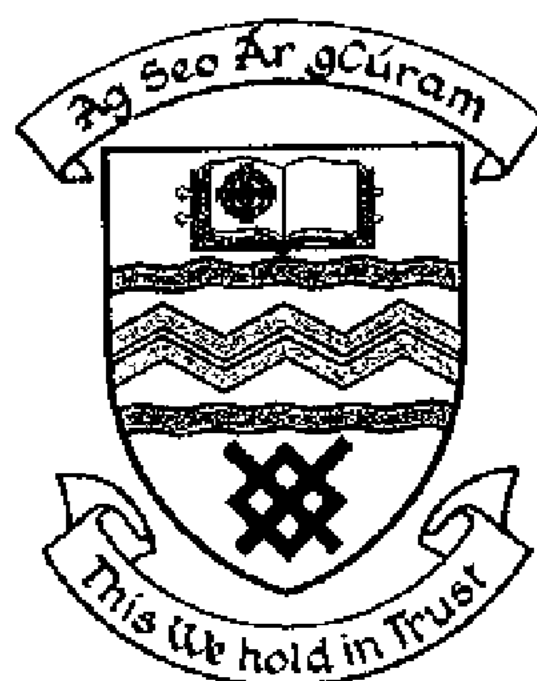


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99B/0328	
1. Location	No. 4 Beaumont Cottages, Lucan, Co. Dublin.			
2. Development	Extension to rear.			
3. Date of Application	24/05/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 22/07/1999 2.	1. 06/08/1999 2.	
4. Submitted by	Name: Jones & Kelly, Address: 20 Summerhill Road, Sandycove,			
5. Applicant	Name: Mr. J. Byrne, Address: No. 4 Beaumont Cottages, Lucan, Co. Dublin.			
6. Decision	O.C.M. No. 2163 Date 04/10/1999	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 2537 Date 19/11/1999	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Dublin 24

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Jones & Kelly,
20 Summerhill Road,
Sandycove,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2537	Date of Final Grant 19/11/1999
Decision Order Number 2163	Date of Decision 04/10/1999
Register Reference S99B/0328	Date 06/08/99

Applicant Mr. J. Byrne,

Development Extension to rear.

Location No. 4 Beaumont Cottages, Lucan, Co. Dublin.

Floor Area 117.00 Sq Metres

Time extension(s) up to and including

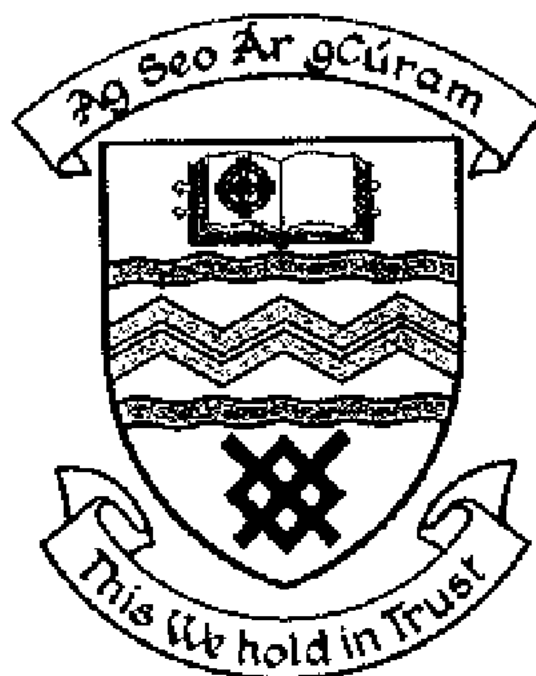
Additional Information Requested/Received 22/07/1999 /06/08/1999

A Permission has been granted for the development described above,
subject to the following (6) Conditions.

