

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0099
1. Location	126 Sarsfield Park, Lucan, Co. Dublin.	
2. Development	Demolition of existing garage and construction of attached two storey, 3 bed house to side and new vehicular entrance to existing house.	
3. Date of Application	21/02/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 19/04/2000 1. 2. 2.
4. Submitted by	Name: Patrick Taaffe, Address: 187 The Rise, Belgard Heights,	
5. Applicant	Name: Mrs. A. Hannon, Address: 126 Sarsfield Park, Lucan, Co. Dublin.	
6. Decision	O.C.M. No. 0805  Date 19/04/2000	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.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0805	Date of Decision 19/04/2000
Register Reference S00A/0099	Date: 21/02/00

Applicant Mrs. A. Hannon,  
Development Demolition of existing garage and construction of attached  
two storey, 3 bed house to side and new vehicular entrance  
to existing house.

Location 126 Sarsfield Park, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/02/00 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 225mm surface water sewer to the south-east of the proposed development. The applicant shall indicate on a scaled plan the distance from the proposed development to this sewer. The applicant shall take note that the Environmental Services Department require a minimum setback of 5m between the sewer and any development. If necessary, a revised layout will be required.

NOTE: The applicant is advised to contact the Area Drainage Engineer (tel. 4780784) to help locate the sewer.

- 2 In relation to the surface water drainage proposals, the applicant shall submit full details of proposed drainage, up to and including connection to the public sewer,

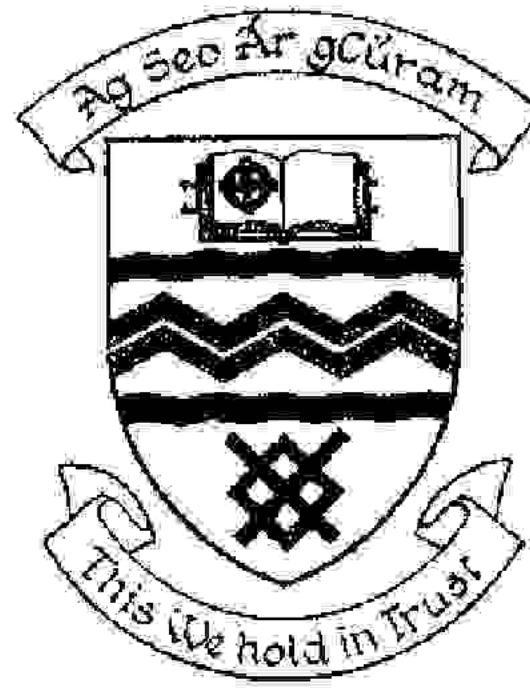
- 3 In relation to foul drainage, the applicant proposes to connect to a private drain, which serves several houses in Sarsfield Park. Written evidence of permission from the

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187 The Rise,  
Belgard Heights,  
Tallaght,  
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owners to connect to the drain is required. The applicant shall submit full details of the proposed foul drainage up to and including connection to the 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.

- 4 The applicant shall indicate how it is proposed to address the requirements of the County Development Plan in relation to the provision of private open space. In this regard, the applicant shall take note that Section 3.4.16 of the plan requires a minimum of 60sq.m. private open space behind the front building line.

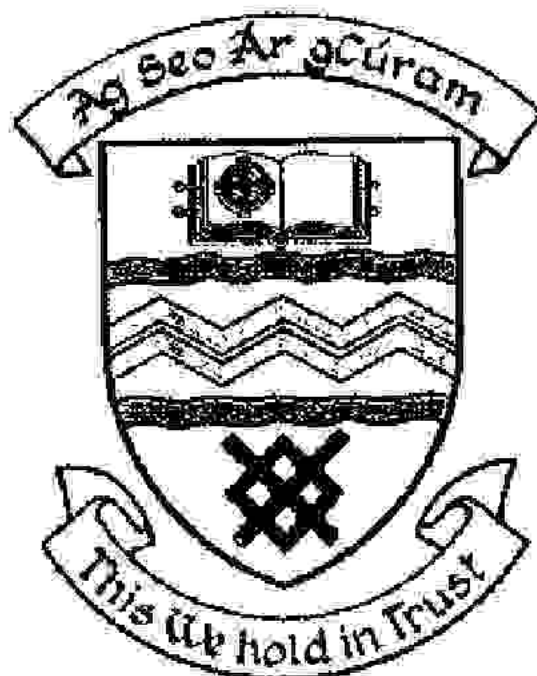
Signed on behalf of South Dublin County Council

