

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0005	
1. Location	2 Hillcrest Green, Lucan, Co. Dublin, with access from approved gateway at Hillcrest Drive.		
2. Development	Demolition of existing garage and single storey extension, erection of detached 2 storey house and garage.		
3. Date of Application	05/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Don Cromer Architects, Address: Manfield Chambers, 43/44 Lower O'Connell Street,		
5. Applicant	Name: Mr. Ciaran Walker, Address: 2 Hillcrest Green, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0443 Date 02/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 768 Date 13/04/2000	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	
14. Registrar Date Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
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Don Cromer Architects,
Manfield Chambers,
43/44 Lower O'Connell Street,
Dublin 1.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 768	Date of Final Grant 13/04/2000
Decision Order Number 0443	Date of Decision 02/03/2000
Register Reference S00A/0005	Date 05/01/00

Applicant Mr. Ciaran Walker,

Development Demolition of existing garage and single storey extension,
erection of detached 2 storey house and garage.

Location 2 Hillcrest Green, Lucan, Co. Dublin, with access from
approved gateway at Hillcrest Drive.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

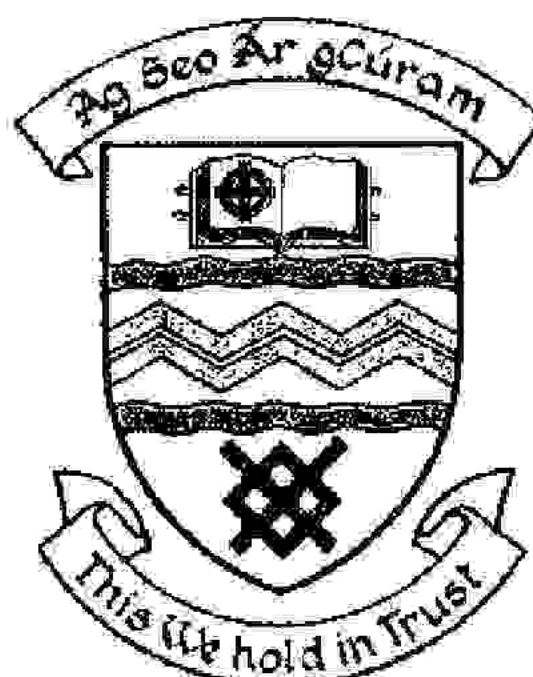
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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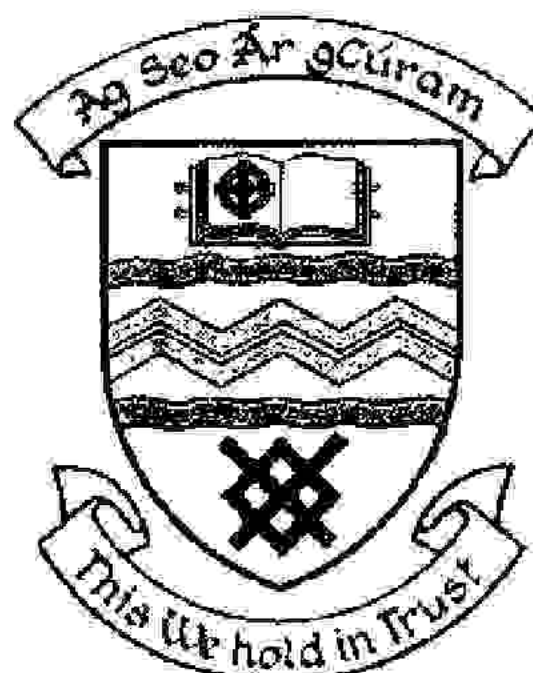
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 dwelling be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 3 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.
- 4 The proposed doorway opening from the master bedroom on the first floor to the "window basket" shall not be developed. A standard window shall be developed instead. Before development commences, the developer shall submit for agreement by the Planning Authority revised drawings in compliance.
 REASON:
 To protect residential amenity.
- 5 An acceptable house numbering proposal to be submitted for agreement by the Planning Authority before development commences.
 REASON:
 To protect residential amenity.
- 6 The existing entrance gateway at the north-east corner of the site shall be replaced by an entrance gateway designed to match existing gateways in the area. Before development commences, full details shall be submitted for agreement by the Planning Authority.
 REASON:
 In the interest of visual amenity.
- 7 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty

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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.

- 8 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.

- 9 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 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.

- 10 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 which will facilitate this development; this contribution to be paid before the commencement of development on site.

