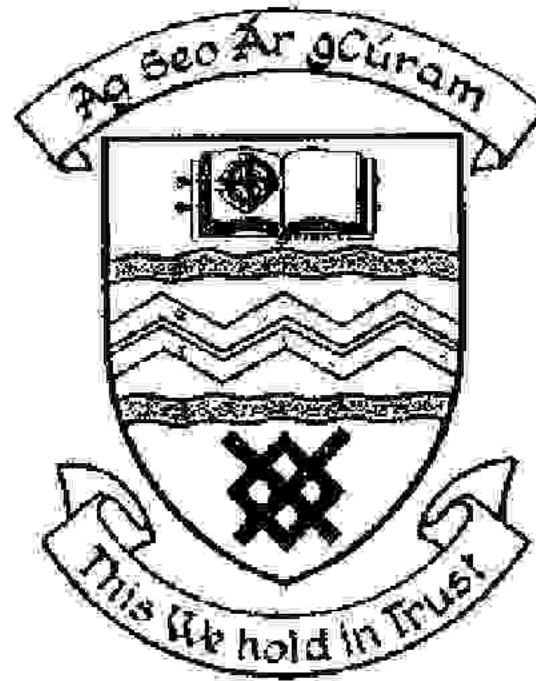


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0040
1. Location	Castle Cottage and West Winds, Lucan Road, Palmerstown, Dublin 20.	
2. Development	Two detached dormer type dwellings at rear.	
3. Date of Application	28/01/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Outline Permission	1. 2.
4. Submitted by	Name: Mark Lynch, Address: West Winds, Lucan Road,	
5. Applicant	Name: Mark & Christopher Lynch, Address: West Winds, Lucan Road, Palmerstown, Dublin 20.	
6. Decision	O.C.M. No. 0601 Date 24/03/2000	Effect AO GRANT OUTLINE PERMISSION
7. Grant	O.C.M. No. 949 Date 04/05/2000	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.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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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 949	Date of Final Grant 04/05/2000
Decision Order Number 0601	Date of Decision 24/03/2000
Register Reference S00A/0040	Date 28/01/00

Applicant Mark & Christopher Lynch,

Development Two detached dormer type dwellings at rear.

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

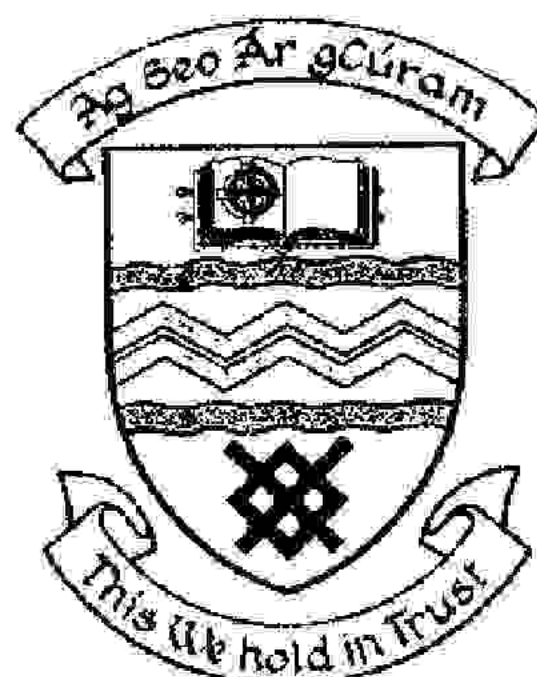
Floor Area 0.00 Sq Metres

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 (11) Conditions.

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Conditions and Reasons

- 1 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted for approval by the Planning Authority.

REASON:

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

- 2 At approval stage:-

- (a) Dwelling No.1 and associated garage indicated on the submitted layout shall be omitted.
- (b) A single storey dwelling only shall be constructed. It shall be located to the east of the site, at a minimum distance of 3m from the eastern boundary.
- (c) The area which had been proposed for dwelling No.1 to be incorporated into the garden area of dwelling No.2 and/or Castle Cottage.

REASON:

To protect the amenities of adjoining residential properties and in the interest of the visual amenities of the area.

- 3 At approval stage, the applicant shall submit a ground 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 dwelling.

REASON:

To ensure that the amenities of the area are protected.