*[Signature]*  
.....  
for Senior Administrative Officer

19/04/00

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0099
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3. Date of Application	21/02/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 19/04/2000    1. 30/06/2000 2.                    2.
4. Submitted by	Name: Patrick Taaffe, Address: 187 The Rise, Belgard Heights,	
5. Applicant	Name: Mrs. A. Hannon, Address: 126 Sarsfield Park, Lucan, Co. Dublin.	
6. Decision	O.C.M. No. 1948  Date 28/08/2000	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2224  Date 13/10/2000	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
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Patrick Taaffe,  
187 The Rise,  
Belgard Heights,  
Tallaght,  
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2224	Date of Final Grant 13/10/2000
Decision Order Number 1948	Date of Decision 28/08/2000
Register Reference S00A/0099	Date 30/06/00

Applicant Mrs. A. Hannon,

Development Demolition of existing garage and construction of attached two storey, 3 bed house to side and new vehicular entrance to existing house.

Location 126 Sarsfield Park, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

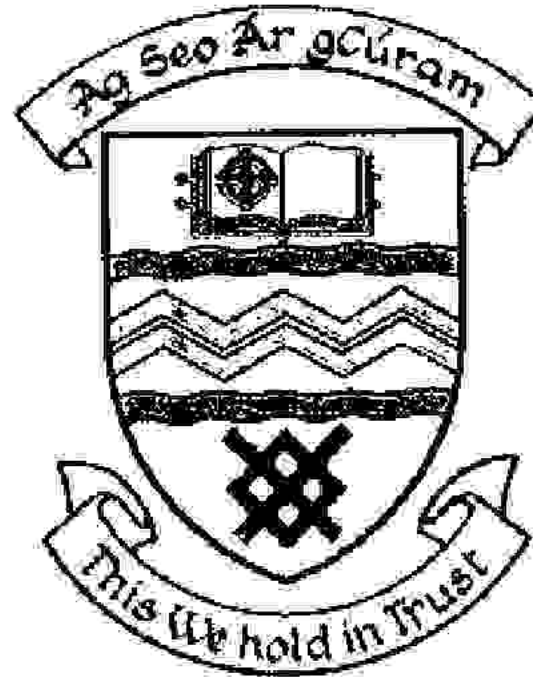
Additional Information Requested/Received 19/04/2000 /30/06/2000

A Permission has been granted for the development described above,  
subject to the following (17) Conditions.

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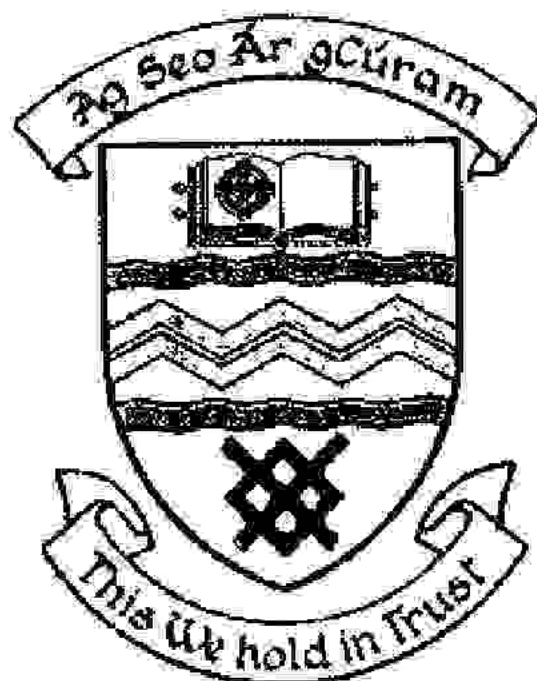
#### Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received by the Planning Authority on 30/06/00, 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 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 No building shall be constructed within 5m of the adjacent 225mm surface water sewer.  
REASON:  
In the interest of the proper planning and development of the area.
- 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

