

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0602/C2	
1. Location	16 Esker Cottages, Esker Road, Lucan, Co. Dublin.		
2. Development	2 no. two storey dormer style detached dwelling houses. Compliance re condition no.3.		
3. Date of Application	14/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1.  2.	1.  2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: 11a Greenmount House, Harolds Cross,		
5. Applicant	Name: Kieran Brady & Associates, Address: Estate Agents, 6 Upper Main Street, Lucan Village, Co. Dublin.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
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.	

John F. O'Connor & Associates,  
11a Greenmount House,  
Harolds Cross,  
Dublin 6W.

Reg. Ref. S98A/0602/C1

Date: 23rd June 2000

Re: *2 no two storey dormer style detached dwelling houses at 16 Esker Cottages, Esker Road, Lucan, Co. Dublin for Kieran Brady & Associates. Compliance re condition no. 3*

Dear Sirs,

I refer to your submission received on 20/03/2000 to comply with Condition No. 3 of grant of permission, Order No. 0064, dated 13.01.1999 in connection with the above.

In this regard, I wish to inform you that the details submitted cannot be considered as in compliance with the terms of this condition. A specific planning permission is required to be obtained in respect of the alternative boundary treatment proposed. Furthermore, the proposed treatment is acceptable in principle subject to satisfactory details.

Yours faithfully,

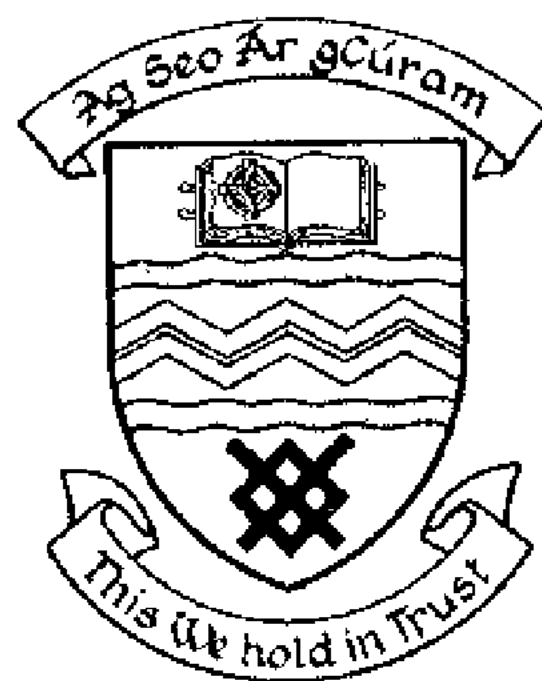
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for Senior Administrative Officer

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0602	
1. Location	16 Esker Cottages, Esker Road, Lucan, Co. Dublin.		
2. Development	2 no. two storey dormer style detached dwelling houses.		
3. Date of Application	31/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Donal Mc Nally, Address: Architects, 3 Mount Argus Crescent, Dublin 6.		
5. Applicant	Name: Kieran Brady & Associates, Address: Estate Agents, 6 Upper Main Street, Lucan Village, Co. Dublin.		
6. Decision	O.C.M. No. 2402  Date 01/12/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0064  Date 13/01/99	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



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Donal Mc Nally,  
Architects,  
3 Mount Argus Crescent,  
Dublin 6.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0064	Date of Final Grant 13/01/99
Decision Order Number 2402	Date of Decision 01/12/98
Register Reference S98A/0602	Date 31st August 1998