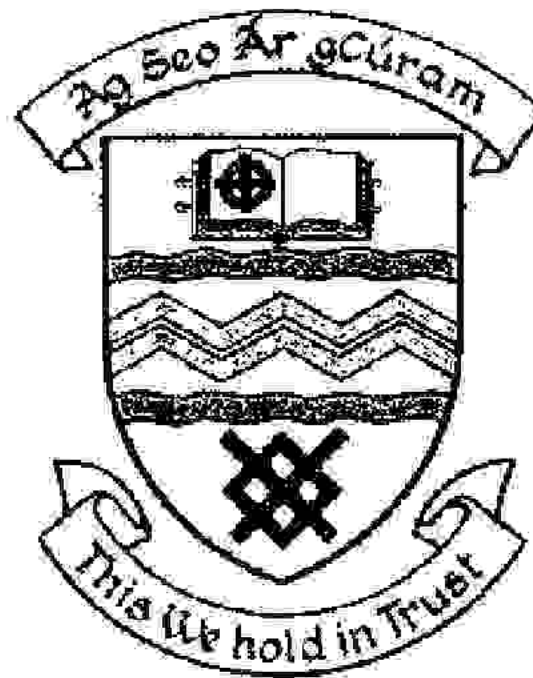
REASON:

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

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

- 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 Surface which serves 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.

- (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.

.....14/04/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0443	Date of Decision 02/03/2000 LA
Register Reference S00A/0005	Date: 05/01/00

Applicant Mr. Ciaran Walker,

Development Demolition of existing garage and single storey extension,
erection of detached 2 storey house and garage.

Location 2 Hillcrest Green, Lucan, Co. Dublin, with access from
approved gateway at Hillcrest Drive.

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 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.

LA
..... 02/03/00
for SENIOR ADMINISTRATIVE OFFICER

Don Cromer Architects,
Manfield Chambers,
43/44 Lower O'Connell Street,
Dublin 1.

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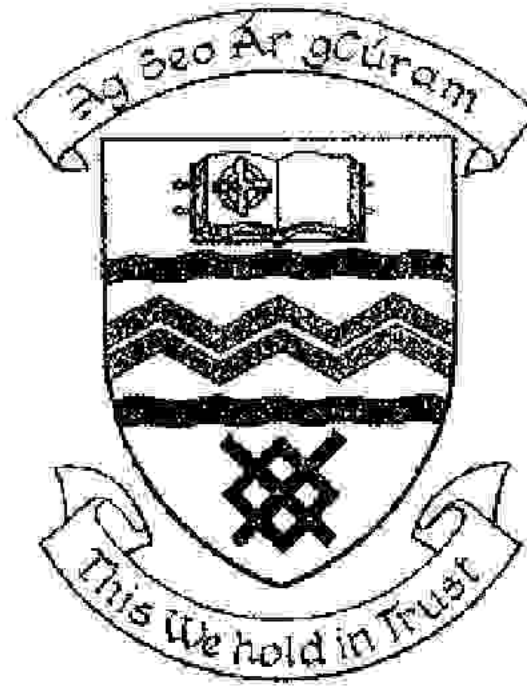
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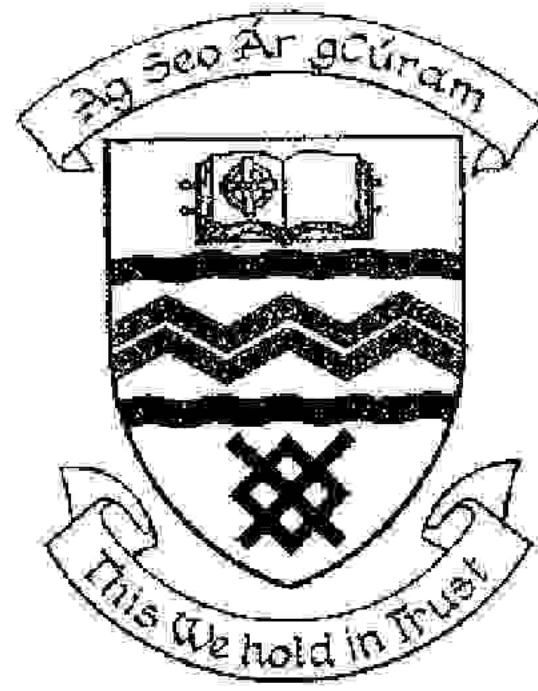
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