

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0465	
1. Location	Crooksling, Brittas, Co. Dublin.			
2. Development	Bungalow and septic tank.			
3. Date of Application	08/07/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Conor Furey & Associates, Address: 30 Main Street, Newbridge,			
5. Applicant	Name: Fergus Finn, Address: Crooksling, Brittas, Co. Dublin.			
6. Decision	O.C.M. No. 2185	Effect		
	Date 06/10/1999	RP REFUSE PERMISSION		
7. Grant	O.C.M. No.	Effect		
	Date	RP REFUSE 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



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2185	Date of Decision 06/10/1999
Register Reference S99A/0465	Date 08/07/99

Applicant Fergus Finn,
Development Bungalow and septic tank.
Location Crooksling, Brittas, Co. Dublin.

Floor Area Sq Metres
Time extension(s) up to and including 09/10/1999
Additional Information Requested/Received /

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 REFUSE PERMISSION in respect of the above proposal.

for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER 06/10/99

Conor Furey & Associates,
30 Main Street,
Newbridge,
Co. Kildare.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S99A/0465

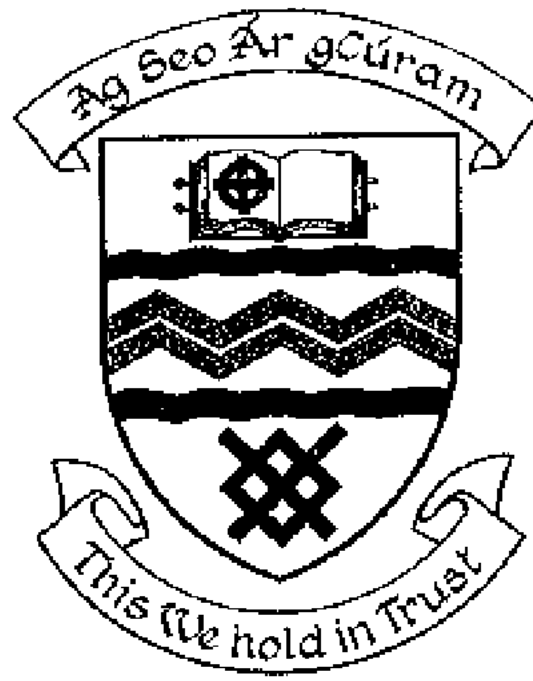
Reasons

- 1 The site is located in an area which is subject to the zoning objective "to protect and enhance the outstanding natural character of the Dublin Mountain Area". It is Council policy only to allow housing in the Dublin Mountain Area where the applicant is a native of the area and can demonstrate a genuine need for housing in that particular area; where the development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming; and where the development will not prejudice the environmental capacity of the area and would be in keeping with the character of the Mountain Area. It is considered that the proposed development does not comply with the above criteria for housing in this area. The proposed development would therefore materially contravene the zoning objective for the area as set out in the South Dublin County Development Plan 1998.
- 2 The proposed development would materially contravene Condition No. 7 of the planning permission which was granted under Reg. Ref. 92A/0094, which required that lands at this location, which include the subject site, be the subject of a Section 38 sterilisation agreement.
- 3 The proposed development constitutes undesirable ribbon development on a substandard rural road network, which will lead to a demand for the uneconomic provision of services and would set an undesirable precedent for further similar developments.
- 4 The proposed development would contravene a Development Plan objective of preserving views across the site.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 1937	Date of Decision 06/09/1999
Register Reference S99A/0465	Date 08/07/99

Applicant Fergus Finn,
App. Type Permission
Development Bungalow and septic tank.
Location Crooksling, Brittas, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 09/10/1999