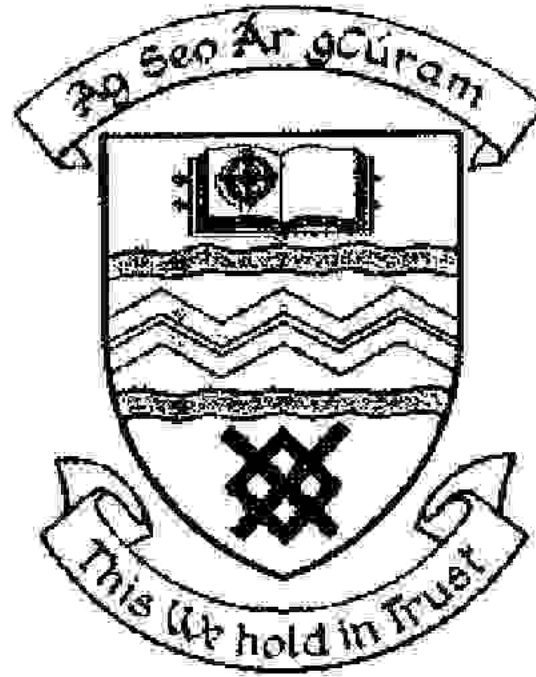
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the applicant shall ensure that details submitted for approval shall indicate the full and complete separation of foul and surface water systems.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 5
 - (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

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and protection of the ash tree and hedgerows.

REASON:

To protect the sylvan character of the site.

- 6 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.

- 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 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:

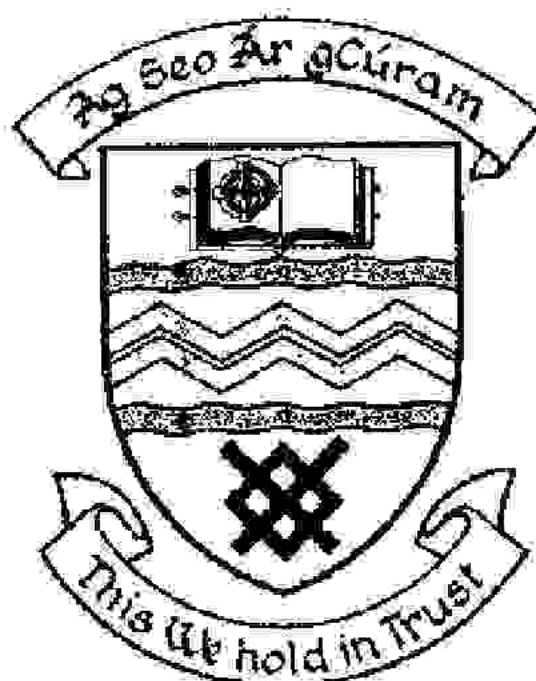
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 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 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.

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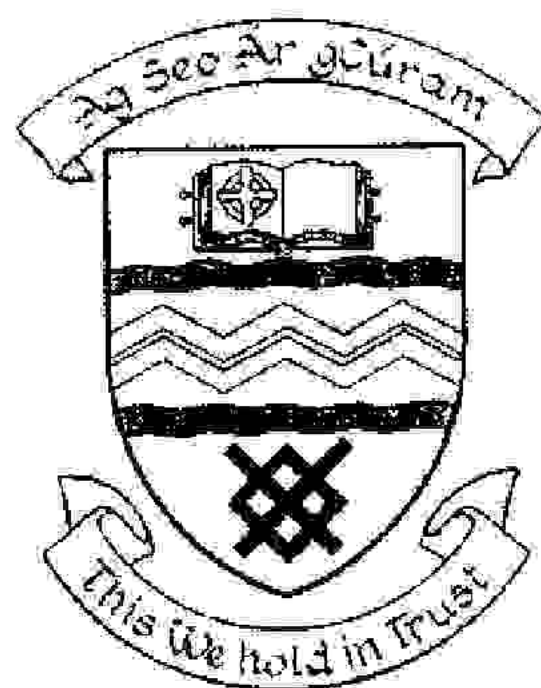
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- 9 At approval stage that an acceptable name/house number be submitted and approved by the County Council for the proposed house.
 REASON:
 In the interest of the proper planning and development of the area.
 - 10 That a special financial contribution to be determined by the Planning Authority on submission of detailed plans for approval to be paid by the applicant to South Dublin County Council towards the cost of the 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 development should contribute towards the cost of providing the services.
 - 11 On submission of detail plans for approval and before the commencement of development, a tree bond to be determined by the Planning Authority, shall be lodged with South Dublin County Council in order to ensure the protection of existing trees on site during construction.
 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.

