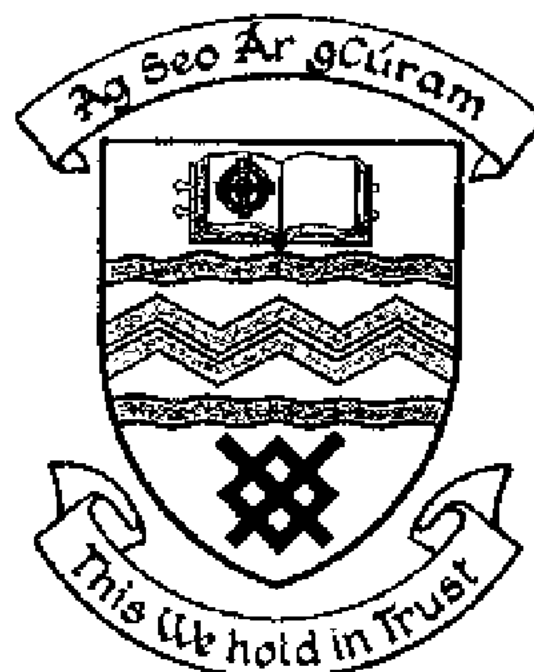


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0506	
1. Location	19 Beechpark, Lucan, Co. Dublin.		
2. Development	Detached two storey house.		
3. Date of Application	23/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Colm McLoughlin, Address: 3 Main Street, Newcastle,		
5. Applicant	Name: Brian Cambell, Address: 19 Beechpark, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2062 Date 21/09/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2447 Date 05/11/1999	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.			

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Dublin 24

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Colm McLoughlin,
3 Main Street,
Newcastle,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2447	Date of Final Grant 05/11/1999
Decision Order Number 2062	Date of Decision 21/09/1999
Register Reference S99A/0506	Date 23/07/99

Applicant Brian Cambell,

Development Detached two storey house.

Location 19 Beechpark, Lucan, Co. Dublin.

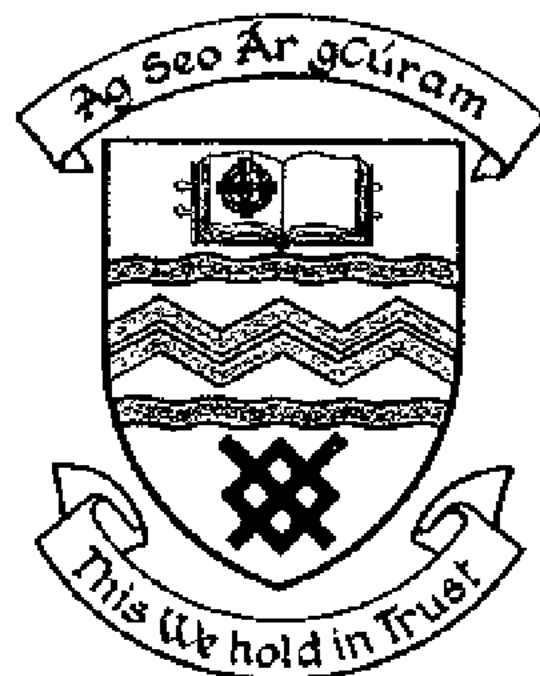
Floor Area 54.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (19) Conditions.

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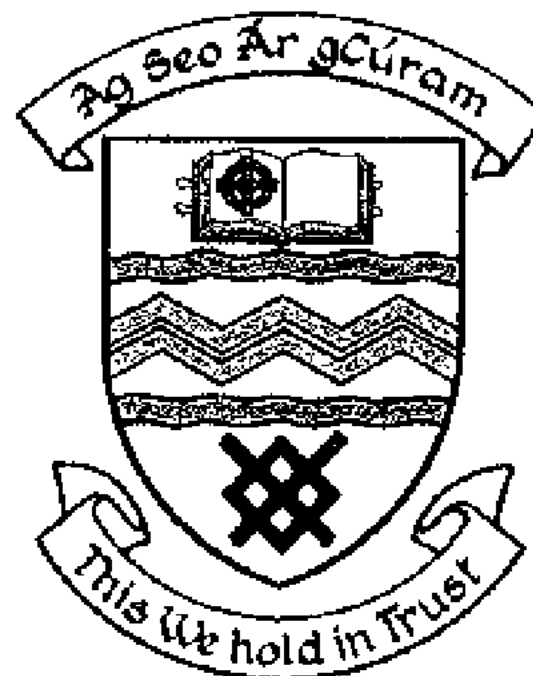
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, 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 Bedroom No. 2 shall be omitted from the proposed development and the resulting floor area shall be amalgamated into Bedroom Nos. 1 & 3 accordingly.
REASON:
In the interests of residential amenity.
- 3 Bedroom No. 4 shall only be used as a study or for storage purposes only and shall not be used as a bedroom. Full details of the revisions required by Condition No's. 2 & 3 shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of residential amenity.
- 4 The proposed house shall be used as a single dwelling unit only.
REASON:
To prevent unauthorised development.
- 5 Notwithstanding the submitted drawings all external finishes shall harmonise in colour and texture with the adjacent premises.
REASON:
In the interest of visual amenity.
- 6 The existing pier between No. 19 Beech Park and the proposed driveway shall be relocated towards No. 19 Beech Park in order to provide for a safe access to the proposed development. Full details of this revision shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area.
- 7 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Road

