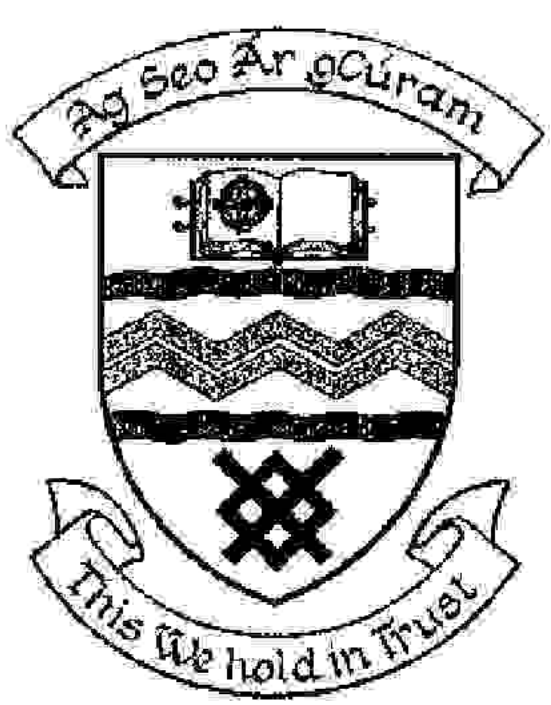


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0096	
1. Location	8 Willsbrook Grove, Lucan, Co. Dublin.		
2. Development	New detached two storey house to the side of existing house with relocated vehicular access to existing dwelling.		
3. Date of Application	18/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/04/2000 2.	1. 18/10/2000 2.
4. Submitted by	Name: Gabriel Silke, MRIAI, Address: 8 Whitecliff, Dublin 16.		
5. Applicant	Name: John & Christine O'Donnell, Address: 8 Willsbrook Grove, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2715 Date 12/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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.	

Lunder

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Baile Átha Cliath 24.

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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2715	Date of Decision 12/12/2000
Register Reference S00A/0096	Date: 18/02/00

Applicant John & Christine O'Donnell,

Development New detached two storey house to the side of existing house with relocated vehicular access to existing dwelling.

Location 8 Willsbrook Grove, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/04/2000 /18/10/2000

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

[Signature] 13/12/00
for SENIOR ADMINISTRATIVE OFFICER

Gabriel Silke, MRIAI,
8 Whitecliff,
Dublin 16.

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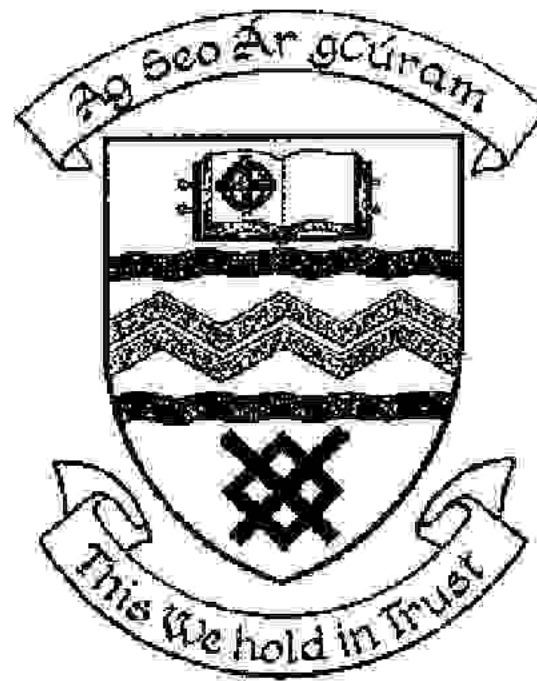
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Conditions and Reasons

- 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 Additional Information received by the Planning Authority on 18/10/00, 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 house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That before development commences, the applicant shall submit for agreement by the Planning Authority revised details, to include site plan, floor plans, elevations and a section, which incorporates a reduction in the width of the house from c12m to 10m. This shall involve increasing the setback from the northern boundary to c3m.
REASON:
In the interest of visual amenity and respecting the pattern and scale of development in the vicinity.
- 4 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.
- 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.

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- 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.

- 7 That an acceptable house number scheme 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.

- 8 That the external finishes shall harmonise with the existing finishes within the cul-de-sac. Before development commences, the applicant shall submit for agreement by the Planning Authority full details of colours and textures of proposed external walls and the roof finish.

REASON:

In the interest of visual amenity.

