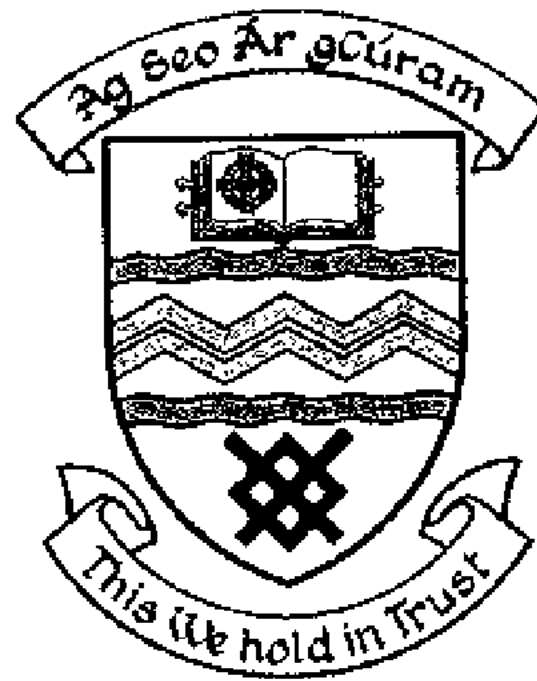


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99B/0078	
1. Location	118 Earls Fort Road, Lucan, Co. Dublin.		
2. Development	To convert and extend existing garage to a new two storey extension.		
3. Date of Application	12/02/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/05/1999 2.	1. 06/07/1999 2.
4. Submitted by	Name: Eamon Doran, Address: 15 Church View, Rathmolyon,		
5. Applicant	Name: Fran Ryan, Address: 118 Earls Fort Road, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1865 Date 30/08/1999	Effect: AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2255 Date 14/10/1999	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.			

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PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

Eamon Doran,
15 Church View,
Rathmolyon,
Enfield,
Co. Meath.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2255	Date of Final Grant 14/10/1999
Decision Order Number 1865	Date of Decision 30/08/1999
Register Reference S99B/0078	Date 06/07/99

Applicant Fran Ryan,

Development To convert and extend existing garage to a new two storey extension.

Location 118 Earls Fort Road, Lucan, Co. Dublin.

Floor Area 61.60 Sq Metres

Time extension(s) up to and including

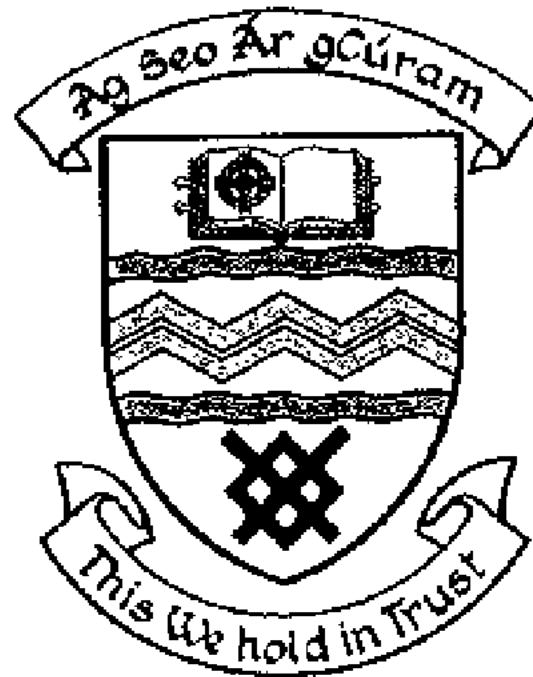
Additional Information Requested/Received 05/05/1999 /06/07/1999

A Permission has been granted for the development described above,
subject to the following (5) Conditions.

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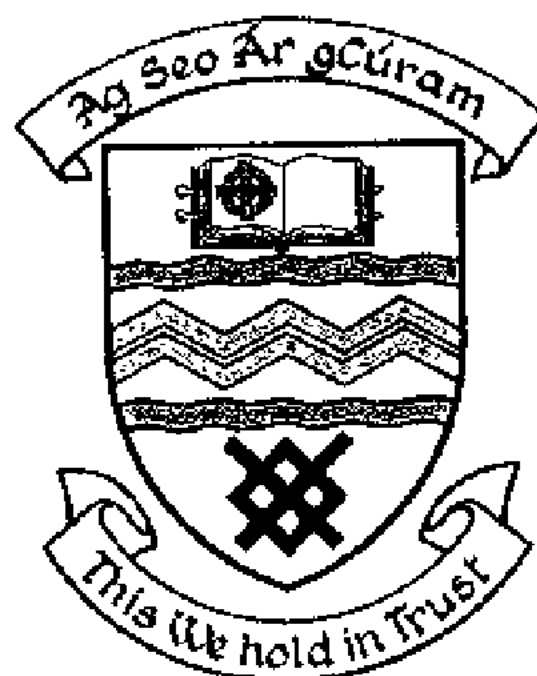
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by way of solicited additional information received on 06/07/99, drawing No. Rev. 1, 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 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 new stairs located in the proposed extension shall be omitted from the development.
 REASON:
 In the interests of maintaining the entire premises as a single residential unit.
- 4 That all external finishes harmonise in colour and texture with the existing premises.
 REASON:
 In the interest of visual amenity.
- 5 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.