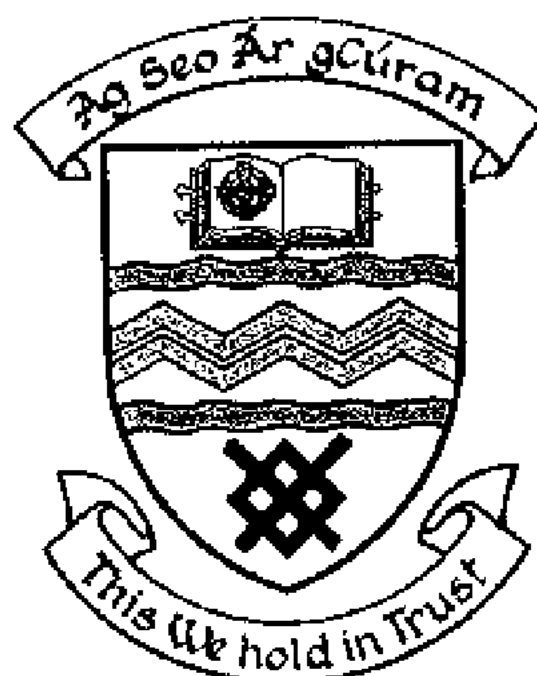
Yours faithfully

MA
..... 06/09/99
for SENIOR ADMINISTRATIVE OFFICER

Conor Furey & Associates,
30 Main Street,
Newbridge,
Co. Kildare.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0466
1. Location	12 Hillcrest Close, Lucan, Co. Dublin.	
2. Development	2 storey house to side and new site entrance to existing house.	
3. Date of Application	13/07/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. _____ 2. _____
4. Submitted by	Name: O'Brien & Associates, Address: 29/31 Main Street, Leixlip,	
5. Applicant	Name: William Morris, Address: 10 Hillcrest Close, Lucan, Co. Dublin.	
6. Decision	O.C.M. No. 1976 Date 09/09/1999	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2269 Date 20/10/1999	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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

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

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

O'Brien & Associates,
29/31 Main Street,
Leixlip,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2269	Date of Final Grant 20/10/1999
Decision Order Number 1976	Date of Decision 09/09/1999
Register Reference S99A/0466	Date 13/07/99

Applicant William Morris,

Development 2 storey house to side and new site entrance to existing house.

Location 12 Hillcrest Close, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

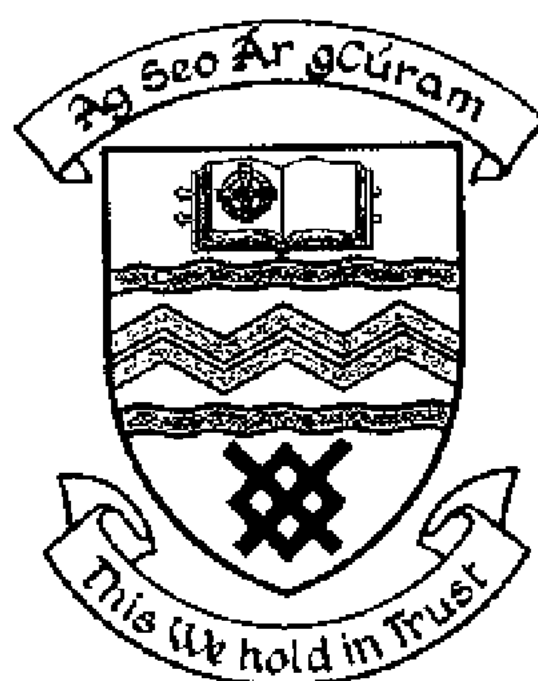
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

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



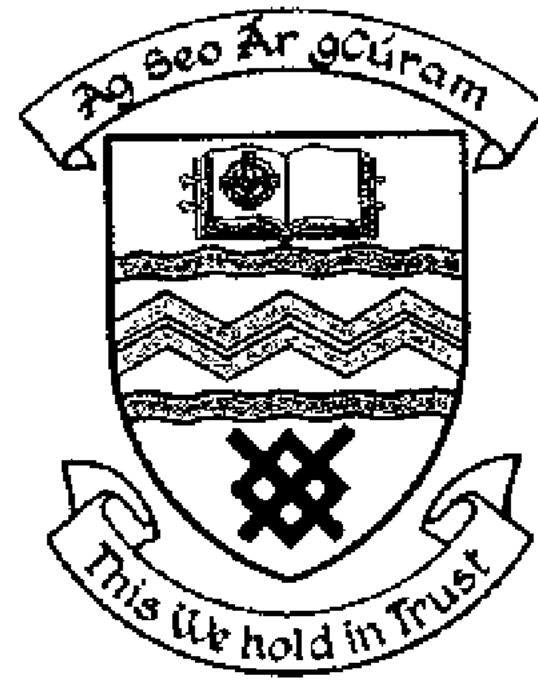
PLANNING DEPARTMENT
Applications/Registry/Appeals
 P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

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

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. That the proposed house be used as a single dwelling unit.
 REASON:
 To ensure that the development will not be out of character with existing residential development in the area.
3. That all external finishes harmonise in colour and texture with the existing premises.
 REASON:
 To ensure a satisfactory appearance on completion of the development.
4. The proposed boundary treatment and walls shall be carried out as indicated on the submitted drawing No. 51/99 unless otherwise agreed in writing with the Planning Authority.
 REASON:
 In the interest of visual amenity and in order to protect the amenities of adjoining properties.
5. Prior to the occupation of the proposed dwelling, the front, side and rear garden areas shall be provided with sufficient top soil and shall be levelled, graded and planted to allow grass and other vegetation to grow.
 REASON:
 In the interests of residential amenity.
6. The footpath shall be dished and strengthened to the satisfaction of the Area Engineer, Roads Department at the applicant's expense.
 REASON:
 In the interests of orderly development.
7. The proposed gates shall not open outward over the public footpath.
 REASON:
 In the interests of orderly development.
8. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

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

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

requirements of the County Council and the applicant shall have regard to the following:-

- (a) The developer shall ensure full and complete separation of foul and surface water systems;
- (b) All connections, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the developer's prior expense.