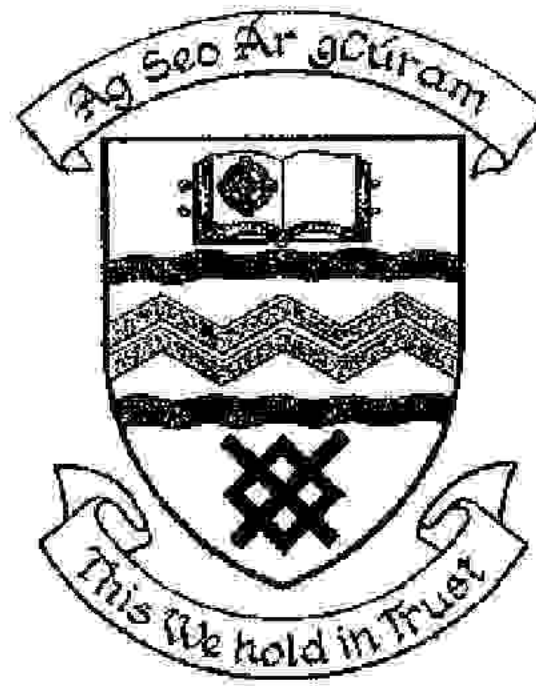
- 9 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; 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.

- 10 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six

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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.

- 11 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.

- 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:

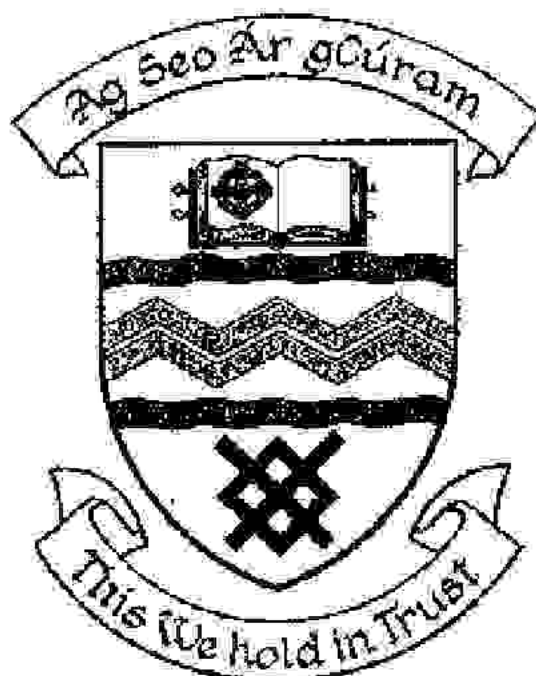
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 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

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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:

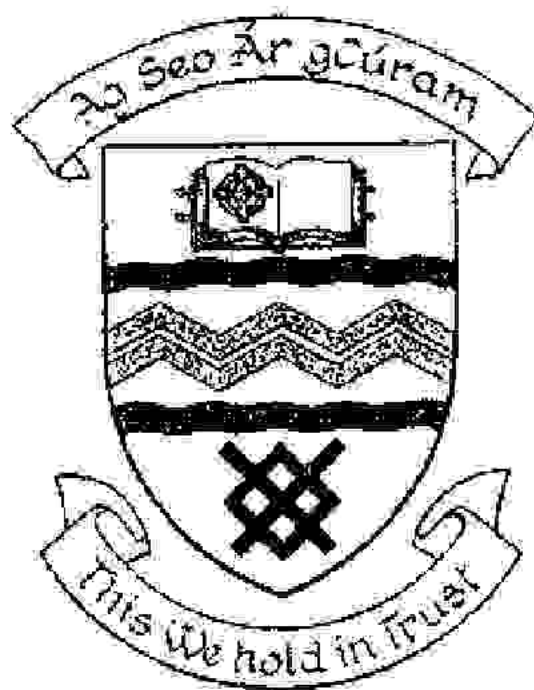
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

NOTE: The applicant's attention is drawn to Section 26(ii) of the Local Government (Planning and Development) Act 1963, which states that, "a person shall not be entitled solely by reason of a permission or approval under this section to carry out any development."