REG. REF. S00A/0099 **SOUTH DUBLIN COUNTY COUNCIL**  
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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 An acceptable house number be submitted to and approved by the County Council before any constructional work takes place on the proposed house.

**REASON:**

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

- 9 That the external finishes shall match those of the adjoining house.

**REASON:**

In the interest of visual amenity.

- 10 That a first floor window shall be inserted on the gable wall of the proposed dwelling.

**REASON:**

To assist in supervising the adjoining area of public open space in the interest of the proper planning and development of the area.

- 11 The footpath and kerb to be dished and the new driveway constructed for both the existing and proposed driveway to the satisfaction of the County Council.

**REASON:**

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

- 12 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:**

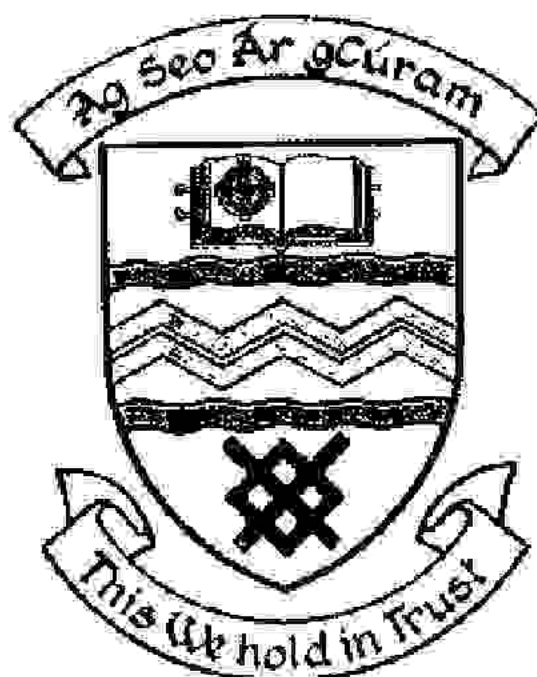
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 13 That a financial contribution in the sum of £400 (four hundred pounds) EUR 507 (five hundred and seven euros) be

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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.

- 14 That a financial contribution in the sum of £500 (five hundred pounds) EUR 634 (six hundred and thirty four euros) be paid by the proposer to South Dublin County Council, towards the cost of the Lucan Village SW Separation 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 £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.

- 16 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:**

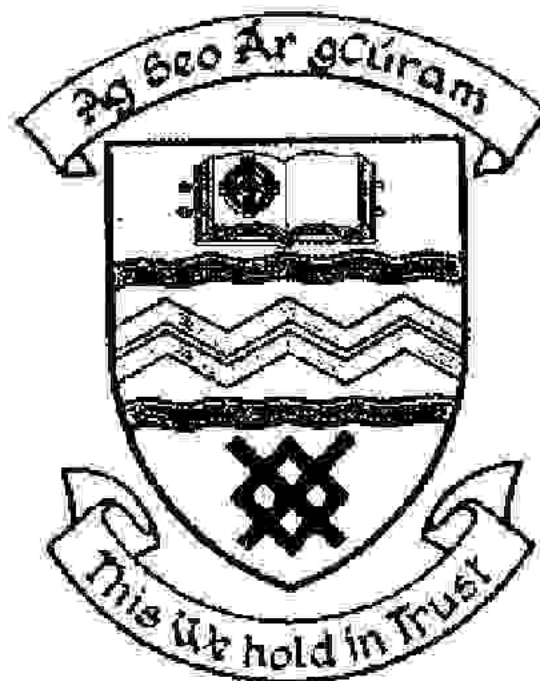
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.



