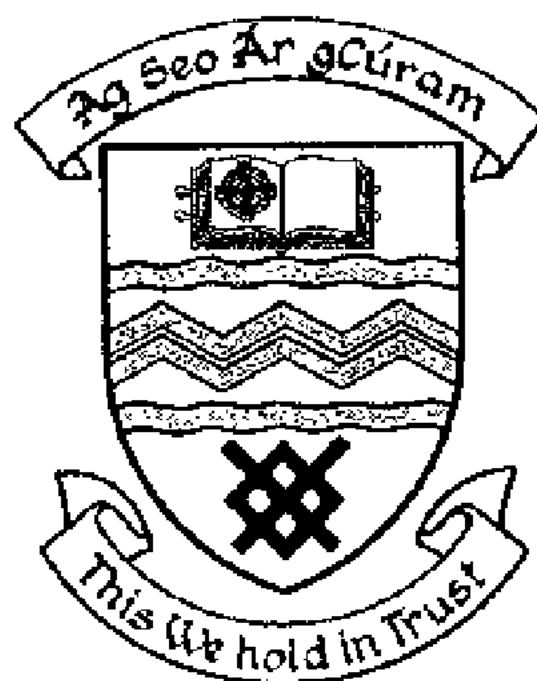


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0290	
1. Location	55 Hillcrest Lawns, Lucan, Co. Dublin.		
2. Development	Four bedroomed terraced house to side, within curtilage.		
3. Date of Application	06/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Philip Cunningham, Address: 55 Hillcrest Lawns, Lucan, Co. Dublin.		
5. Applicant	Name: Philip Cunningham, Address: 55 Hillcrest Lawns, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1365  Date 01/07/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1713  Date 11/08/1999	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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Philip Cunningham,  
55 Hillcrest Lawns, Lucan, Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1713	Date of Final Grant 11/08/1999
Decision Order Number 1365	Date of Decision 01/07/1999
Register Reference S99A/0290	Date 06/05/99

Applicant Philip Cunningham,

Development Four bedroomed terraced house to side, within curtilage.

Location 55 Hillcrest Lawns, Lucan, Co. Dublin.

Floor Area 110.10 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

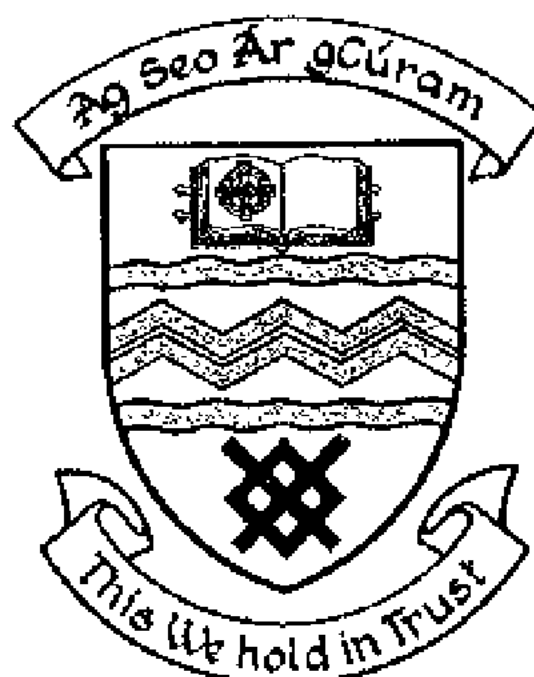
A Permission has been granted for the development described above,

subject to the following (18) Conditions.

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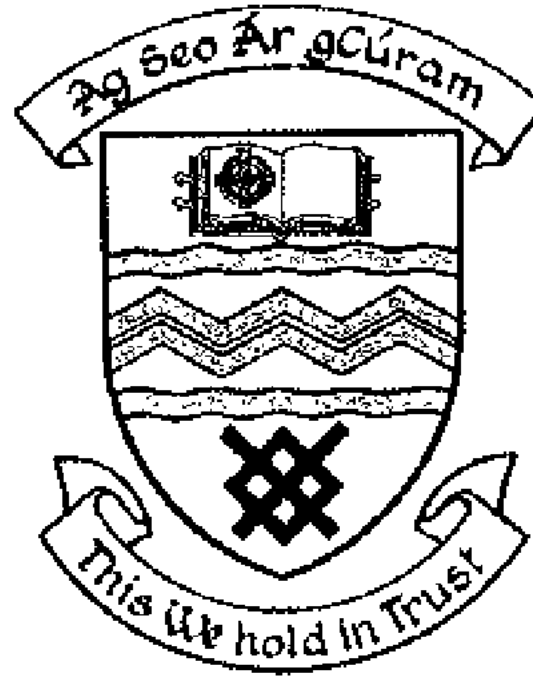
### Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 6 That all watermain tapplings, 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.

