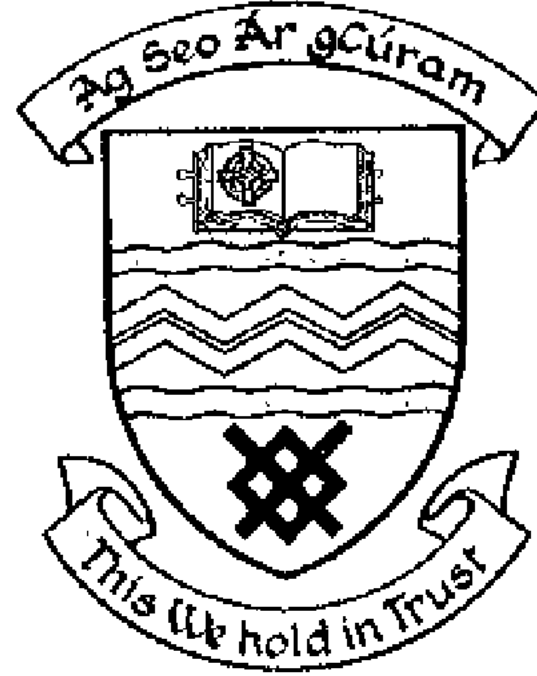


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0699	
1. Location	Between No.1 and No.93A, Hillcrest Drive, Lucan, Co. Dublin.		
2. Development	5 houses.		
3. Date of Application	13/10/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Magahy and Associates, Address: 16 Carlisle Street, South Circular Road,		
5. Applicant	Name: Regalink Trust, Address: P.J. Walsh & Co., 12 Fitzwilliam Street Upper, Dublin 2.		
6. Decision	O.C.M. No. 0024 Date 07/01/1999	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 0397 Date 19/02/1999	Effect AO GRANT OUTLINE 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



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Baile Átha Cliath 24

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

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Magahy and Associates,
16 Carlisle Street,
South Circular Road,
Dublin 8.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 0397	Date of Final Grant 19/02/1999
Decision Order Number 0024	Date of Decision 07/01/1999
Register Reference S98A/0699	Date 13th October 1998

Applicant Regalink Trust,

Development 5 houses.

Location Between No.1 and No.93A, Hillcrest Drive, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 12/01/1999
Additional Information Requested/Received /

A Outline Permission has been granted for the development described above,
subject to the following (10) Conditions.

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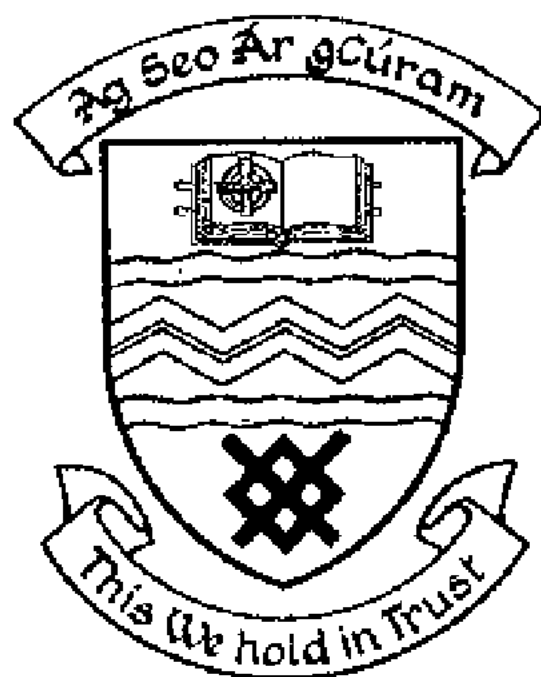
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Conditions and Reasons

- 1 That details relating to the number of houses to be accommodated on site and the layout, siting, height, design and external appearance of the proposed dwellings and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.
REASON:
In the interest of the proper planning and development of the area.
- 2 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to the 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.
- 3 That a formal wayleave agreement allowing access to the lands within a 5 metre radius of the public foul and surface water sewers in the south-western section of the site shall be drawn up and agreed with South Dublin County Council prior to commencement of development.
REASON:
In the interests of public health and the proper planning and development of the area.
- 4 That no building shall be constructed within 5 metres of a public surface or foul sewer or public watermain.
REASON:
In the interest of the proper planning and development of the area and in the interests of public health.
- 5 If required the utility pole to the front of the site shall be relocated to a suitable place at the applicant's expense.
REASON:
In the interests of the proper planning and development of the area.