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Maintenance.

REASON:

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

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and in this regard:-
- a) The developer shall ensure full and complete separations of foul and surface water systems;
 - b) No building shall take place within 5m of a public sewer or sewer with potential to be taken in charge;
 - 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;
 - d) Connections and tapping of the mains shall be carried out by South Dublin County Council personnel at the developer's prior expense;
 - e) No dwelling shall be greater than 46m from a hydrant;
 - f) Twenty four hour storage shall be provided;
 - g) Prior to the commencement of development the applicant, 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.

- 9 The rear boundary of the property shall not be altered where it backs onto Beech Park Open Space.

REASON:

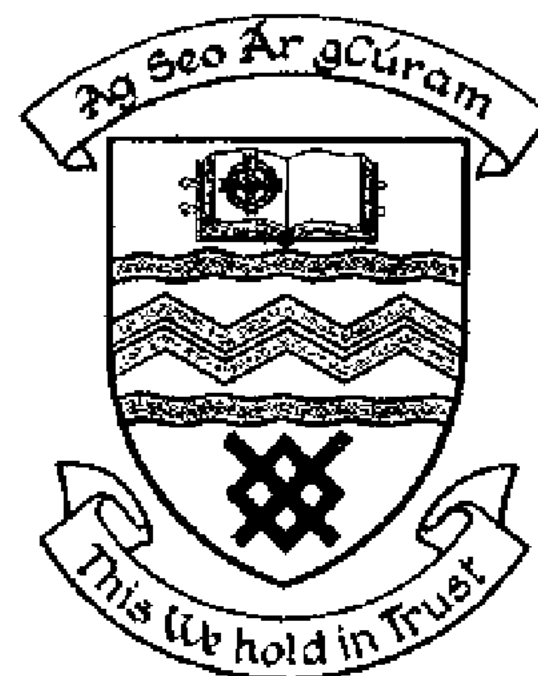
In the interests of the proper planning and development of the area.

- 10 Prior to the commencement of development, the applicant shall submit for and obtain the written agreement of the Planning Authority in order to cross open space lands to make connections to services. The exact location of the excavations shall be marked out on site and agreed with the Planning Authority.

REASON:

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

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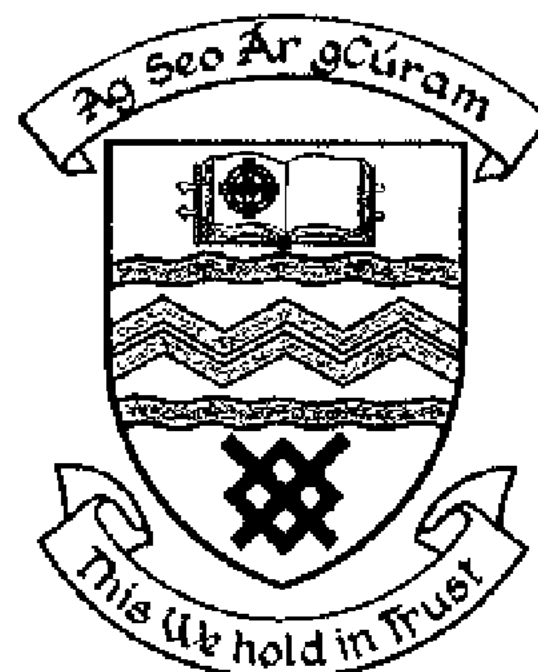
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- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate 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) 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) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Griffeen Valley Regional Park 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.
- 14 That a financial contribution in the sum of £50 (fifty pounds) 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

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reasonable that the developer should contribute towards the cost of the works.

- 15 That a financial contribution in the sum of £400 (four hundred pounds) 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.

- 16 That a financial contribution in the sum of £100 (one hundred pounds) 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.

- 17 That an acceptable house number be submitted to and approved by South Dublin County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 18 That the proposed dwelling house shall be relocated to a position 2 metres behind the existing front building line. A revised site layout drawing showing the above revision shall be submitted for the written agreement of the Planning Authority prior to development commencing.

