

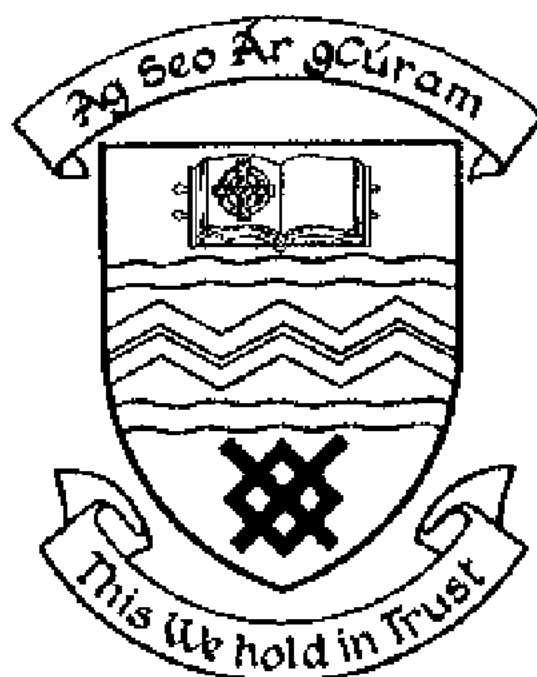
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0567	
1. Location	Lands bounded by permitted (S97A/0559 and S97A/0273) residential development at Kishogue and Esker South, Lucan, Co. Dublin.		
2. Development	108 dwellings and associated site development and landscape works on a circa 5.2 hectare site with access from permitted (S97A/0559) district distributor road linking Griffeen Road to Hayden's Lane and Esker Road.		
3. Date of Application	14/08/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: O'Mahony Pike Architects, Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: Cedarcastle Investments Ltd., Address: Abercorn House, 56 Charleston Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 0367 Date 19/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0658 Date 01/04/1999	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

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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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O'Mahony Pike Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0658	Date of Final Grant 01/04/1999
Decision Order Number 0367	Date of Decision 19/02/1999
Register Reference S98A/0567	Date 14th August 1998

Applicant Cedarcastle Investments Ltd.,

Development 108 dwellings and associated site development and landscape works on a circa 5.2 hectare site with access from permitted (S97A/0559) district distributor road linking Griffeen Road to Hayden's Lane and Esker Road.

Location Lands bounded by permitted (S97A/0559 and S97A/0273) residential development at Kishogue and Esker South, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 22/02/1999
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (29) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S98A/0567

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Conditions and Reasons

- 1 Subject to the conditions set out below, the development shall be undertaken strictly in accordance with the submitted plans, details and specifications received by the Planning Authority on the 14th August 1998 as amended by the revised plans, details and specification received on the 25th August and the 9th December 1998.

REASON:

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

- 2 Prior to the commencement of development a detailed landscaping and planting scheme for the site shall be submitted to and be to the satisfaction of the Planning Authority. The landscaping scheme shall include a full works specification, a timetable for implementation, a maintenance programme (for a period of at least 18 months) and a bill of quantities for the development of the open space within the development as well as details for grading, top soiling, seeding, pathways, storage, tree, bulb and shrub planting. Details for the storage of top soil related to the development shall also be provided.

REASON:

In the interest of the proper planning and development of the area, visual and residential amenity.

- 3 Notwithstanding the foul and surface water drainage details submitted to the Planning Authority on the 9th December 1998, the proposed foul and surface water drainage shall be laid out in accordance with Drawing No. 31707/110 received by the Planning Authority on the 14th August 1998 save for the following piperuns which shall be altered so as not to run through private property in accordance with the requirement of the Environmental Services Department. These details shall be incorporated into revised plans and submitted to the Planning Authority for agreement prior to commencement of development.