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- 17 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 Griffeen Valley Park 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.

- (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.

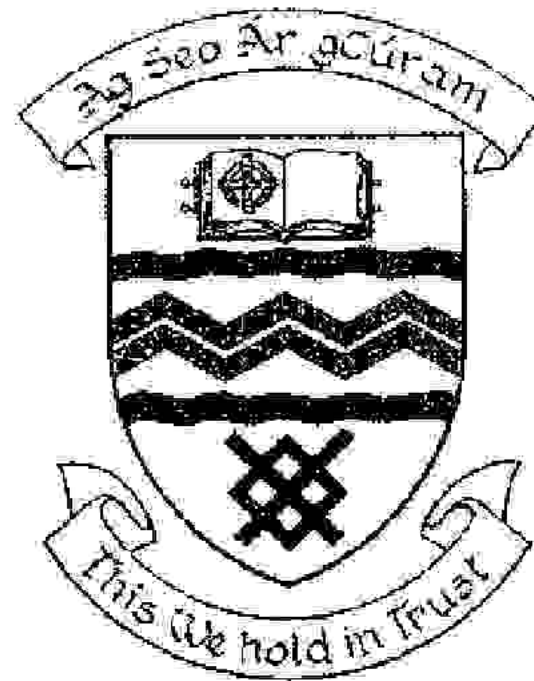
 .....16/10/00  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0099
1. Location	126 Sarsfield Park, Lucan, Co. Dublin.	
2. Development	Demolition of existing garage and construction of attached two storey, 3 bed house to side and new vehicular entrance to existing house.	
3. Date of Application	21/02/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 19/04/2000    1. 30/06/2000 2.                    2.
4. Submitted by	Name: Patrick Taaffe, Address: 187 The Rise, Belgard Heights,	
5. Applicant	Name: Mrs. A. Hannon, Address: 126 Sarsfield Park, Lucan, Co. Dublin.	
6. Decision	O.C.M. No. 1948  Date 28/08/2000	Effect AP GRANT PERMISSION
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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1948	Date of Decision 28/08/2000
Register Reference S00A/0099	Date: 21/02/00

Applicant Mrs. A. Hannon,  
Development Demolition of existing garage and construction of attached two storey, 3 bed house to side and new vehicular entrance to existing house.  
Location 126 Sarsfield Park, Lucan, Co. Dublin.  
Floor Area Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received 19/04/2000 /30/06/2000  
Clarification of Additional Information Requested/Received /

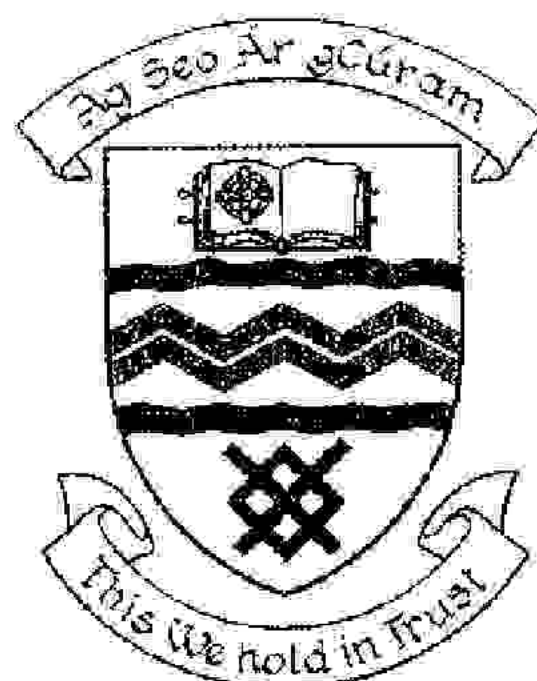
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 17 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 28/08/00  
for SENIOR ADMINISTRATIVE OFFICER

Patrick Taaffe,  
187 The Rise,  
Belgard Heights,  
Tallaght,  
Dublin 24.