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-
- 6 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road improvement works and traffic management schemes facilitating the proposed development.
- 7 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed 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.
- 8 That an acceptable house naming and numbering scheme be submitted to and approved by South Dublin County Council before any constructional work takes place on the proposed development.
REASON:
In the interest of the proper planning and development of the area.
- 9 That a special financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of upgrading the Esker Pumping Station in the area of the proposed development; this contribution to be paid before the commencement of development on site.

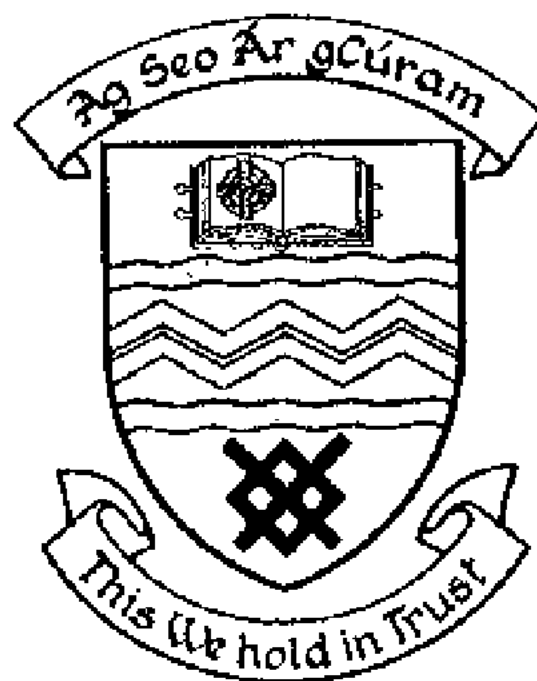
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S98A/0699

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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 development should contribute towards the cost of providing the services.

- 10 That a special financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of the provision of the Lucan Water Supply Scheme in the area of the proposed 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 providing the services.

- (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.

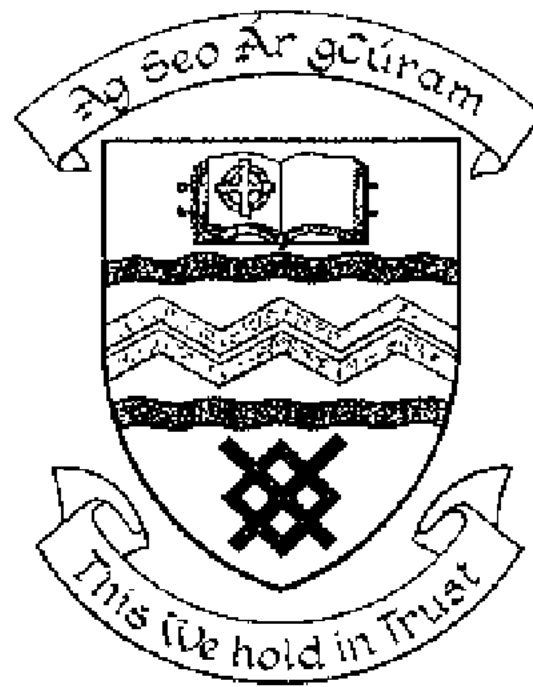
Signed on behalf of South Dublin County Council.

.....February 1999
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Decision Order Number 0024	Date of Decision 07/01/99
Register Reference S98A/0699	Date 13th October 1998

Applicant Regalink Trust,
Development 5 houses.
Location Between No.1 and No.93A, Hillcrest Drive, Lucan, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including 12/01/99
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 OUTLINE PERMISSION** in respect of the above proposal.

