

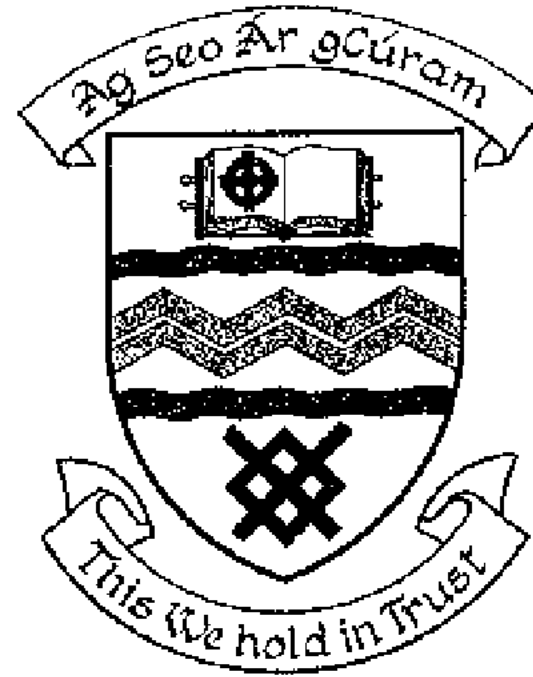
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S99A/0952	
1. Location	20 Hillcrest Court, Lucan, Co. Dublin.		
2. Development	New two storey house attached to existing house at side garden, new entrance and driveway to existing house, alterations to porch of existing house		
3. Date of Application	24/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/02/2000 2.	1. 27/02/2001 2.
4. Submitted by	Name: Michael Crimin ACIOB, Address: Clontarf Business Centre, 57 Clontarf Road,		
5. Applicant	Name: Eamon Nestor, Address: 20 Hillcrest Court, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0857 Date 25/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2139 Date 08/06/2001	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.	

M.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0857	Date of Decision 25/04/2001
Register Reference S99A/0952	Date: 24/12/99

Applicant Eamon Nestor,

Development New two storey house attached to existing house at side garden, new entrance and driveway to existing house, alterations to porch of existing house

Location 20 Hillcrest Court, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/02/2000 /27/02/2001

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 (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 25/04/01
for SENIOR ADMINISTRATIVE OFFICER

Michael Crimin ACIOB,
Clontarf Business Centre,
57 Clontarf Road,
Dublin 3..

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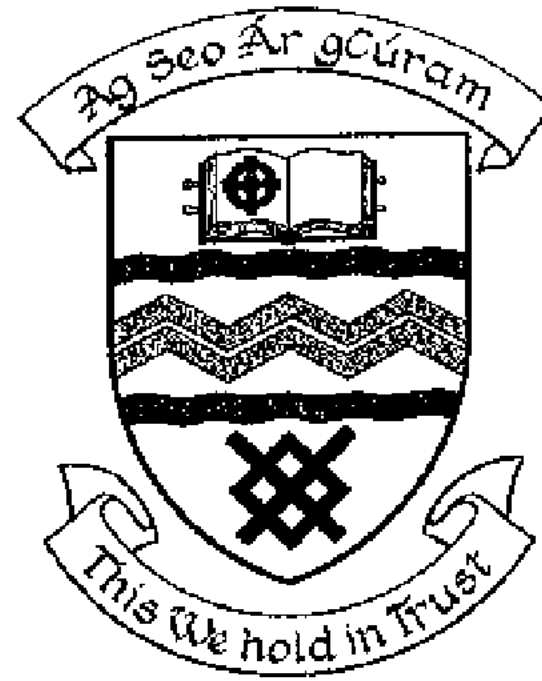
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans as amended by Additional Information received on the 27/02/2001, 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 house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of 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. In this regard the applicant shall ensure the following:
(a) No building shall be erected within five metres of any public sewer or any sewer with the potential to be taken in charge.
(b) The applicant shall ensure the full and complete separation of foul and surfacer water systems.
(c) All pipes shall be laid with 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

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thick.

REASON:

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

- 6 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 That an acceptable house numbering scheme be submitted for agreement by the Planning Authority before development commences.

REASON;

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

- 8 The footpath and kerb shall be dished and the driveway constructed to the satisfaction of the County Council, at the applicant's prior expense.

REASON:

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

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

REASON:

In the interest of visual amenity.

- 10 The relocation/replacement of the street tree to be carried out by the County Council at the applicant's expense.