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

Decision Order Number 0780	Date of Decision 14/04/2000
Register Reference S00A/0096	Date: 18/02/00

Applicant John & Christine O'Donnell,
Development New detached two storey house at side of existing house.
Location 8 Willsbrook Grove, Lucan, Co. Dublin.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/02/00 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 In relation to foul drainage, the applicant proposes to connect to a private drain, which serves several houses on Willsbrook Grove. Written evidence of permission from the owners to connect to the drain is required. The applicant shall submit full details of the proposed drainage up to and including connection to the public sewer. The applicants shall establish if there is sufficient capacity available in the private drain to take the additional loading from the proposed development.
- 2 There is a 225mm surface water 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 applicants 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.
- 3 In relation to surface water drainage, the applicant proposes to connect to a private drain, which serves several houses on Willsbrook Grove. Written evidence of permission

Gabriel Silke, MRIAI,
8 Whitecliff,
Dublin 16.

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from the owners to connect to the drain is required. The applicants shall submit full details of the proposed drainage up to and including connection to the public sewer. The applicants shall establish if there is sufficient capacity available in the private drain to take the additional loading from the proposed development.

- 4 The applicants shall submit a revised layout which provides for two off street car parking spaces for the existing and proposed dwellings, in order to satisfy the requirements of the Roads Department.
- 5 The applicants shall submit full details of ground levels of the site, the embankment to the north outside the site, varying levels along the slip road onto the N4 which runs outside the site to the north, the N4 itself, and the proposed finished floor level of the dwelling. In this context and, notwithstanding the possible need to set back the proposed dwelling to satisfy No. 2 above, the applicants shall submit any proposals they may have to further set back (and redesign) the proposed dwelling.
- 6 The applicants shall submit any proposals they may have for the sound proofing of the proposed dwelling.

NOTE: As the proposed development involves relocating the vehicular access to the existing dwelling, revised public notification is required (both press and site notices) to this effect.

Signed on behalf of South Dublin County Council

J.H.
.....
for Senior Administrative Officer

14/04/00

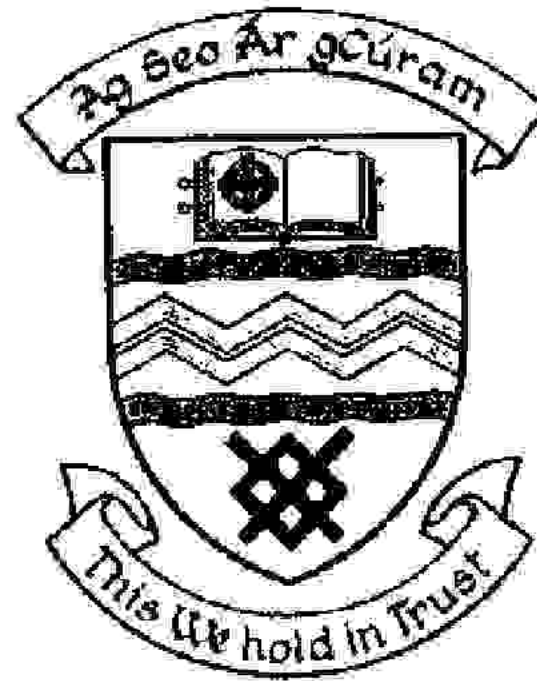
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S00A/0096	
1. Location	8 Willsbrook Grove, Lucan, Co. Dublin.			
2. Development	New detached two storey house to the side of existing house with relocated vehicular access to existing dwelling.			
3. Date of Application	18/02/00	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 14/04/2000 2.	1. 18/10/2000 2.	
4. Submitted by	Name: Gabriel Silke, MRIAI, Address: 8 Whitecliff, Dublin 16.			
5. Applicant	Name: John & Christine O'Donnell, Address: 8 Willsbrook Grove, Lucan, Co. Dublin.			
6. Decision	O.C.M. No. 2715 Date 12/12/2000	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 0194 Date 25/01/2001	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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Gabriel Silke, MRIAI,
8 Whitecliff,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0194	Date of Final Grant 25/01/2001
Decision Order Number 2715	Date of Decision 12/12/2000
Register Reference S00A/0096	Date 18/10/00

Applicant John & Christine O'Donnell,

Development New detached two storey house to the side of existing house with relocated vehicular access to existing dwelling.

