
- 1 There is a 300mm diameter surface water roads sewer to the north of the proposed development. The applicant shall indicate on a scaled plan, the distance between the sewer and the proposed development. The applicant shall note that the Environmental Services Department of the County Council recommend that no building be within 5m of any public sewer or sewer with potential to be taken in charge.
- 2 Roads standards require a minimum setback of 30 metres between gable end of new houses and reservation line of National Primary Routes. The proposed setback between gable end of the proposed house and reservation line of the Lucan By Pass is only 26.4 metres. The applicant shall submit revised plans which provide for a minimum 30m setback between the gable end of the proposed house and the reservation line of the Lucan By Pass.
- 3 The distance between the gables of the proposed and existing dwelling is approximately 1.2 metres, the Councils

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development standards require that this distance be 2.3 metres. The applicant shall submit revised plans which provide for a minimum 2.3m distance between the gable walls of the existing and proposed dwellings. In this context and notwithstanding the need the proposed dwelling to satisfy additional information request no. 2 above, the applicant shall submit any proposals they may have to reposition (and redesign) the proposed dwelling.

- 4 The proposed development by reason of its height would visually dominate and detract from the existing dwellings nearby and be out of character with them. The applicant shall submit revised scaled drawings which show a proposed dwelling which does not exceed the height of the existing dwelling.
- 5 In relation to foul drainage, it is proposed to connect to a private drain serving several houses on Willsbrook Way. The applicant shall submit written evidence of permission from owners to connect to private drain. The applicant shall submit full details of proposed drainage up to and including connection to public sewer. The applicant shall establish if there is sufficient capacity available in the private drain to take the additional loading from the proposed development.
- 6 In relation to surface water drainage, it is proposed to connect to a private drain serving several houses on Willsbrook Way. The applicant shall submit written evidence of permission from owners to connect to private drain. The applicant shall submit full details of proposed drainage up to and including connection to public sewer. The applicant shall establish if there is sufficient capacity available in the private drain to take the additional loading from the proposed development.
- 7 The applicant shall provide details and drawings of how it is proposed to provide for two car parking spaces per unit existing and proposed.

Signed on behalf of South Dublin County Council

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MM
.....
for Senior Administrative Officer

04/08/00