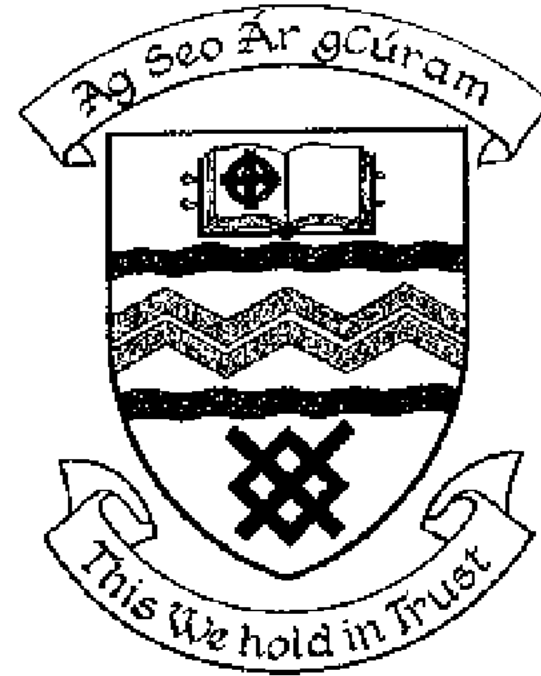
REASON:

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

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- 11 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two 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.

- 12 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.

- 13 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 the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

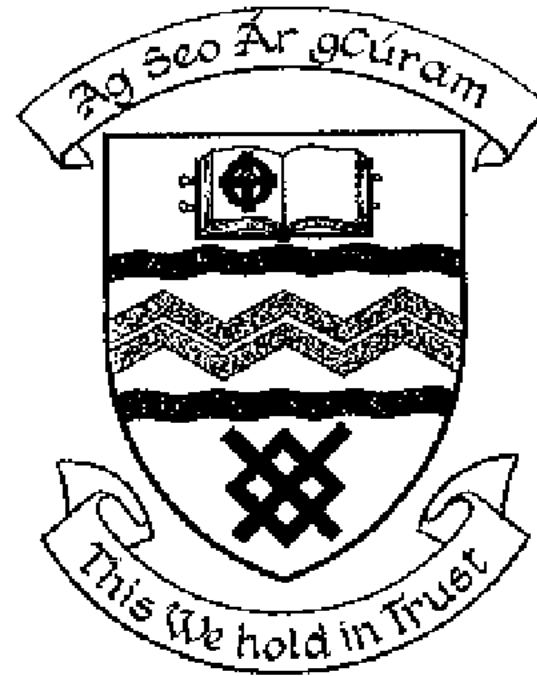
REASON:

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.

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- 14 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 Scheme which serves 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 reasonable that the development should contribute towards the cost of the works.

- 15 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; 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.

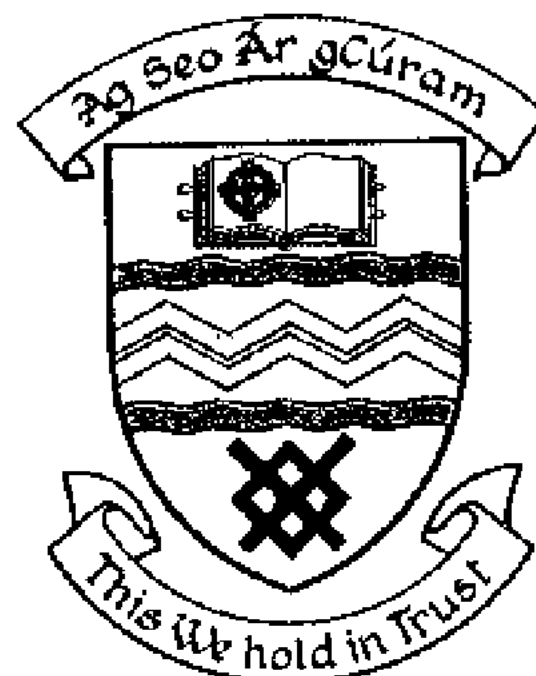
- 16 That a financial contribution in the sum of £50 (Fifty Pounds) EUR 63 (Sixty Three Euros) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

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3. Date of Application	24/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/02/2000 2.	1. 27/02/2001 2.
4. Submitted by	Name: Michael Crimin ACIOB, Address: Clontarf Business Centre, 57 Clontarf Road,		
5. Applicant	Name: Eamon Nestor, Address: 20 Hillcrest Court, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0857 Date 25/04/2001	Effect AP GRANT PERMISSION	
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Michael Crimin ACIOB,
Clontarf Business Centre,
57 Clontarf Road,
Dublin 3..