**Applicant** Kieran Brady & Associates,

**Development** 2 no. two storey dormer style detached dwelling houses.

**Location** 16 Esker Cottages, Esker Road, Lucan, Co. Dublin.

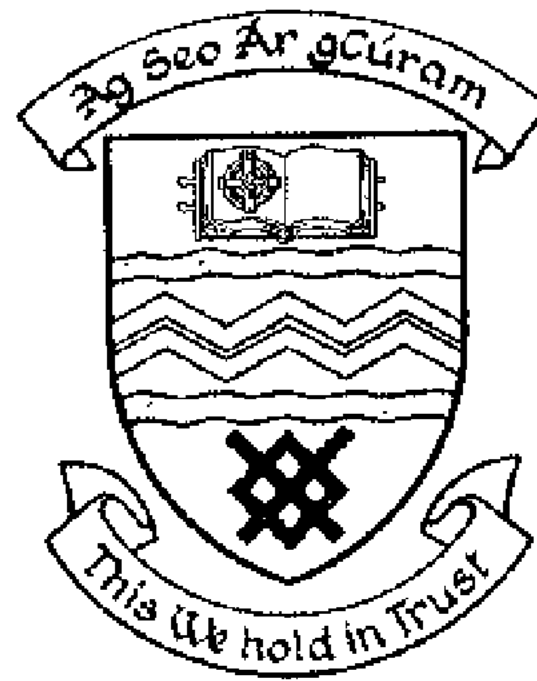
**Floor Area** 0.000 Sq Metres

**Time extension(s)** up to and including 03/12/98

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (17) 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 received by the Planning Authority on the 31st August 1998 as amended by the plans, particulars and specifications received by the Planning Authority on the 13th November 1998 and 22nd November 1998.

**REASON:**

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 Notwithstanding the details submitted:
  - (a) The external finishes of the proposed dwellings shall be uniform throughout and shall be painted smooth or nap plaster. Brick shall not be used;
  - (b) Roof materials of the proposed dwellings shall be flat tiles or slate and shall be blue/black in colour;
  - (c) The proposed timber posts on the front elevation of the proposed dwellings shall be omitted;
  - (d) Two window openings, only, shall be developed at first floor level in the front elevation. The middle window as shown on the front elevation (Drawing No. P1/04/A) received by the Planning Authority on the 13th November shall be omitted;
  - (e) A block wall suitably capped and plastered and finished as the proposed dwellings shall be erected along the roadside boundary;
  - (f) The surrounds of the proposed dormer windows at first floor level shall be finished in a material which is in keeping with the proposed roof finish.

**REASON:**

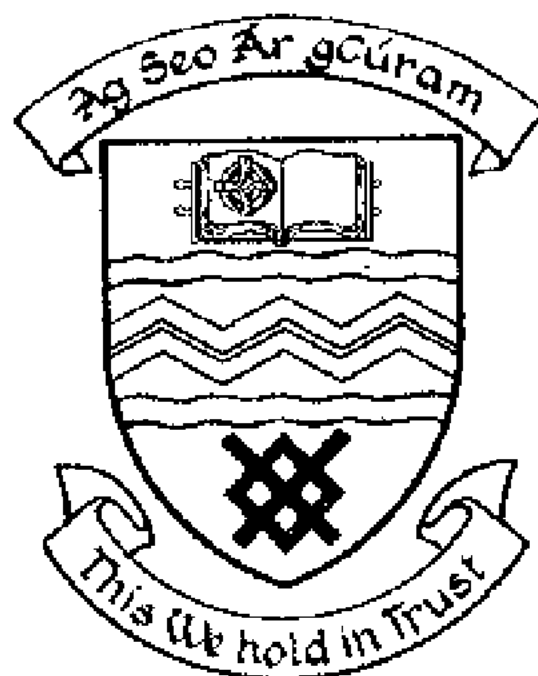
In the interests of securing the integration of the proposed development and preserving the amenities of property in the vicinity.

- 3 The hedgerows bounding the site to the south-east and south-west shall be retained.

**REASON:**

In the interests of visual amenity and preserving the amenities of property in the vicinity.

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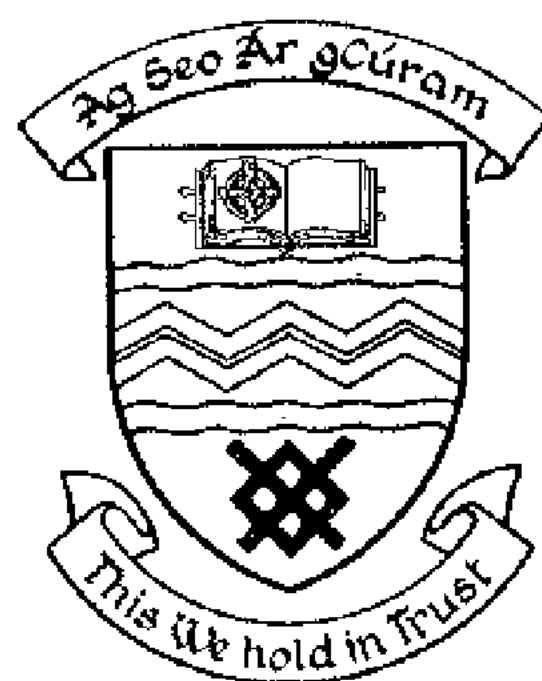
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- 4 That the proposed dwellings be used as single dwelling units.  
REASON:  
To prevent unauthorised development.
- 5 A minimum distance of 2.3 metres shall be provided between the proposed dwellings.  
REASON:  
In the interests of the proper planning and development of the area.
- 6 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.
- 7 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.  
REASON:  
In the interest of reducing air pollution.
- 8 All bathroom, utility room and landing windows shall be fitted with obscure glass.  
REASON:  
In the interests of residential amenity.
- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 10 (a) Full and complete separation of foul and surface water systems shall be ensured;  
(b) All redundant ditches or streams shall be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system.