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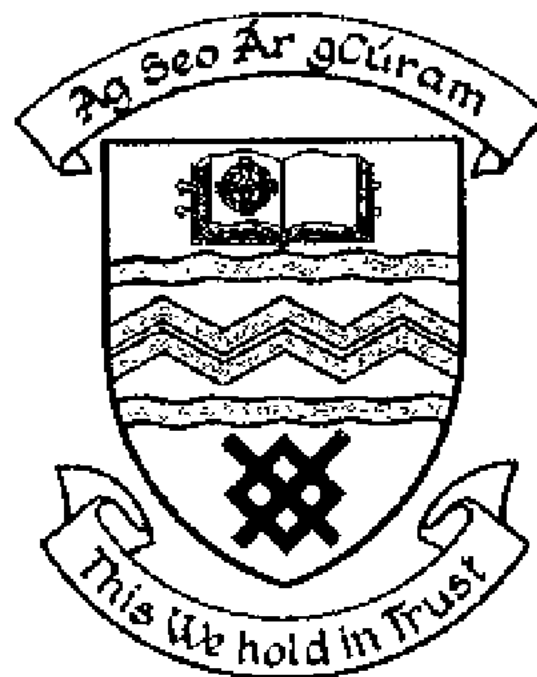


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- 7 Where the proposed dwelling is within 5 meters of any public foul or surface water sewer or any watermain then the foundations of the extension shall be taken down below the invert level of the deepest pipe.  
REASON:  
In the interest of the proper planning and development of the area and in the interest of public health.
- 8 Notwithstanding the details submitted the proposed access from Hillcrest Drive to serve the rear of 55 Hillcrest Lawns as detailed on Drawing No. A/350 shall be omitted and incorporated into the rear garden of the proposed dwelling.  
REASON:  
In the interest of the proper planning and development of the area.
- 9 Notwithstanding the details submitted the open portico at the front entrance of the proposed dwelling as detailed on Drawing No. A/350 shall be omitted.  
REASON:  
In the interests of securing the integration of the development into the vicinity.
- 10 The existing trees along the northern boundary of the site shall be retained.  
REASON:  
In the interests of the amenities of the area.
- 11 The kerb shall be dishd and the concrete apron widened to the satisfaction of the Area Engineer, Roads Maintenance for both the existing and proposed entrances serving the proposed dwelling and No. 55 Hillcrest Lawns.  
REASON:  
In the interest of the proper planning and development of the area.
- 12 That all external finishes harmonise in colour and texture with the existing dwelling.  
REASON:  
In the interest of the proper planning and development of the area.
- 13 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:

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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.

- 14 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.

- 15 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 provision and development 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 provision and development of amenity lands in the area which will facilitate the proposed development.

- 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:

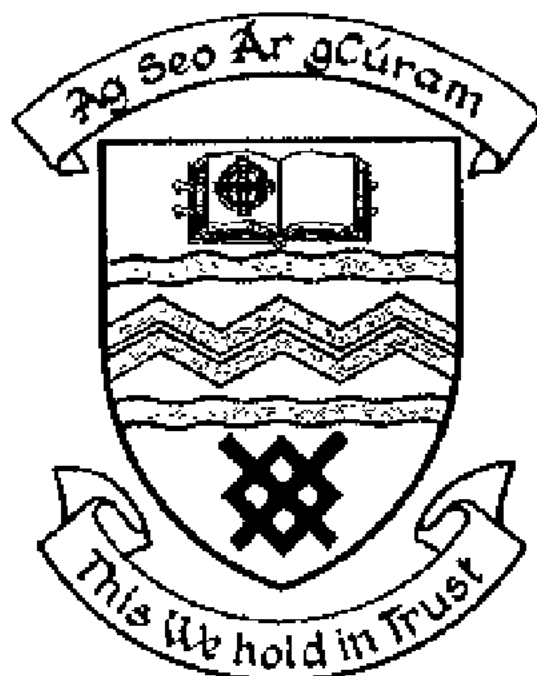
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 17 That 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

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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.

