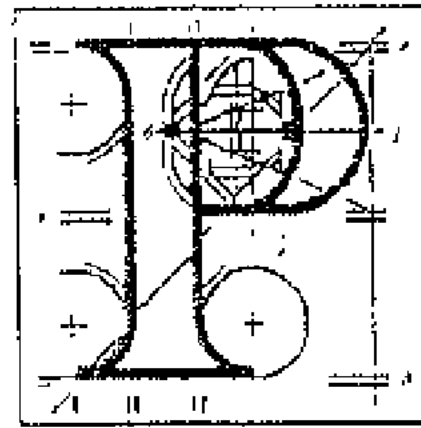


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0086	
1. Location	Rear of Caucestown House, 3 Esker Road, Lucan, Co. Dublin.		
2. Development	For the erection of a 4 bedroom dormer bungalow.		
3. Date of Application	17/02/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/04/1999 2. 29/07/19	1. 01/06/1999 2. 24/08/19
4. Submitted by	Name: Hamilton Young Lawlor Ellison Architects Address: 12 Terenure Road East, Rathgar,		
5. Applicant	Name: Mr. R. Sanderson, Address: Caucestown House, 3 Esker Road, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2261 Date 18/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	10/11/1999	Written Representations	
9. Appeal Decision	26/04/2000	Grant Permission	
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.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S99A/0086

APPEAL by Hugh Swann and others of Tall Trees, Esker, Lucan, County Dublin and by Hugh A. Daly of Canonbrook House, Esker Hill, Lucan, County Dublin and by Roy Sanderson care of Hamilton Young Lawlor Ellison Architects of 12 Terenure Road East, Rathgar, Dublin against the decision made on the 18th day of October, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Roy Sanderson for development comprising the erection of a four bedroom dormer bungalow to rear of Caucestown House, 3 Esker Road, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out in Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the drawings and particulars received by the planning authority on the 1st day of June, 1999, and the 24th day of August, 1999, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Prior to commencement of development, the trees to be retained, as identified in the tree survey and site plan submitted on the 24th day of August, 1999, shall be protected by post and rail fencing erected 5 metres from the nearest tree to the boundary (0354). This fencing shall be erected by the developer in accordance with the requirements of the planning authority.

Reason: In the interest of protecting the trees to be retained.

3. The proposed new driveway shall be constructed outside the protective fencing zone, as required by condition number 2 above, to ensure the protection of the root zones.

Reason: In the interest of protecting the trees to be retained.

4. Prior to commencement of development, a scheme of tree felling and surgery, based on the tree survey submitted on the 24th day of August, 1999, shall be submitted for the agreement of the planning authority.

Reason: In the interest of visual and residential amenity.

5. Details of all external finishes and boundary treatment proposed to the site shall be submitted to the planning authority for agreement prior to commencement of development.

Reason: In the interest of visual and residential amenity.

6. The developer shall comply with the following requirements:-

- a) the applicant shall ensure full and complete separation of foul and surface water systems,
- b) the proposed soakage area shall be designed and constructed in accordance with the requirements of the planning authority, and
- c) twenty-four hour storage (water) shall be provided.

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

7. Prior to commencement of development, the developer shall pay the sum of £3,400 (three thousand four hundred pounds) [€4,317.11 (four thousand three hundred and seventeen euro and eleven cents)] (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office), to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of a public water supply and sewerage facilities and road works/traffic management facilitating the proposed development.

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In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

Margaret Byrne

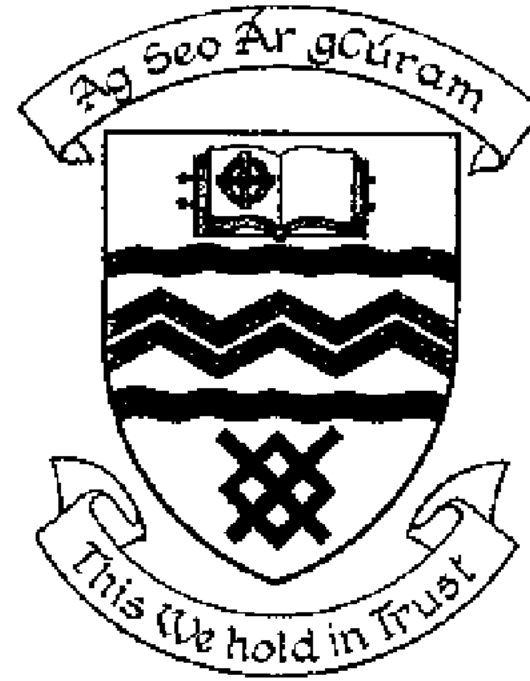
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *26th* day of *April* 2000.

**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 1621	Date of Decision 29/07/1999
Register Reference S99A/0086	Date 17/02/99

Applicant Mr. R. Sanderson,
App. Type Permission
Development For the erection of a 4 bedroom dormer bungalow.

Location Rear of Caucestown House, 3 Esker Road, Lucan, Co. Dublin.