REASON:

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

- 9 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.

- 10 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:

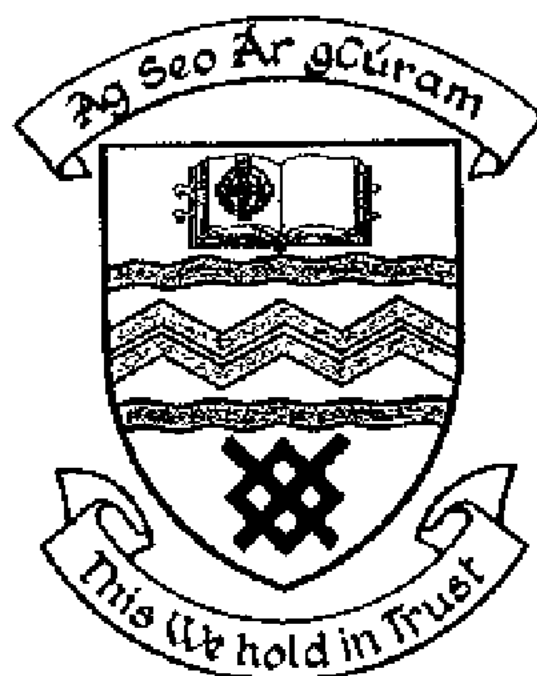
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 11 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

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

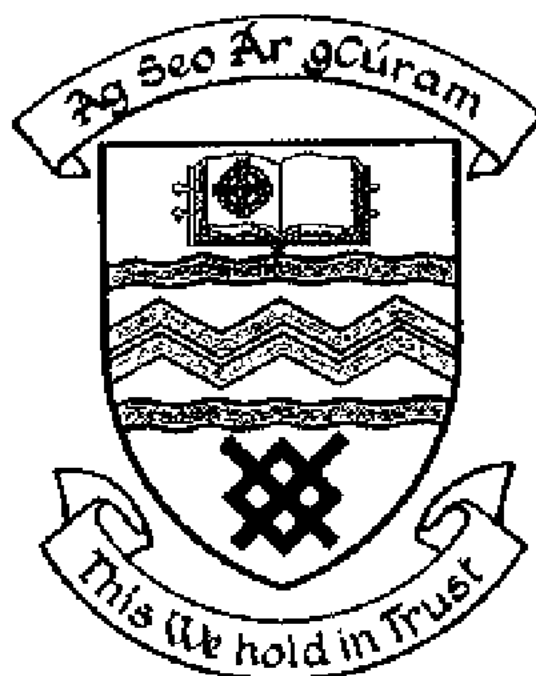
- 12 That a financial contribution in the sum of £400 (four hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development 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.
- 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 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.
- 14 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.
REASON:
In the interest of the proper planning and development of the area.
- (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

REG. REF. S99A/0466

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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



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

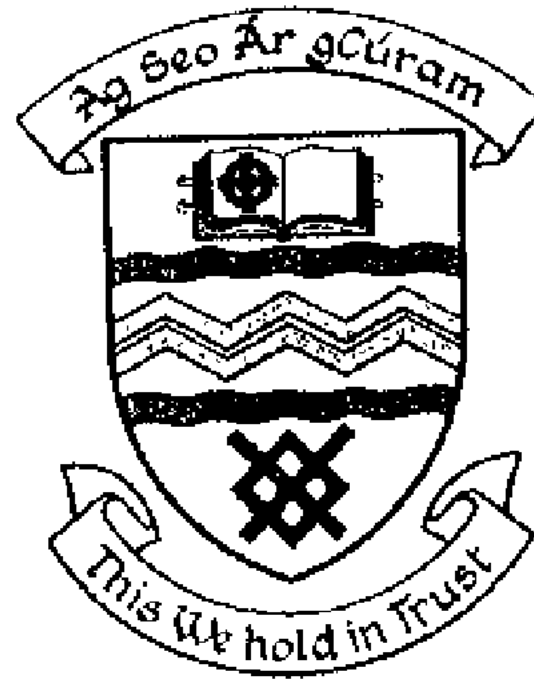
Telephone: 01-414 9230
Fax: 01-414 9104

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. Bowler21/10/99
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9000
 Facs: 01-414 9104

**PLANNING
 DEPARTMENT**
 P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9000
 Fax: 01-414 9104

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

Decision Order Number 1976	Date of Decision 09/09/1999
Register Reference S99A/0466	Date: 13/07/99

Applicant William Morris,
Development 2 storey house to side and new site entrance to existing house.
Location 12 Hillcrest Close, 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 (14) on the attached Numbered Pages.
 Signed on behalf of the South Dublin County Council.