- 18 That an acceptable name/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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

*[Signature]* 12/08/99  
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 1365	Date of Decision 01/07/1999
Register Reference S99A/0290	Date: 06/05/99

Applicant Philip Cunningham,  
Development Four bedroomed terraced house to side, within curtilage.  
Location 55 Hillcrest Lawns, 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 ( 18 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

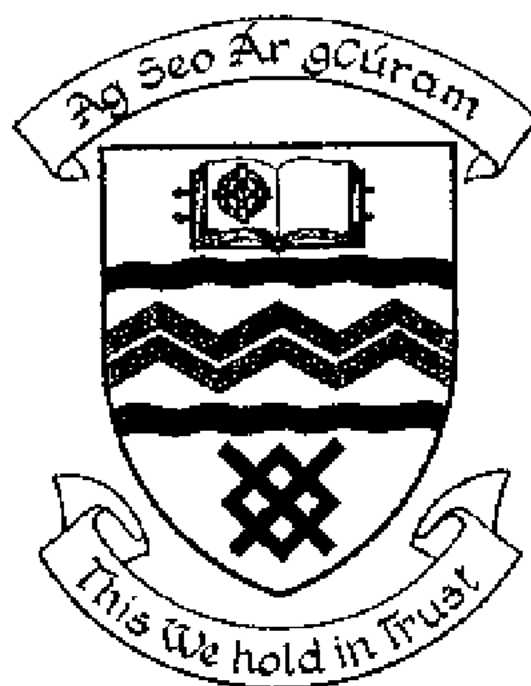
..... 01/07/99  
for SENIOR ADMINISTRATIVE OFFICER

Philip Cunningham,  
55 Hillcrest Lawns, Lucan, 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 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.

**REASON:**

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

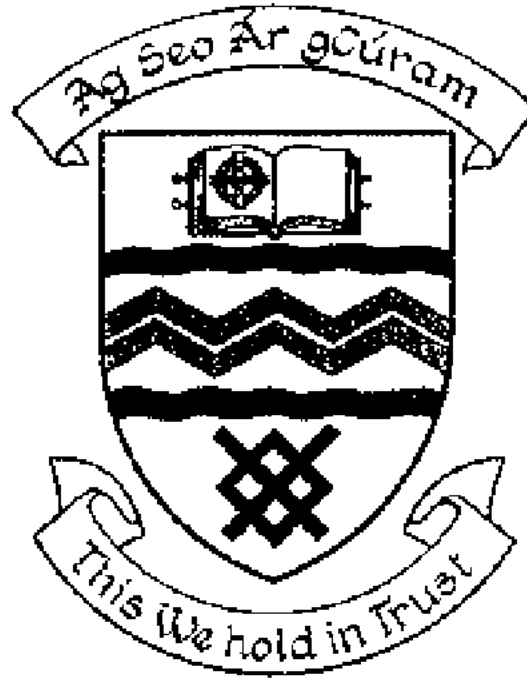
- 6 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any



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development commences.

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- 7 Where the proposed dwelling is within 5 meters of any public foul or surface water sewer or any watermain then the foundations of the extension shall be taken down below the invert level of the deepest pipe.

**REASON:**

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**REASON:**

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

- 9 Notwithstanding the details submitted the open portico at the front entrance of the proposed dwelling as detailed on Drawing No. A/350 shall be omitted.

**REASON:**

In the interests of securing the integration of the development into the vicinity.

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**REASON:**

In the interests of the amenities of the area.

- 11 The kerb shall be dished and the concrete apron widened to the satisfaction of the Area Engineer, Roads Maintenance for both the existing and proposed entrances serving the proposed dwelling and No. 55 Hillcrest Lawns.

**REASON:**

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REASON:

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- 13 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.

- 14 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.

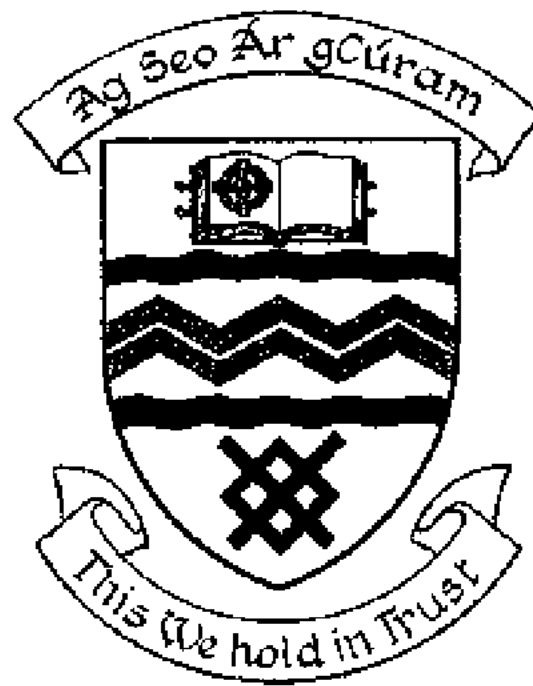
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REASON:

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REASON:

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REASON:

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- 18 That an acceptable name/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.