Subject to the conditions (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

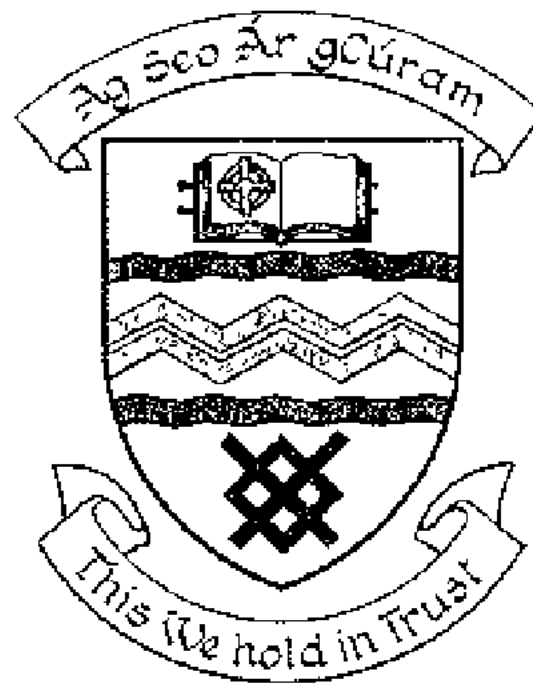
..... 07/01/99
for SENIOR ADMINISTRATIVE OFFICER

Magahy and Associates,
16 Carlisle Street,
South Circular Road,
Dublin 8.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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REG REF. S98A/0699

Conditions and Reasons

- 1 That details relating to the number of houses to be accommodated on site and the layout, siting, height, design and external appearance of the proposed dwellings and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.
REASON:
In the interest of the proper planning and development of the area.

- 2 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to the 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.

- 3 That a formal wayleave agreement allowing access to the lands within a 5 metre radius of the public foul and surface water sewers in the south-western section of the site shall be drawn up and agreed with South Dublin County Council prior to commencement of development.
REASON:
In the interests of public health and the proper planning and development of the area.

- 4 That no building shall be constructed within 5 metres of a public surface or foul sewer or public watermain.
REASON:
In the interest of the proper planning and development of the area and in the interests of public health.

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REG. REF. S98A/0699

- 5 If required the utility pole to the front of the site shall be relocated to a suitable place at the applicant's expense.

REASON:

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

- 6 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

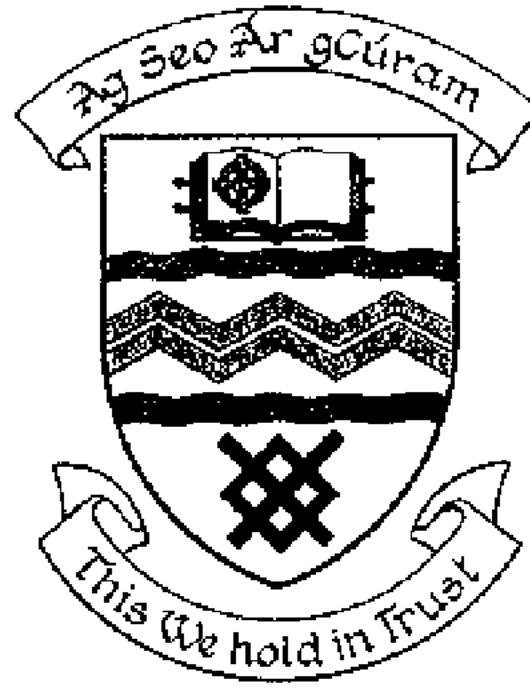
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 7 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed 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.

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REG REF. S98A/0699

- 8 That an acceptable house naming and numbering scheme be submitted to and approved by South Dublin County Council before any constructional work takes place on the proposed development.

REASON:

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

- 9 That a special financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of upgrading the Esker Pumping Station in the area of the proposed 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 providing the services.

- 10 That a special financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of the provision of the Lucan Water Supply Scheme in the area of the proposed 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 providing the services.

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

Decision Order Number 2389	Date of Decision 26/11/98
Register Reference S98A/0699	Date 13th October 1998

Applicant Regalink Trust,
App. Type Outline Permission
Development 5 houses.

Location Between No.1 and No.93A, Hillcrest Drive, Lucan, 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 12/01/99

Yours faithfully

..... 26/11/98
for SENIOR ADMINISTRATIVE OFFICER

Magahy and Associates,
16 Carlisle Street,
South Circular Road,
Dublin 8.