REASON:

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

- 19 That two off-street car parking spaces shall be provided within each of the front garden areas of the existing and proposed houses to Development Plan standards.

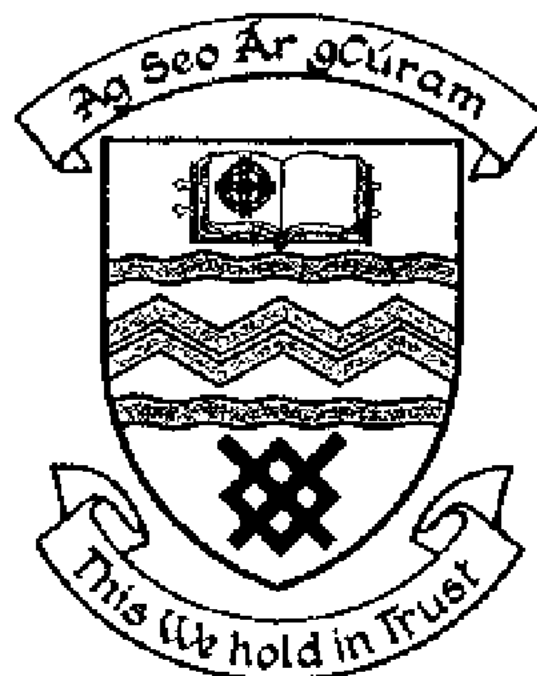
REASON:

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

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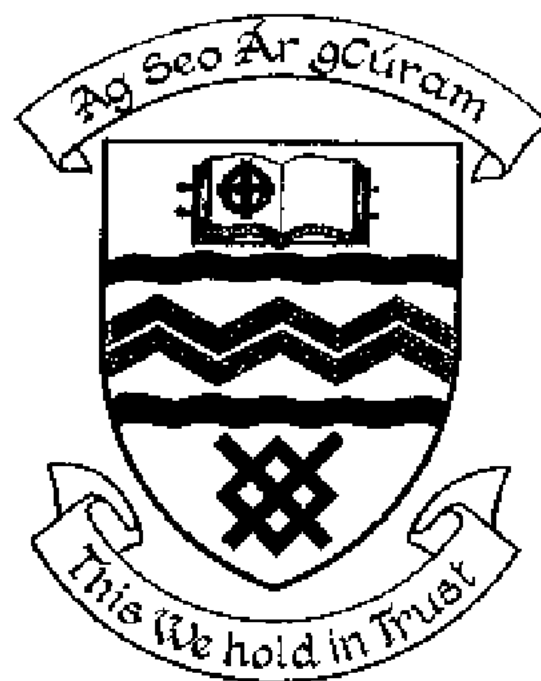
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate 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. Bawlow
.....08/11/99
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2062	Date of Decision 21/09/1999
Register Reference S99A/0506	Date: 23/07/99

Applicant Brian Cambell,
Development Detached two storey house.
Location 19 Beechpark, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

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

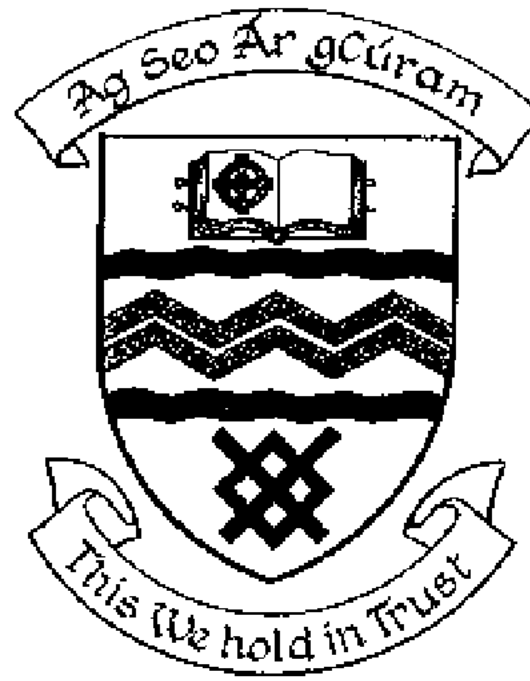
..... 21/09/99
for SENIOR ADMINISTRATIVE OFFICER

Colm McLoughlin,
3 Main Street,
Newcastle,
Co. Dublin.

