

COMHAIRLE CHONTAE ATHA CLIATH

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 -1991
P L A N N I N G R E G I S T E R

REGISTER REFERENCE : 92B/1161

LOCATION : 74 Hillcrest Heights, Lucan

PROPOSAL : Retain garage/utility room, boundary wall, vehicular
access and completion of same and new shed

APP. TYPE : Permission

DATE RECEIVED : 17.09.92

AGENT NAME & ADDRESS

Gerard Nowlan,
36 Cherrywood,
Castletown,
Celbridge,
Co. Kildare
Additional Information 13.11.92

APPLICANT NAME & ADDRESS

P. Flannery
74 Hillcrest Heights Lucan
Co. Dublin

DECISION : To grant permission

O.C.M.No. : P/ 0783/93 Date : 9/3/93

GRANT :

O.C.M.No. : P/ /92 Date :

APPEAL NOTIFIED : 5/4/93 TYPE OF APPEAL : 3rd Party

APPEAL DECISION : Permission granted/refused by An Bord Pleanala 8.07.93

MATERIAL CONTRAVENTION SECTION 26(3) :

ENFORCEMENT : | COMPENSATION : | PURCHASE NOTICE :

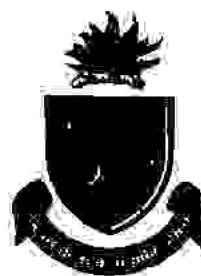
REVOCATION OR AMENDMENT :

E.I.S.REQUESTED : | E.I.S.RECEIVED : | E.I.S.APPEAL :

R E G I S T R A R

D A T E

R E C E I P T N O .



Bloc 2, Ionad Bheatha na hEirean
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Decision Order Number : P/ 0783 /93 Date of Decision : 9th March 1993

Register Reference : 92B/1161 Date Received : 11th January 1993

Applicant : P. Flannery

Development : Retain garage/utility room, boundary wall, vehicular
access and completion of same and new shed

Location : 74 Hillcrest Heights, Lucan

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 131192//110193

In pursuance of its functions under the above mentioned Acts, the 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 on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ⁵.....ATTACHED.

Signed on behalf of the Dublin County Council.

[Signature]
for Principal Officer

Date: *7th March 1993*

Gerard Nowlan,
36 Cherrywood,
Castletown,
Celbridge,
Co. Kildare

Reg.Ref. 92B/1161
Decision Order No. P/ 0783 /93
Page No: 0002



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CONDITIONS / REASONS

- 01 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 on 11/1/93 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.
- 02 That the entire premises be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 03 That all external finishes harmonise in colour and texture with the existing premises.
REASON: In the interest of visual amenity.
- 04 That the garage and proposed shed shall be used solely for use incidental to the enjoyment of the dwelling house and shall not be used for the carrying out of any trade or business.
REASON: To prevent unauthorised development.
- 05 That the proposed vehicular access to be constructed at the applicants expense to the requirements of the Area Engineer, Roads Department, Dublin County Council.
- 05 REASON: In the interest of the proper planning and development of the area.

NOTE: This permission does not imply any consent or approval for the structural stability and/or habitability of the works carried out, and it does not imply that the structure complies with the Building Regulations.

P/5296/92

Gerard Nowlan,
36 Cherrywood,
Castletown,
Celbridge,
Co. Kildare.

Reg. Ref. No. 92B/1161

13 November 1992

Re: Retain garage/utility room, boundary wall, vehicular access and completion of same and new shed at 74 Hillcrest Heights, Lucan for P. Flannery.

Dear Sir,

With reference to your planning application, received here on 17th September, 1992, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1990, the following additional information must be submitted in quadruplicate:-

1. Having regard to the domestic use of the premises the applicant is requested to indicate the need for a second vehicular access.
2. Having regard to the domestic use of the premises and the extensive outhouse storage already on site the applicant is requested to indicate the need for the proposed shed.
3. Applicant is requested to indicate if it is proposed to utilize any part of the property for purposes other than those incidental to the enjoyment of the dwelling house as such.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

J. de Bauried
for Principal Officer.

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992County DublinPlanning Register Reference Number: 92B/1161

APPEAL by Niall Marron and others of 2A/3/5 Hillcrest Park, Lucan, County Dublin against the decision made on the 9th day of March, 1993 by the Council of the County of Dublin to grant subject to conditions a permission to Peter Flannery care of Gerard Nowlan of 36 Cherrywood, Castletown, Celbridge, County Kildare for the retention of garage/utility room, boundary wall, vehicular access and completion of same and the erection of a shed at 74 Hillcrest Heights, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1992, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the retention of garage/utility room and boundary wall in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions. Furthermore, permission is hereby refused for the retention of the vehicular access and the erection of a shed for the reasons set out in the Third Schedule hereto.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the retention of the garage/utility room and boundary wall would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The opening in the north-western corner of the site shall be closed off by the continuation of the existing boundary wall to the same height and finish as the existing wall.

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

2. The entire premises shall be used as a single dwelling unit.

Reason: In the interest of orderly development.

Donegal

06S.091035

SECOND SCHEDULE (CONTD.)

3. The garage/utility structure shall be used solely for use incidental to the enjoyment of the dwellinghouse and shall not be used for the carrying out of any trade or business.

Reason: In the interest of orderly development.

THIRD SCHEDULE

1. Having regard to the extensive domestic storage space available in the existing garage structure and the design and prominent position of the proposed shed, it is considered that it would not be consistent with the proper planning and development of the area or the use of the premises for domestic purposes.
2. Having regard to the extensive off-street car parking area available on the southern part of the curtilage it is considered that the opening of a new vehicular access point is not warranted and would be contrary to the proper planning and development of the area.



Daragh A. Murphy

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 8th day of July.

1993.