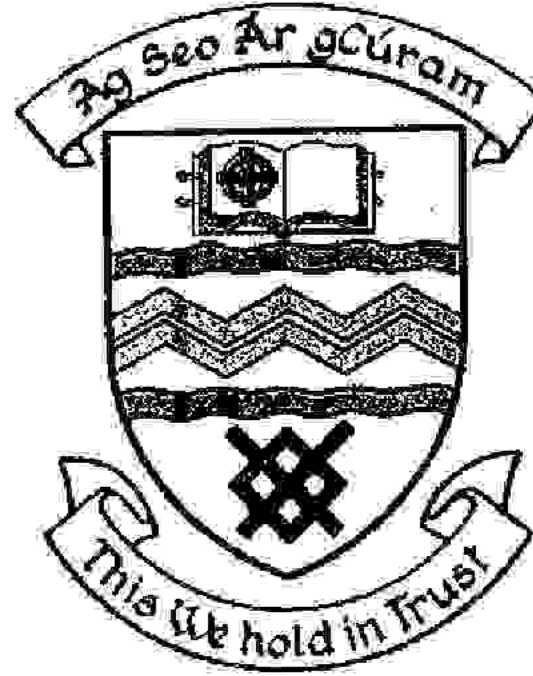


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0330	
1. Location	Castle Cottage and West Winds, Lucan Road, Palmerstown, Dublin 20.		
2. Development	Two detached dormer type dwelling at rear.		
3. Date of Application	17/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Mark Lynch, Address: West Winds, Lucan Road,		
5. Applicant	Name: Mark & Christopher Lynch, Address: Castle Cottage & West Winds, Lucan Road, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 1532 Date 13/07/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 1940 Date 25/08/2000	Effect AO GRANT OUTLINE 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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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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PLANNING DEPARTMENT
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Mark Lynch,
West Winds,
Lucan Road,
Palmerstown,
Dublin 20.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 1940	Date of Final Grant 25/08/2000
Decision Order Number 1532	Date of Decision 13/07/2000
Register Reference S00A/0330	Date 17/05/00

Applicant Mark & Christopher Lynch,

Development Two detached dormer type dwelling at rear.

Location Castle Cottage and West Winds, Lucan Road, Palmerstown,
Dublin 20.

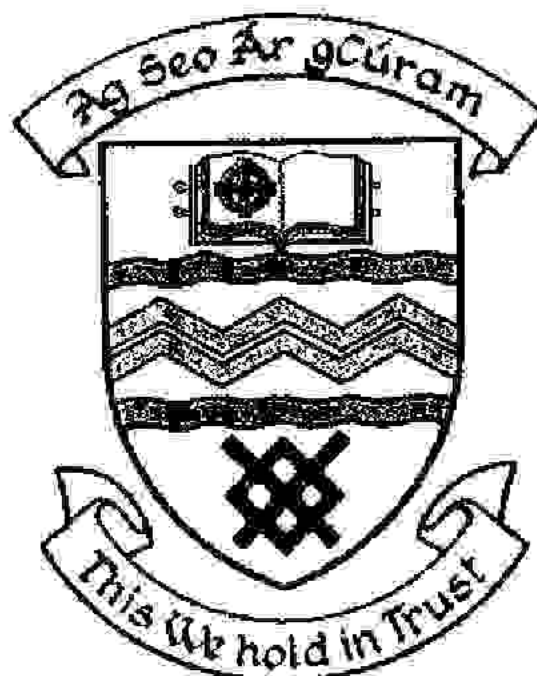
Floor Area 0.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Outline Permission has been granted for the development described above,
subject to the following (12) 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 At Approval stage, the applicant shall submit a level survey of the site, which includes levels on all adjoining properties and on the public road in addition to details of the proposed finished floor level of the dwellings.
REASON:
To ensure that the amenities of the area are protected.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the applicant shall ensure that details submitted for Approval shall indicate the full and complete separation of foul and surface water systems.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964 and in the interest of public health.
- 4 (a) At Approval stage, the applicant shall submit a report by a tree surgeon. It shall relate to the mature ash tree on site and the hedgerow. The report shall provide details on location, species, age, condition, crown spread and height.
(b) At Approval stage and following on recommendations contained in the tree surgeon's report, the applicant shall indicate measures for the retention and protection of the ash tree and hedgerows.
REASON:
To protect the sylvan character of the site.
- 5 An acceptable house numbering scheme be submitted to and approved by the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 6 The design of dwelling No. 1 will be such that no overlooking may take place into the rear gardens of the residences to the west.

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REASON:

To protect the amenities of adjoining residential property.

- 7 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed 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 providing the services.

- 8 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road improvement works and traffic management schemes facilitating the proposed development.

- 9 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed 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 security to be determined by the Planning Authority on submission of detailed plans for approval be lodged by the applicant to South Dublin County Council; arrangements to be made prior to the commencement of development on the site.

REASON:

REG REF. S00A/0330 **SOUTH DUBLIN COUNTY COUNCIL**
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To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 11 That a special financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of the Lucan Water Supply Scheme in the area of the proposed 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 providing the services.

- 12 The applicant shall provide a suitable boundary treatment, either fencing or a wall, on the western boundary of 2m in height. It shall screen the rear gardens of Waterstown Avenue from dwelling No. 1.

REASON:

To protect the amenities of adjoining residential property.

- (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.

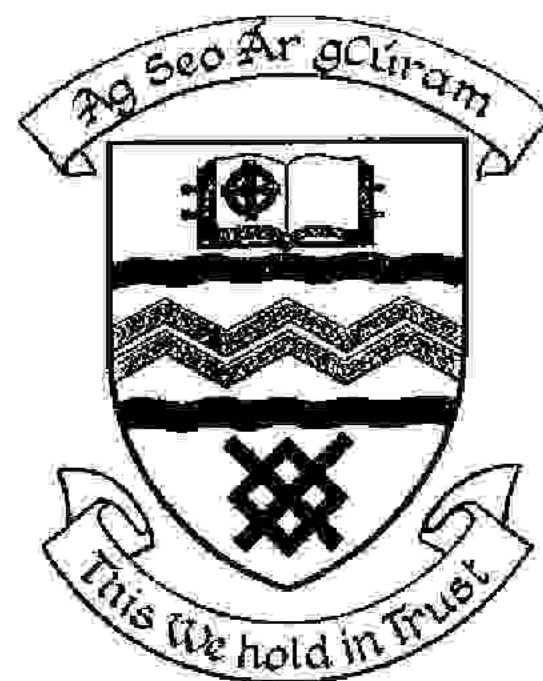
Alice Corrigan 29/08/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0330	
1. Location	Castle Cottage and West Winds, Lucan Road, Palmerstown, Dublin 20.		
2. Development	Two detached dormer type dwelling at rear.		
3. Date of Application	17/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Mark Lynch, Address: West Winds, Lucan Road,		
5. Applicant	Name: Mark & Christopher Lynch, Address: Castle Cottage & West Winds, Lucan Road, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 1532 Date 13/07/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE PERMISSION	
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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 OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1532	Date of Decision 13/07/2000
Register Reference S00A/0330	Date: 17/05/00

Applicant Mark & Christopher Lynch,
Development Two detached dormer type dwelling at rear.
Location Castle Cottage and West Winds, Lucan Road, Palmerstown,
Dublin 20.
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 OUTLINE PERMISSION in respect of the above proposal.

Subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 13/07/00
for SENIOR ADMINISTRATIVE OFFICER

Mark Lynch,
West Winds,
Lucan Road,
Palmerstown,
Dublin 20.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0330

Conditions and Reasons

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REG. REF. S00A/0330

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