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.

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-
- (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. Bowlow15/10/99
for SENIOR ADMINISTRATIVE OFFICER

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Facs: 01-414 9104

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

Decision Order Number 1865	Date of Decision 30/08/1999
Register Reference S99B/0078	Date: 12/02/99

Applicant Fran Ryan,

Development To convert and extend existing garage to a new two storey extension.

Location 118 Earls Fort Road, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/05/1999 /06/07/1999

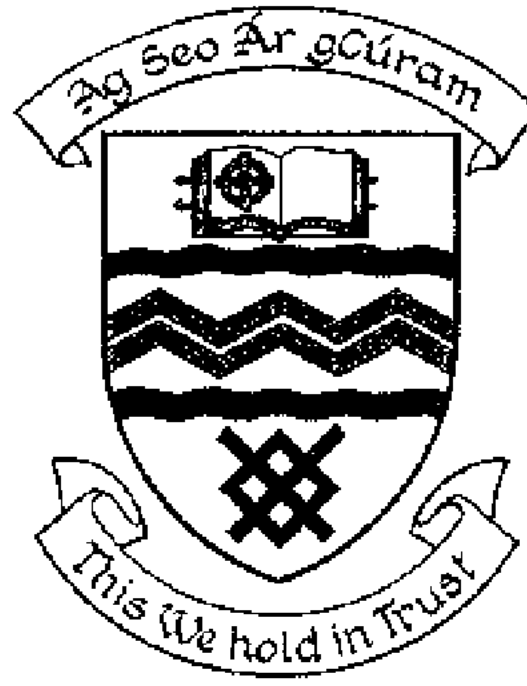
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (5) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... *DC* 30/08/99
for SENIOR ADMINISTRATIVE OFFICER

Eamon Doran,
15 Church View,
Rathmolyon,
Enfield,
Co. Meath.

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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 as amended by way of solicited additional information received on 06/07/99, drawing No. Rev. 1, 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 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 new stairs located in the proposed extension shall be omitted from the development.

REASON:

In the interests of maintaining the entire premises as a single residential unit.

- 4 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

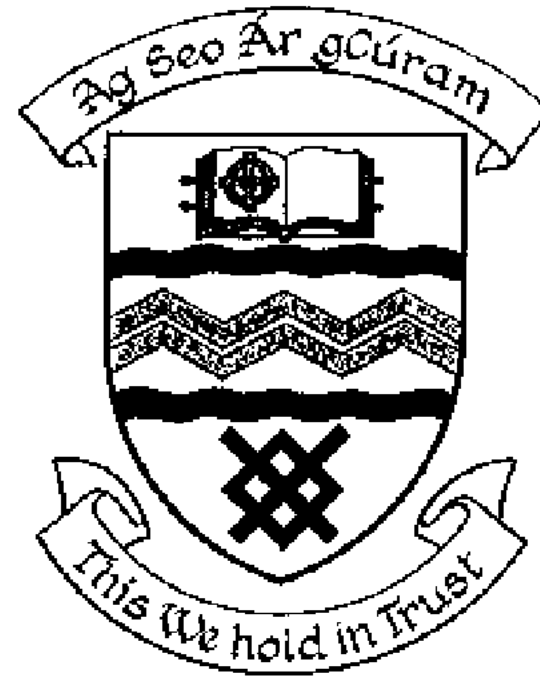
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

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 0928	Date of Decision 05/05/1999
Register Reference S99B/0078	Date: 12/02/1999

Applicant Fran Ryan,
Development To convert and extend existing garage to a new two storey extension.

Location 118 Earls Fort Road, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 12/02/1999 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 is advised that the absence of connecting doors between the proposed extension and the existing dwelling save for the door between the proposed utility room and the adjoining room (the use of which is unmarked on the plans submitted) is unacceptable to the Planning Authority in that the proposed extension would constitute a self-contained unit. In the opinion of the Planning Authority the development of a self-contained unit would constitute over-development of the site by virtue of the proposal's inability to meet the 1998 South Dublin County Development Plan requirements for private open space provision and off-street parking provision.