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

O'Brien & Associates,
 29/31 Main Street,
 Leixlip,
 Co. Kildare.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

PLANNING
DEPARTMENT
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

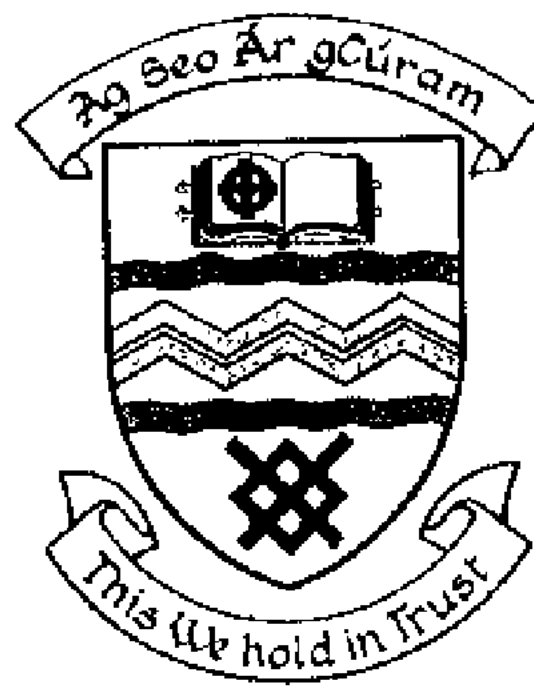
Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S99A/0466

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 That the proposed house be used as a single dwelling unit.
REASON:
To ensure that the development will not be out of character with existing residential development in the area.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
To ensure a satisfactory appearance on completion of the development.
- 4 The proposed boundary treatment and walls shall be carried out as indicated on the submitted drawing No. 51/99 unless otherwise agreed in writing with the Planning Authority.
REASON:
In the interest of visual amenity and in order to protect the amenities of adjoining properties.
- 5 Prior to the occupation of the proposed dwelling, the front, side and rear garden areas shall be provided with sufficient top soil and shall be levelled, graded and planted to allow grass and other vegetation to grow.
REASON:
In the interests of residential amenity.
- 6 The footpath shall be dished and strengthened to the satisfaction of the Area Engineer, Roads Department at the applicant's expense.
REASON:
In the interests of orderly development.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

PLANNING
DEPARTMENT
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S99A/0466

7 The proposed gates shall not open outward over the public footpath.

REASON:

In the interests of orderly development.

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 the applicant shall have regard to the following:-

- (a) The developer shall ensure full and complete separation of foul and surface water systems;
- (b) All connections, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the developer's prior expense.

REASON:

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

9 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:

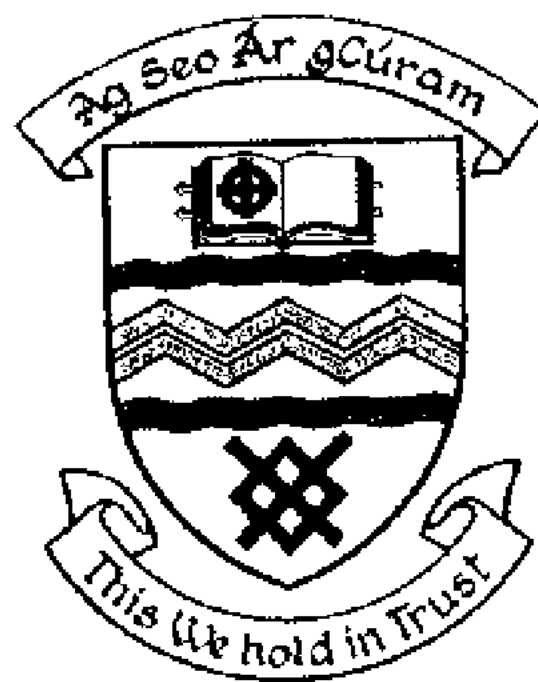
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

10 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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

PLANNING
DEPARTMENT
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S99A/0466

improvement works and traffic management schemes
facilitating the proposed development.

- 11 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.

- 12 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.

- 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 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.

- 14 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S99A/0466

REASON:

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