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REASON:

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

- 11 That a financial contribution in the sum of money equivalent to the value of £2,840 (two thousand eight hundred and forty pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

- 12 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 remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on site.

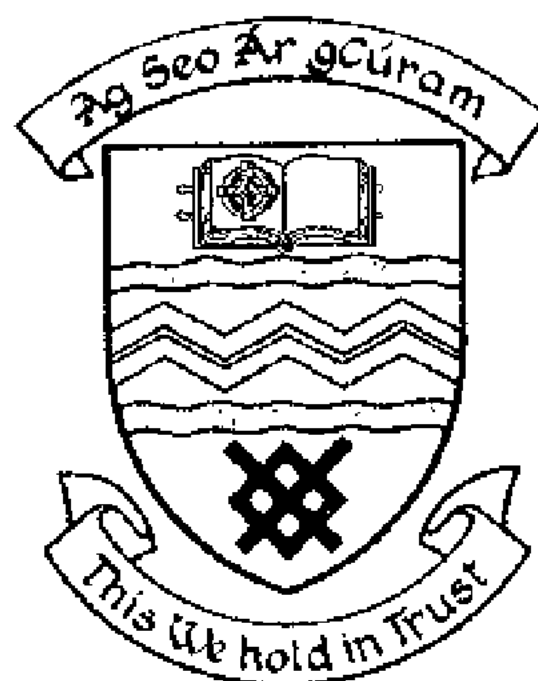
REASON:

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.

- 13 That a financial contribution in the sum of £400 (four hundred pounds) PER DWELLING 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:

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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 development should contribute towards the cost of the works.

- 14 That a financial contribution in the sum of £200 (two 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.

- 15 That a financial contribution in the sum of £1,500 (one thousand five hundred 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.

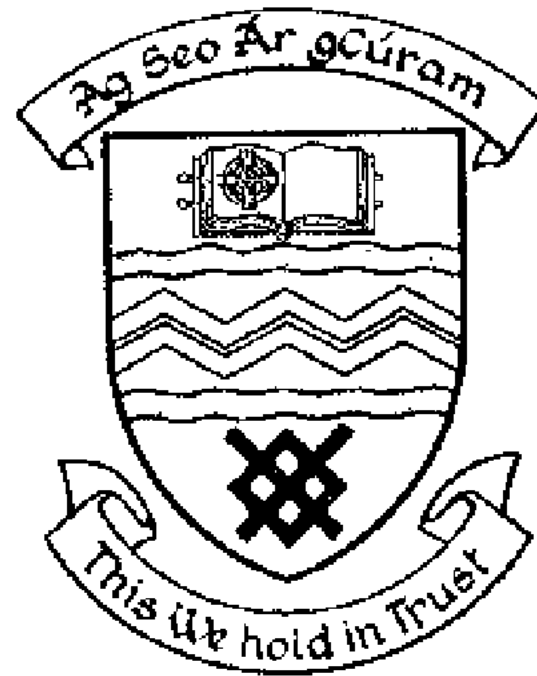
- 16 That a financial contribution in the sum of £2,000 (two thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of public open space in Griffeen Valley Park and which will facilitate the development; this contribution to be paid before 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 provision and development of amenity lands in the area which will facilitate the proposed development.



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- 17 That acceptable names/numbers be submitted to and approved by the 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.

.....*B* January 1999  
for SENIOR ADMINISTRATIVE OFFICER