Patricia Bowler
 05/05/00
 for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0601	Date of Decision 24/03/2000
Register Reference S00A/0040	Date: 28/01/00

Applicant Mark & Christopher Lynch,
Development Two detached dormer type dwellings 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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

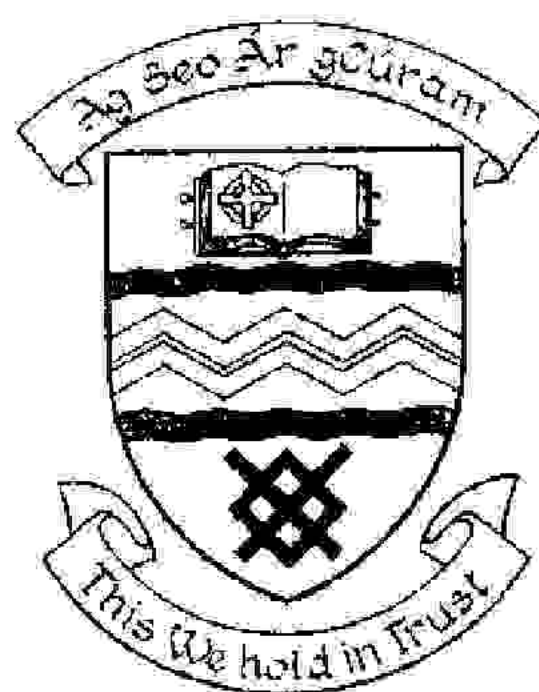
..... 24/03/00
for SENIOR ADMINISTRATIVE OFFICER

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

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REG REF. S00A/0040

Conditions and Reasons

- 1 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted for approval by the Planning Authority.

REASON:

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

- 2 At approval stage:-

- (a) Dwelling No.1 and associated garage indicated on the submitted layout shall be omitted.
- (b) A single storey dwelling only shall be constructed. It shall be located to the east of the site, at a minimum distance of 3m from the eastern boundary.
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REASON:

To protect the amenities of adjoining residential properties and in the interest of the visual amenities of the area.

- 3 At approval stage, the applicant shall submit a ground 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 dwelling.

REASON:

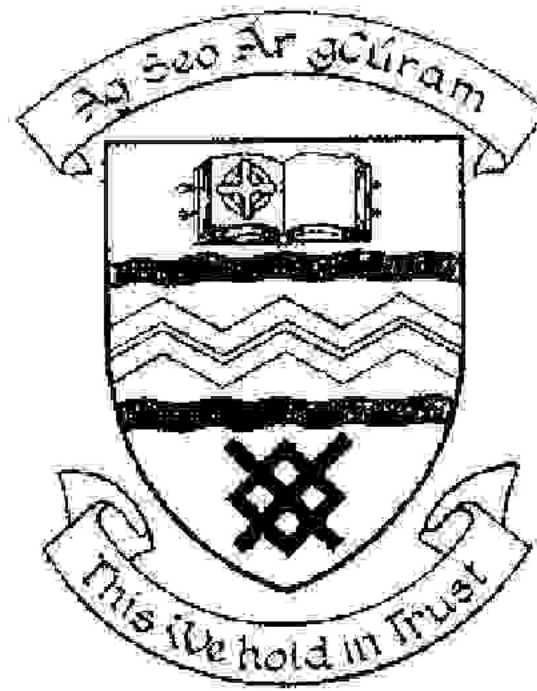
To ensure that the amenities of the area are protected.

- 4 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.

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REASON:

To protect the sylvan character of the site.

- 6 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:

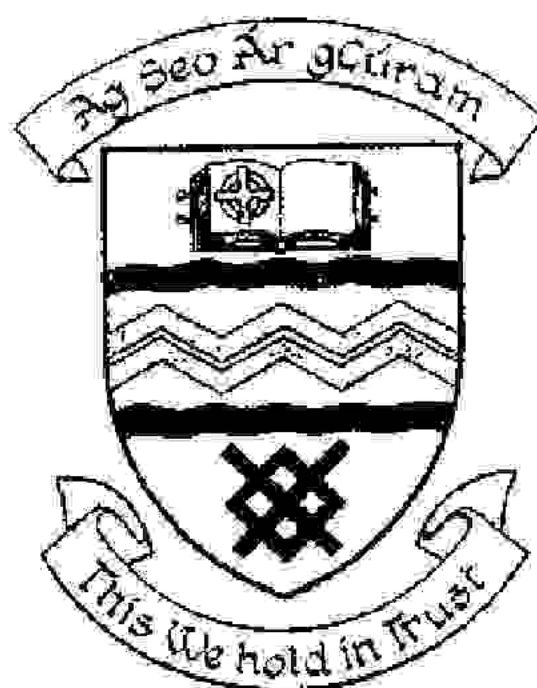
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REASON:

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REASON:

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REASON:

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REASON:

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