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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, 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 Bedroom No. 2 shall be omitted from the proposed development and the resulting floor area shall be amalgamated into Bedroom Nos. 1 & 3 accordingly.
REASON:
In the interests of residential amenity.
- 3 Bedroom No. 4 shall only be used as a study or for storage purposes only and shall not be used as a bedroom. Full details of the revisions required by Condition No's. 2 & 3 shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of residential amenity.
- 4 The proposed house shall be used as a single dwelling unit only.
REASON:
To prevent unauthorised development.
- 5 Notwithstanding the submitted drawings all external finishes shall harmonise in colour and texture with the adjacent premises.
REASON:
In the interest of visual amenity.
- 6 The existing pier between No. 19 Beech Park and the proposed driveway shall be relocated towards No. 19 Beech Park in order to provide for a safe access to the proposed development. Full details of this revision shall be submitted for the written agreement of the Planning

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Authority prior to the commencement of development.

REASON:

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

- 7 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Road Maintenance.

REASON:

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

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and in this regard:-

- a) The developer shall ensure full and complete separations of foul and surface water systems;
- b) No building shall take place within 5m of a public sewer or sewer with potential to be taken in charge;
- 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;
- d) Connections and tapping of the mains shall be carried out by South Dublin County Council personnel at the developer's prior expense;
- e) No dwelling shall be greater than 46m from a hydrant;
- f) Twenty four hour storage shall be provided;
- g) Prior to the commencement of development the applicant, 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.

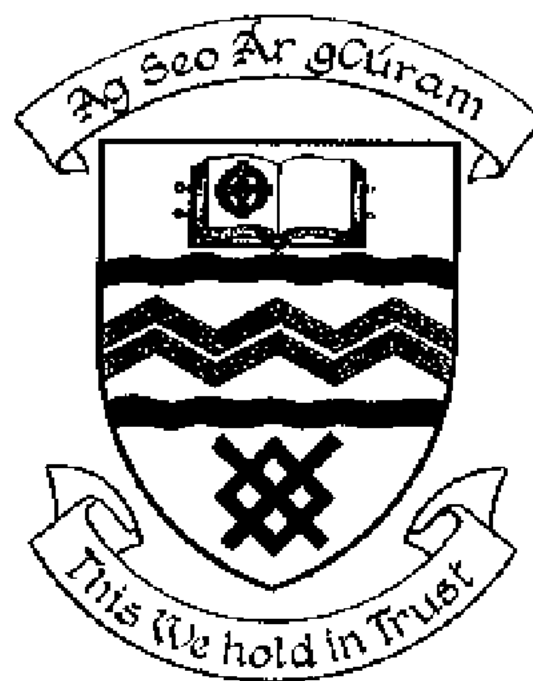
- 9 The rear boundary of the property shall not be altered where it backs onto Beech Park Open Space.

REASON:

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

- 10 Prior to the commencement of development, the applicant shall submit for and obtain the written agreement of the Planning Authority in order to cross open space lands to make connections to services. The exact location of the excavations shall be marked out on site and agreed with the Planning Authority.

REASON:

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

- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) 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) 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) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Griffeen Valley Regional

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Park 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.

- 14 That a financial contribution in the sum of £50 (fifty pounds) 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.

- 15 That a financial contribution in the sum of £400 (four hundred pounds) 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.

- 16 That a financial contribution in the sum of £100 (one hundred pounds) 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.

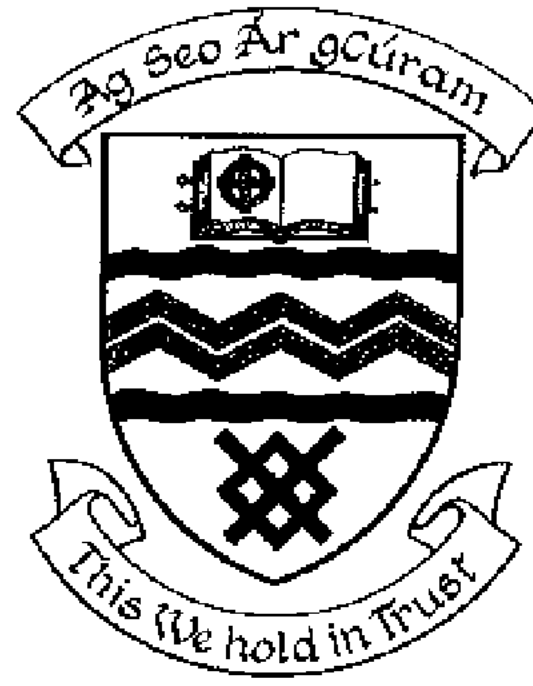
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the cost of providing the services.

- 17 That an acceptable house number be submitted to and approved by South Dublin County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 18 That the proposed dwelling house shall be relocated to a position 2 metres behind the existing front building line. A revised site layout drawing showing the above revision shall be submitted for the written agreement of the Planning Authority prior to development commencing.

REASON:

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

- 19 That two off-street car parking spaces shall be provided within each of the front garden areas of the existing and proposed houses to Development Plan standards.

REASON:

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