

COMHAIRLE CHONTAE ATHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1454
1. LOCATION	Cooldrinagh Cross, Lucan, Co. Dublin.		
2. PROPOSAL	Garage conv. also extension to shed.		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
			<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 15th Dec., 1986 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
	P.	17th Oct., '86	
4. SUBMITTED BY	Name Nowlan's Draughting, Address 13, Maplewood Green, Springfield, Tallaght, Dublin 24.		
5. APPLICANT	Name P. J. Forde, Address Cooldrinagh Cross, Lucan, Co. Dublin.		
6. DECISION	O.C.M. No. P/1625/87		Notified 18th May, 1987
	Date 18th May, 1987		Effect Permission granted.
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 4.6.87		Decision Permission granted by
	Type 3rd Party.		An Bord Pleanala Effect 25/8/88
9. APPLICATION SECTION 26 (3)	Date of application		Decision
			Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: 86A/1454

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APPEAL by Pat Dowling care of O'Malley and Bergin of Saint Heliers, Stillorgan Park, Blackrock, County Dublin against the decision made on the 18th day of May, 1987, by the Council of the County of Dublin to grant subject to conditions a permission for development comprising retention of a garage conversion to two bedrooms and extension to existing shed at rear at Cooldrinagh Cross, Lucan, County Dublin to P.G. Forde of Cooldrinagh Cross, 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 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development 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.

FIRST SCHEDULE

It is considered that the development to be retained would not be injurious to amenity or be otherwise contrary to the proper planning and development of the area provided that the conditions set out in the Second Schedule hereto are complied with.

SECOND SCHEDULE

1. The entire premises shall be used as a single dwelling unit and in particular no Bed and Breakfast or other commercial use shall be carried on except with a prior grant of permission from the planning authority or An Bord Pleanála on appeal.

Reason: To protect the residential amenity of property in the vicinity.

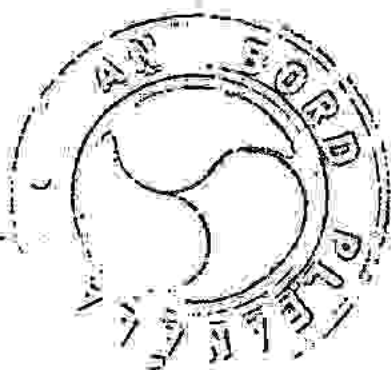
2. The garage/store to the rear of the site shall be used solely for purposes incidental to the enjoyment of the existing dwellinghouse as such. In particular no commercial, trade or business activity including the storage of materials for trade or business use shall take place therein except with a prior grant of permission from the planning authority or An Bord Pleanála on appeal.

Reason: To protect the residential amenity of property in the vicinity.

SECOND SCHEDULE (CONTD)

3. The septic tank and percolation area serving the dwelling shall be constructed in accordance with the recommendations of SR. 6 1975 published by the I.I.R.S. In particular, foul waste shall be drained only to the approved septic tank and percolation areas and surface water shall be drained only to the surface water soak pit.

Reason: In the interests of amenity and public health.



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

Dated this 28th day of August 1988.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Acts, 1963-1983

To **Gerard Newlan,**

Decision Order
Number and Date **P/1625/87 - 18/5/87**

11 Maplewood Green,

Register Reference No. **261-1934**

Springfield,

Planning Control No.

Tallaght, Dublin 24.

Application Received on **17/10/86**

Add. Info. Rec'd: **20/3/87**

Applicant **P.G. Forde.**

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 ~~205006~~ for:-

retention of garage conversion to 2 bedrooms. Also extension to existing shed at rear at Cooldrinagh, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

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.
2. That before development commences, approval for extension to existing shed under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That the entire premises be used as a single dwelling unit.
4. That the existing outbuildings to the rear of the site shall be used for purposes solely incidental to the enjoyment of the existing dwelling house as such. No commercial trade or business activity shall take place therein.
5. That the drainage arrangements shall be in accordance with the requirements of the Planning Authority. In this regard, foul waste shall only be drained to approved septic tank and percolation areas; surface rain water shall only be drained to surface water soakpit.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1960.
3. To prevent unauthorized development.
4. To prevent unauthorized development.
5. In order to comply with the requirements of the Sanitary Services Department.

Signed on behalf of the Dublin County Council

For Principal Officer

Date **18th May 1987.**

Nowlan's Draughting,
13 Maplewood Green,
Springfield,
Tallaght,
Dublin 24

86A/1454

15.12.86

RE/ Proposed retention of garage conversion to 2 bedrooms, also extension
to existing shed at rear of Cooldrinagh, Lucan for P.G. Forde

Dear Sirs,

With reference to your planning application, received here on 17.10.86

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, 1963-1983, the following additional information must be
submitted in quadruplicate:-

1. The applicant is requested to clarify the current and proposed function
of the existing soakpit. In this regard, the applicant shall confirm that
(a) foul waste will only be drained to the approved septic tank and percolation
area.
(b) no foul waster shall be drained to the surface water soak-pit.
(c) no surface water will be drained to septic tank/percolation areas.
2. The applicant is requested to clarify the current and proposed use of
the outbuilding/store to rear of dwelling.
3. The applicant refers on application form lodged, to "retention of converted
garage and store and office", Public notification does not refer to 'Office'.
The applicant is requested to clarify this matter by way of an accurate revised
public notification if necessary.
4. The Supervising Health Inspector reports that the soakpit is unduly close
to percolation area of the septic tank of the adjoining dwelling. The applicant
is asked to clarify if he is in a position to locate the soakpit in a more
satisfactory location. The applicant is advised to consult with the
Supervising Health Inspector.

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

Yours faithfully,

FOR Principal Officer.