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 2139	Date of Final Grant 08/06/2001
Decision Order Number 0857	Date of Decision 25/04/2001
Register Reference S99A/0952	Date 27/02/01

Applicant Eamon Nestor,

Development New two storey house attached to existing house at side garden, new entrance and driveway to existing house, alterations to porch of existing house

Location 20 Hillcrest Court, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

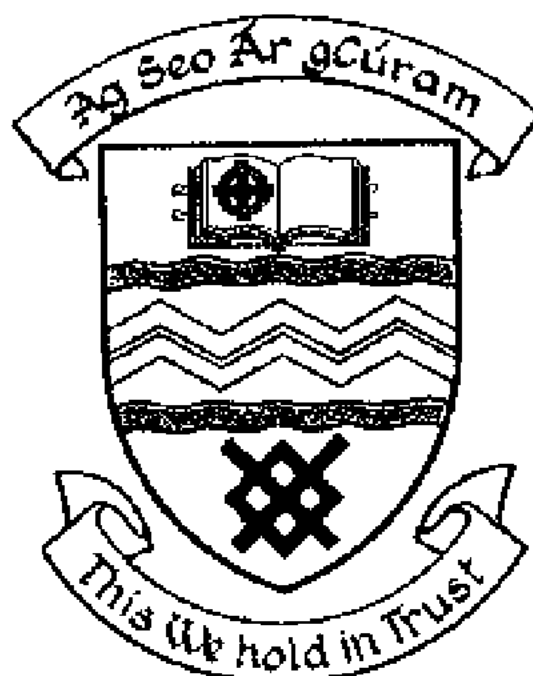
Additional Information Requested/Received 22/02/2000 /27/02/2001

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans as amended by Additional Information received on the 27/02/2001, 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 house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
 REASON:
 To protect the amenities of the area.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
 REASON:
 In the interest of 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. In this regard the applicant shall ensure the following:
 (a) No building shall be erected within five metres of any public sewer or any sewer with the potential to be taken in charge.
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 (c) All pipes shall be laid with 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.
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Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 That an acceptable house numbering scheme be submitted for agreement by the Planning Authority before development commences.

REASON;

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

- 8 The footpath and kerb shall be dished and the driveway constructed to the satisfaction of the County Council, at the applicant's prior expense.

REASON:

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

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

REASON:

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- 10 The relocation/replacement of the street tree to be carried out by the County Council at the applicant's expense.

REASON:

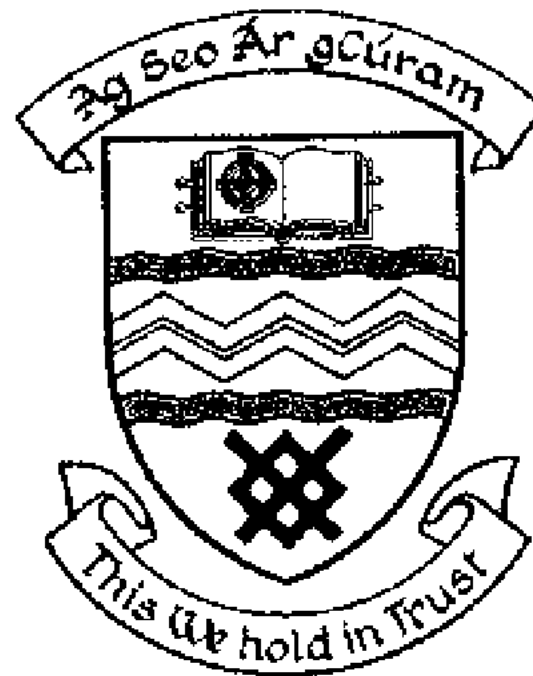
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- 12 That a financial contribution in the sum of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and 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.

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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.

- 14 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 Scheme which serves 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 reasonable that the development should contribute towards the cost of the works.

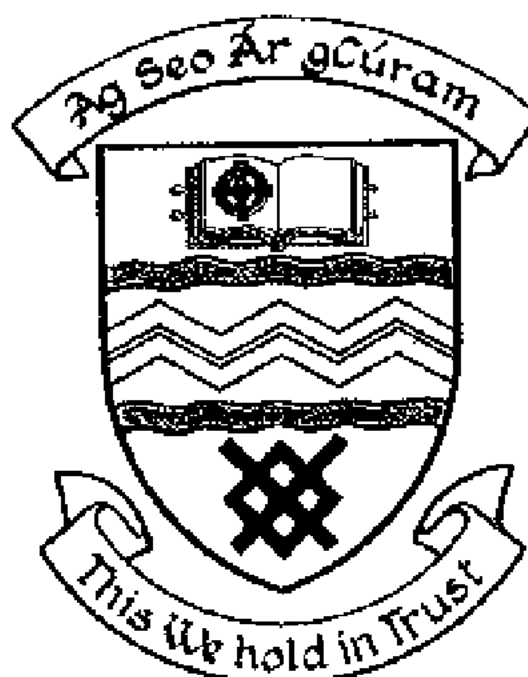
- 15 That a financial contribution in the sum of £100 (One Hundred Pounds) EUR 127 (One Hundred and Twenty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; this contribution to be paid before the commencement of development on the site.

REASON:

SOUTH DUBLIN COUNTY COUNCIL
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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 the works.

- (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.