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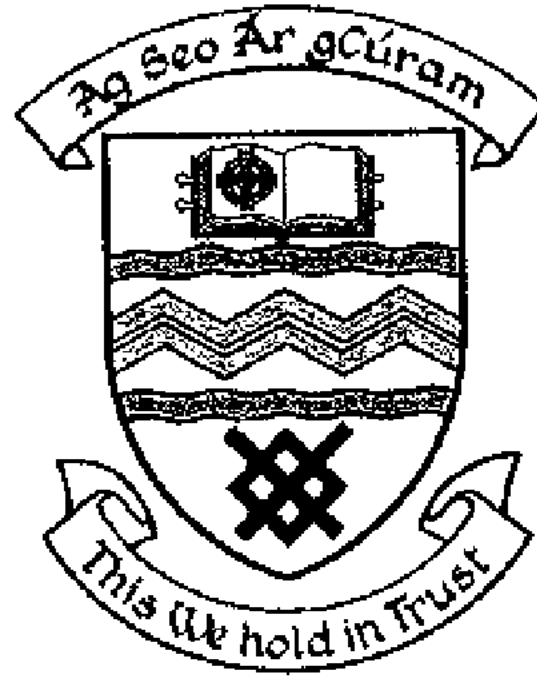
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and additional information received 06/08/99, drawing no. WD/1/99, 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 The house and proposed extension shall be used as a single dwelling unit only.
REASON:
To ensure that the development will not be out of character with existing residential development in the area.
- 3 The proposed height of the roof ridge shall be revised so that no part of the proposed development shall project more than 0.4m beyond the roof ridge of the existing cottage.
REASON:
In the interest of visual amenity.
- 4 The design of the north facing window at first floor level shall be revised as indicated on drawing no. WD/1/99, received 06/08/99.
REASON:
In the interest of residential amenity.
- 5 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing building, or such other materials as shall have been agreed in writing by the Local Planning Authority.
REASON:
To ensure a satisfactory appearance on completion of the development.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 - a) The developer shall ensure full and complete separation of foul and surface water systems.
 - b) All pipes shall be laid to a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REG. REF. S99B/0328
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- c) Soakway proposal for the disposal of surface water runoff is not acceptable in urban areas. The developer shall submit full details of the proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.

REASON:

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

NOTE

Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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.

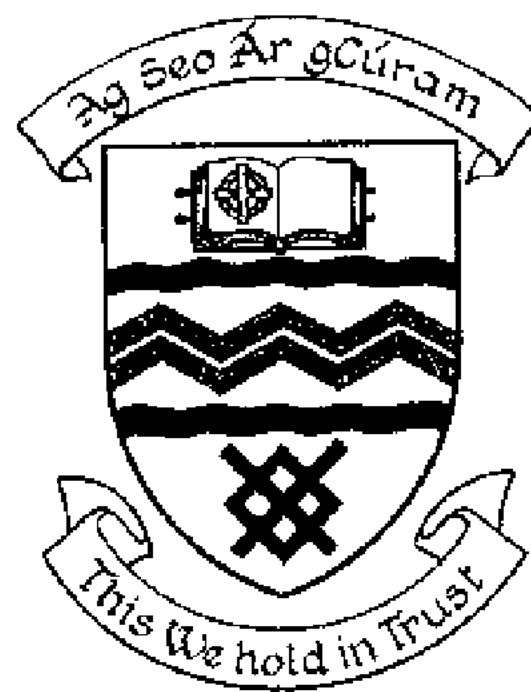
Signed on behalf of South Dublin County Council.

E. G. O'Connell22/11/99
for SENIOR ADMINISTRATIVE OFFICER

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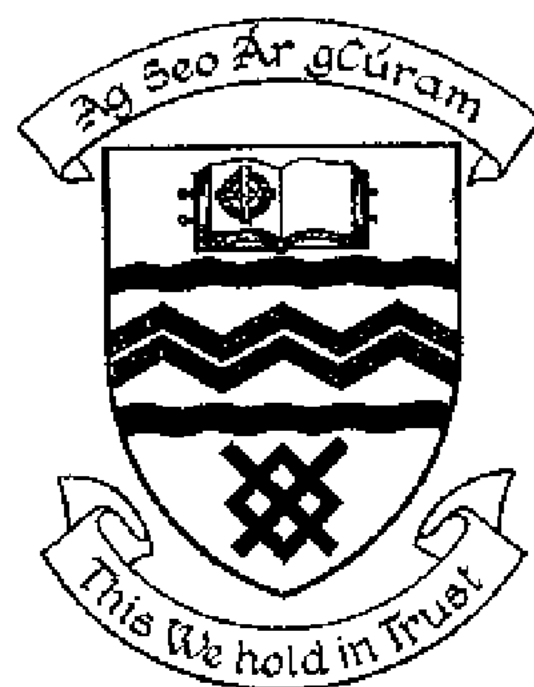
Conditions and Reasons