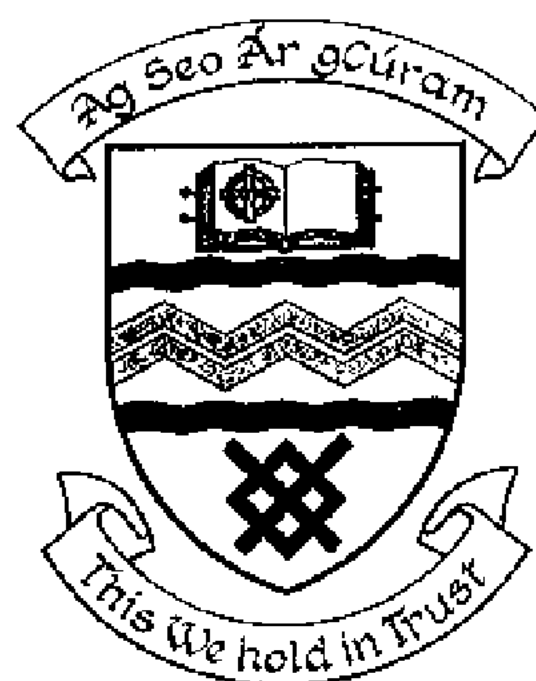
The applicant is advised to submit revised plans showing a greater level of internal connection between the proposed extension and the existing dwelling at both ground and first floor levels.

Eamon Doran,
15 Church View,
Rathmolyon,
Enfield,
Co. Meath.

SOUTH DUBLIN COUNTY COUNCIL
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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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Signed on behalf of South Dublin County Council

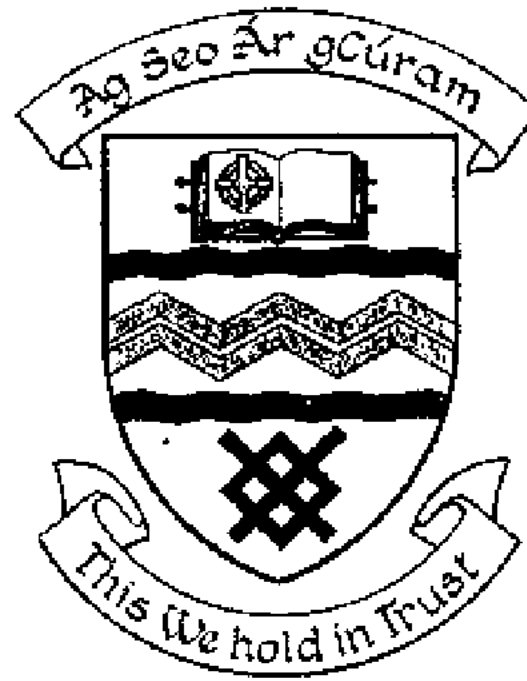
.....
for Senior Administrative Officer

06/05/1999

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

Order Number 0437	Date of Order 02/03/1999
Register Reference S99B/0078	Date 12/02/1999

Applicant Fran Ryan,

Development To convert and extend existing garage to a new two storey extension.

Location 118 Earls Fort Road, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 26/02/99 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice is hanging off support, and is not legible. Before this application can be considered, you must erect a new notice on the structure, and submit the following to this Department:

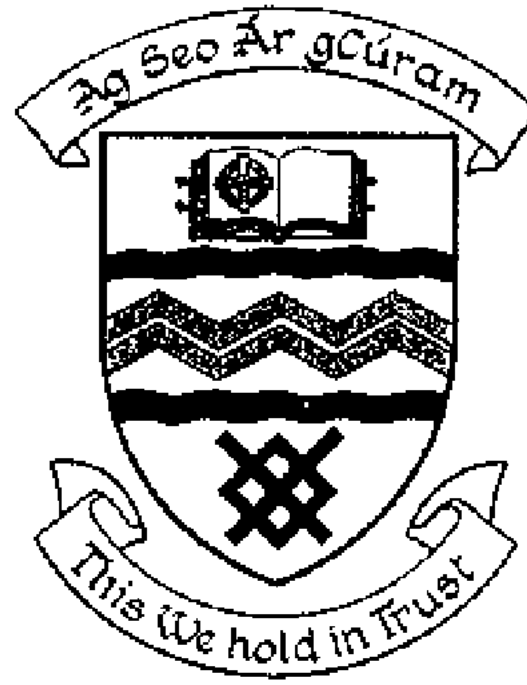
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Eamon Doran,
15 Church View,
Rathmolyon,
Enfield,
Co. Meath.

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

LA

.....
for Senior Administrative Officer.

02/03/1999