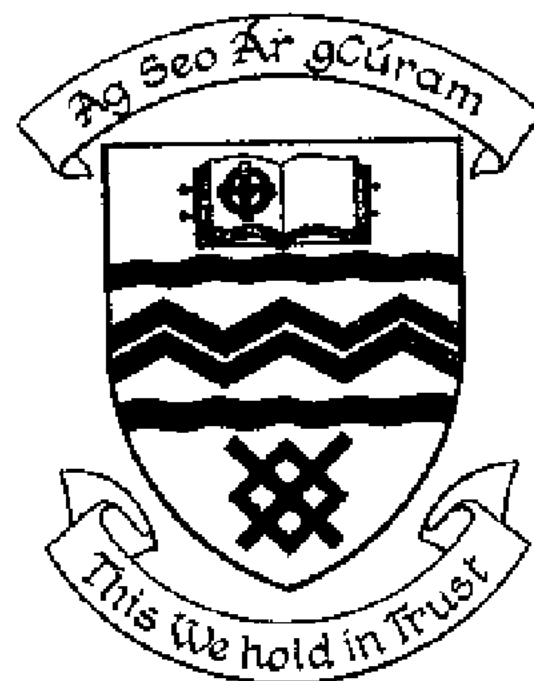
Dear Sir / Madam,

With reference to your planning application, additional information received on 01/06/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is advised that the additional information received regarding the tree survey does not adequately address the information that was requested by the Planning Authority in the further information request. In this regard, the applicant shall submit a more detailed tree survey supported by a site plan which shall include all trees within the development area with the said trees clearly delineated thereon, and shall include details of the trees bounding the site. The survey shall also clearly detail the effects the proposed development would have upon the trees and shall fully describe the measures proposed for tree protection during the construction phase, including measures that would be taken to minimise disturbance to the root area of the trees from site and drainage works.

Hamilton Young Lawlor Ellison Architects
12 Terenure Road East,
Rathgar,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0086

This information is required as it is an objective of the South Dublin County Development Plan, 1998, (2.7.1) to protect the urban and rural environment and heritage of the County and to protect and preserve trees at this location.

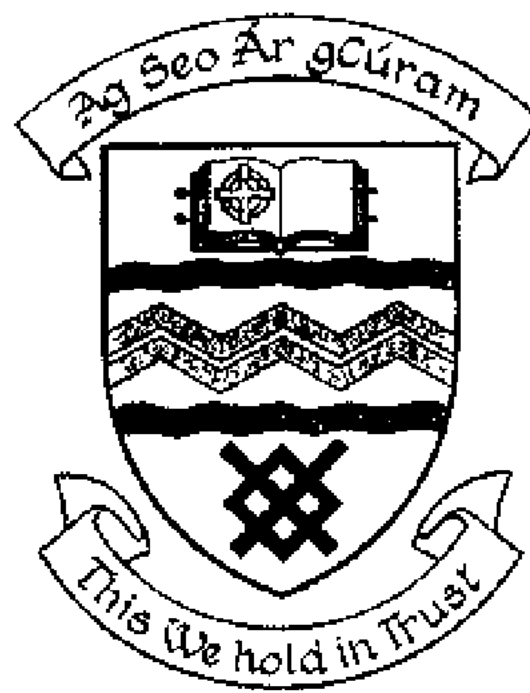
Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

[Signature]
.....
for SENIOR ADMINISTRATIVE OFFICER

29/07/99

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 0715	Date of Decision 13/04/1999
Register Reference S99A/0086	Date: 17/02/1999

Applicant Mr. R. Sanderson,
Development For the erection of a 4 bedroom dormer bungalow.

Location Rear of Caucestown House, 3 Esker Road, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/02/1999 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:

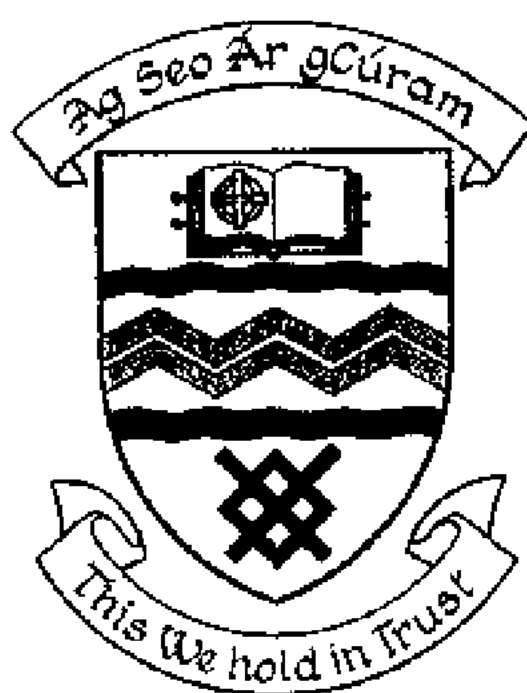
- 1 The applicant is advised that connection of surface water into the foul drainage system is not acceptable. Please submit revised proposals for surface water drainage.
- 2 The applicant is requested to submit full details of the proposed foul water drainage including pipe sizes, gradients, cover and invert levels up to and including connection to public sewer.
- 3 The applicant is requested to submit a detailed tree survey describing in detail the trees bounding the site and details of any to be removed to facilitate the development. Details of their protection during construction phase is also required. The survey should be supported by a site plan with the said trees clearly delineated thereon.
- 4 The applicant is requested to submit a fully dimensioned east/ west cross-section through the site showing the height of the existing dwellings to the east against the height of the proposed structure.

Hamilton Young Lawlor Ellison Architects
12 Terenure Road East,
Rathgar,
Dublin 6.

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REG REF. S99A/0086

Signed on behalf of South Dublin County Council

LH
.....
for Senior Administrative Officer

14/04/1999