Location 8 Willsbrook Grove, Lucan, Co. Dublin,

Floor Area 198.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/04/2000 /18/10/2000

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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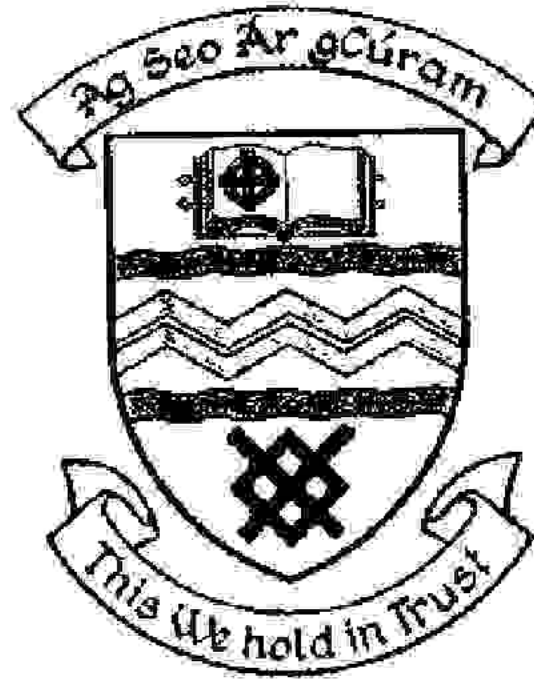
Conditions and Reasons

- 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 18/10/00, 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 house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 3 That before development commences, the applicant shall submit for agreement by the Planning Authority revised details, to include site plan, floor plans, elevations and a section, which incorporates a reduction in the width of the house from c12m to 10m. This shall involve increasing the setback from the northern boundary to c3m.
 REASON:
 In the interest of visual amenity and respecting the pattern and scale of development in the vicinity.
- 4 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.
- 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 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

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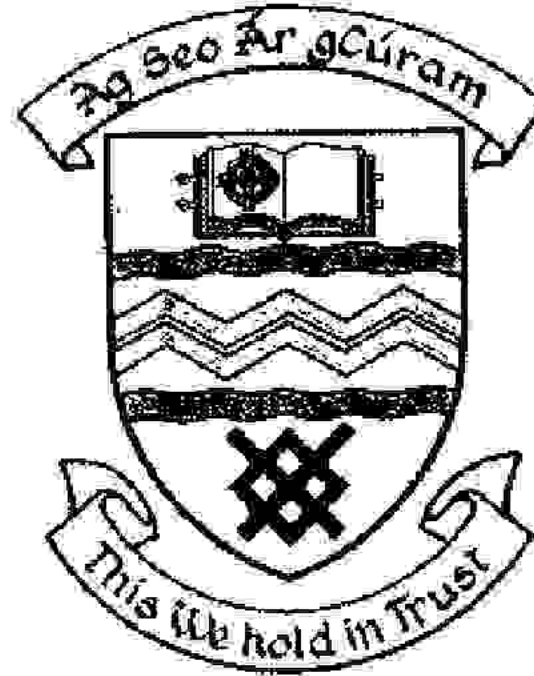
adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 That an acceptable house number scheme 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.
- 8 That the external finishes shall harmonise with the existing finishes within the cul-de-sac. Before development commences, the applicant shall submit for agreement by the Planning Authority full details of colours and textures of proposed external walls and the roof finish.
 REASON:
 In the interest of visual amenity.
- 9 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.
- 10 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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- 11 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.

- 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.

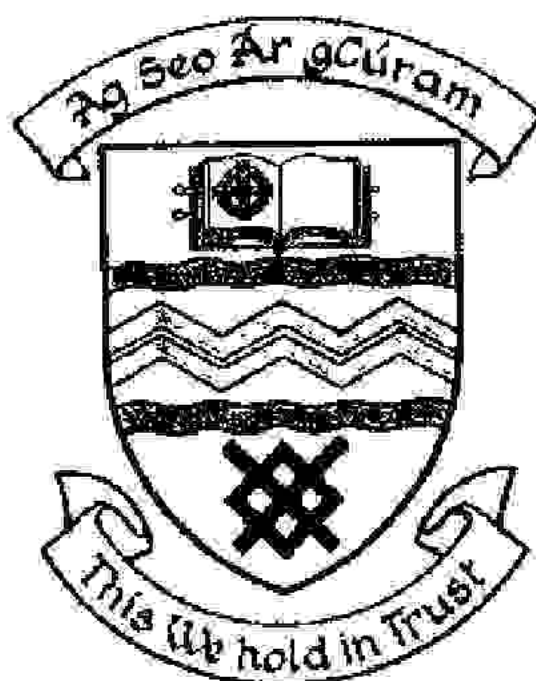
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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

NOTE: The applicant's attention is drawn to Section 26(ii) of the Local Government (Planning and Development) Act 1963, which states that, "a person shall not be entitled solely by reason of a permission or approval under this section to carry out any 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,

.....30/01/01
for SENIOR ADMINISTRATIVE OFFICER