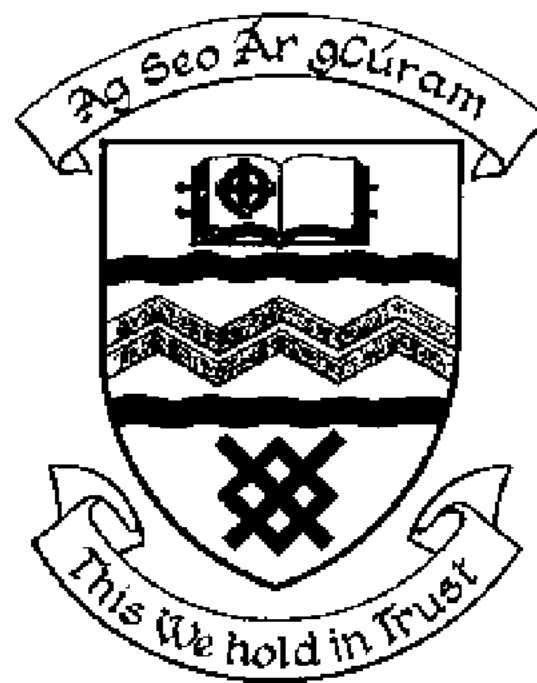
......12/06/01
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0952	
1. Location	20 Hillcrest Court, Lucan, Co. Dublin.		
2. Development	New two storey house attached to existing house at side garden.		
3. Date of Application	24/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/02/2000 2.	1. 2.
4. Submitted by	Name: Michael Crimin ACIOB, Address: 1 Glencarrig, Sutton,		
5. Applicant	Name: Eamon Nestor, Address: 20 Hillcrest Court, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0383 Date 22/02/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0383	Date of Decision 22/02/2000 <i>LA</i>
Register Reference S99A/0952	Date: 24/12/99

Applicant Eamon Nestor,
Development New two storey house attached to existing house at side garden.

Location 20 Hillcrest Court, Lucan, Co. Dublin.

App. Type Permission

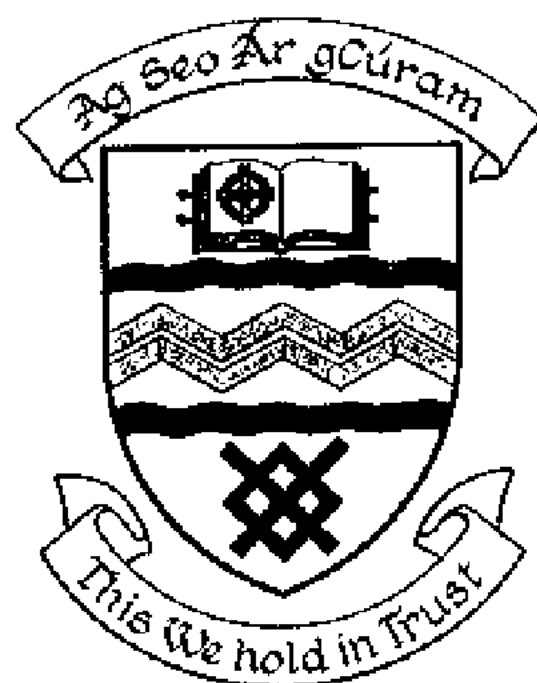
Dear Sir/Madam,

With reference to your planning application, received on 24/12/99 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 proposed development involves the creation of a new vehicular access outside the area indicated as the site of the planning application. The applicant shall modify the area of the application to incorporate the proposed new access into the site. It is the applicant's responsibility to ensure that accurate revised public notices (site notice and newspaper notice) are made.
- 2 (a) The applicant is requested to indicate the precise location of the existing foul sewer, which is in the car park on the opposite side of the boundary wall. The applicant shall demonstrate how he will achieve a minimum set back of 5m from the sewer, which is necessary to satisfy the requirements of the Environmental Services Department.
(b) In relation to the private drain to which it is proposed to connect, the applicant shall submit written evidence from the owners permitting the connection. The route of the drain and all properties served by it shall be indicated on plan.

Michael Crimin ACIOB,
1 Glencarrig,
Sutton,
Dublin 13.

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The applicant shall submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer.

- 3 (a) The applicant is requested to indicate the precise location of the existing surface water sewer, which is in the car park on the opposite side of the boundary wall. The applicant shall demonstrate how he will achieve a minimum set back of 5m from the sewer, which is necessary to satisfy the requirements of the Environmental Services Department.
- (b) The applicant shall note that the Environmental Services Department do not favour use of soakways to dispose of surface water in built-up areas. The applicant is requested to submit alternative proposals for the satisfactory disposal of surface water. In this regard, there is a surface water sewer in the vicinity of the site. The applicant shall submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer.

NOTE: The applicant shall note that the drawing depicting the existing elevation of No. 20 Hillcrest Court does not accurately represent the as-built structure.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

22/02/00