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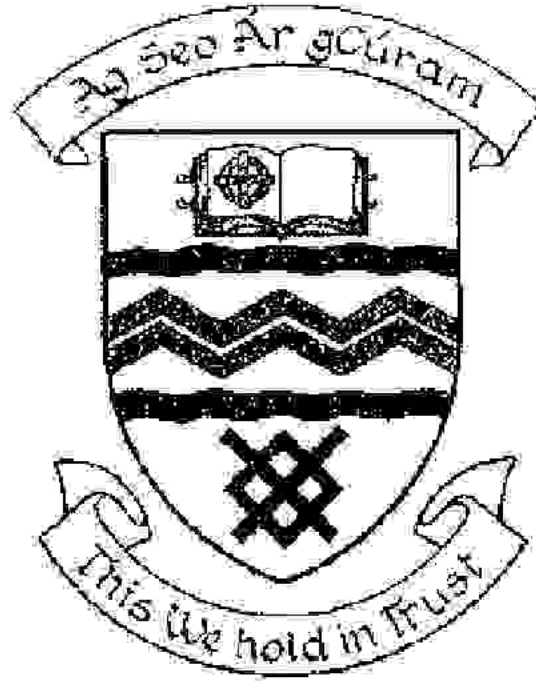
Conditions and Reasons

- 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 by the Planning Authority on 30/06/00, 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 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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In order to comply with the Sanitary Services Acts, 1878-1964.
- 6 No building shall be constructed within 5m of the adjacent 225mm surface water sewer.  
REASON:

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

- 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.

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REASON:

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

- 9 That the external finishes shall match those of the adjoining house.

REASON:

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- 10 That a first floor window shall be inserted on the gable wall of the proposed dwelling.

REASON:

To assist in supervising the adjoining area of public open space in the interest of the proper planning and development of the area.

- 11 The footpath and kerb to be dished and the new driveway constructed for both the existing and proposed driveway to the satisfaction of the County Council.

REASON:

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

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12 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.

13 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.

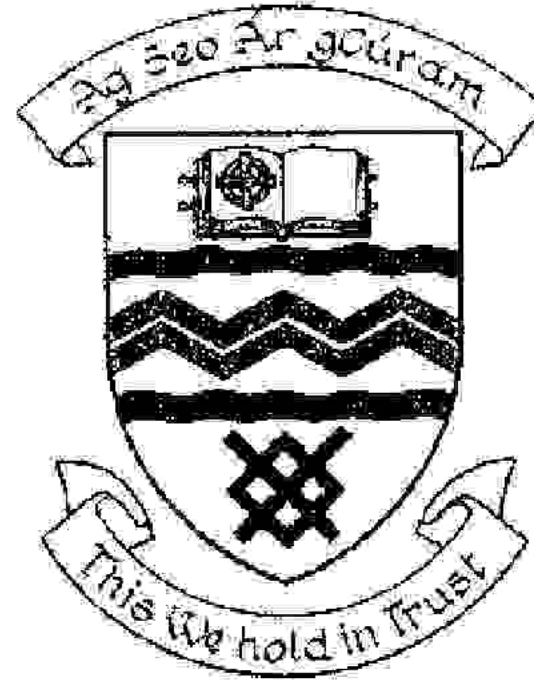
14 That a financial contribution in the sum of £500 (five hundred pounds) EUR 634 (six hundred and thirty four euros) be paid by the proposer to South Dublin County Council, towards the cost of the Lucan Village SW Separation Scheme which serves this development; this contribution to be paid before the 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.

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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.

- 16 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.

- 17 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 Griffeen Valley Park which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

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