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REASON:
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REASON:
To ensure a satisfactory appearance on completion of the development.
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REG. REF. S99B/0328

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- c) Soakway proposal for the disposal of surface water runoff is not acceptable in urban areas. The developer shall submit full details of the proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.

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NOTE

Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

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

Decision Order Number 1547	Date of Decision 22/07/1999 <i>DM</i>
Register Reference S99B/0328	Date: 24/05/99

Applicant Mr. J. Byrne,
Development Extension to rear.

Location No. 4 Beaumont Cottages, Lucan, Co. Dublin.

App. Type Permission

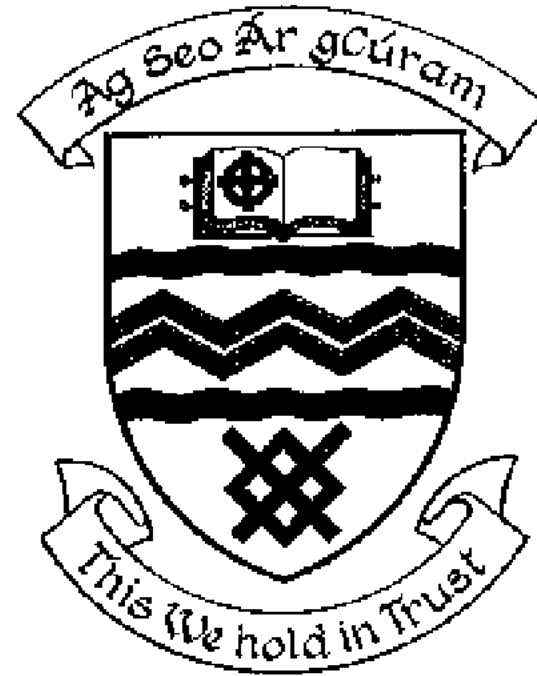
Dear Sir/Madam,

With reference to your planning application, received on 24/05/99 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 The applicant shall submit plans, to a scale of not less than 1:100, showing the existing building line of the adjacent property, No. 5 Beaumont Cottages and shall indicate thereon the distance from the northern flank of the proposed extension to No. 5 Beaumont Cottages.
- 2 The applicant is requested to submit further information in respect of the proposed rear extension showing how it is intended to comply with Paragraph 3.4.9 of the South Dublin County Development Plan, 1998, in which the Council seeks to retain existing roof heights and to protect the privacy of adjoining properties. In particular, the applicant shall indicate how the proposed extension would match the extension permitted under Reg. Ref. S98B/0530 for the adjoining property, No. 3 Beaumont Cottages. This information is required as the ridge height permitted under Reg. Ref. S98B/0530 has been erroneously detailed on the drawings submitted with the current application (Drg. No. wd/1/99). Under Reg. Ref. S98B/0530, the ridge height was reduced from approx. 1.2m to 0.4m by means of revised plans submitted in response to solicited additional information.

Jones & Kelly,
20 Summerhill Road,
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Co. Dublin.

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REG REF. S99B/0328

As the current proposal would extend approx. 1.2m beyond the existing ridge height of the cottage, the applicant shall clarify how the current proposal would integrate with the adjoining property. Amendments to the depth of the proposed extension may need to be made in order for the ridge height of the current proposal to match the extension permitted for the adjoining property. The applicant shall further clarify how it is intended to preserve the residential amenity and privacy of the adjacent property, No. 5 Beaumont Cottages, with respect to the depth of the proposed extension as well as the proposed first floor level window located on the north facing flank wall.

Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

22/07/99