- (a) F217 to outfall
- (b) F209 to outfall
- (c) S219 to outfall
- (d) S213 to outfall

REASON:

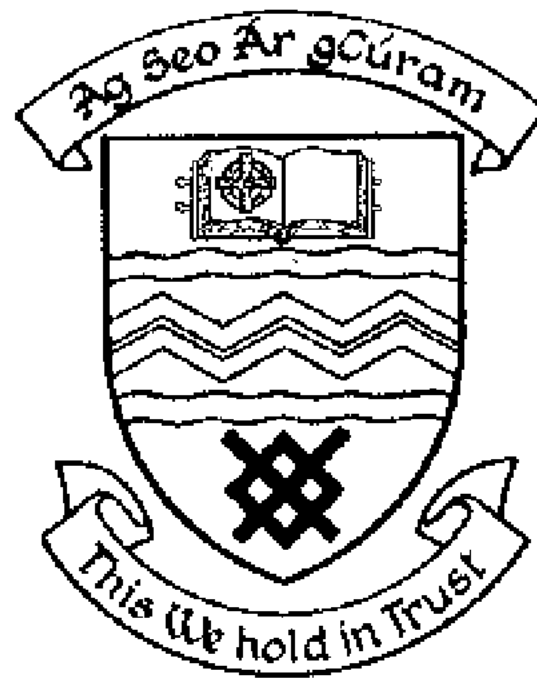
In the interest of the proper planning and development of the area.

- 4 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.

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REG. REF. S98A/0567
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REASON:

To protect the amenities of the area.

- 5 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.

- 6 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 7 Prior to commencement of development a detailed scheme for the boundary treatment to the dwellings and the site which shall include proposals for the boundaries of the Class 2 Open Space shall be submitted to the Planning Authority for approval prior to commencement of development.

REASON:

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

- 8 The hedgerows on the proposed open space shall be retained fully intact until their treatment, which shall be detailed in the landscape plan as required by Condition 2, has been approved by the Planning Authority.

REASON:

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

- 9 The proposed open space and hedgerows shall be protected by post and rail fencing which shall be erected prior to the commencement of works on site. The proposed open space shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

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

- 10 That the road network for the development be in accordance with the requirements of the Council's Roads Department in particular:

(a) North-south distributor road shall have a 7.5 metres

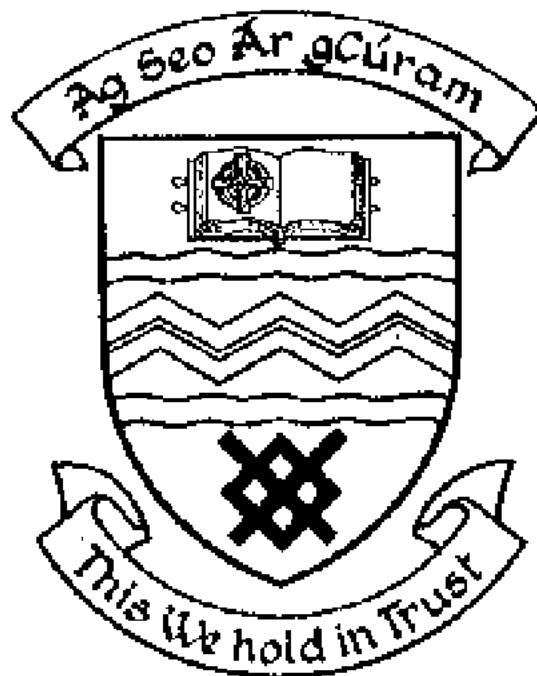
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- wide carriageway;
- (b) Access Road/Feeder Road shall have a 6.5 metres wide carriageway and 2 metre footpath;
 - (c) Where shared surface are provided in cul-de-sacs, a 2 metre strip for each side shall be clearly delineated from the front gardens.

REASON:

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

- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall apply:
- (a) Full and complete separation of foul and surface water sewers;
 - (b) All pipes shall be laid with a minimum cover of 1.2 metre in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick;
 - (c) All sewers with the potential to be taken in charge shall be incorporated into public open space or proposed roads;
 - (d) All redundant ditches or streams to be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system;
 - (e) All watermains greater than 150mm diameter shall be ductile iron;
 - (f) No dwelling shall be further than 47 metres from a fire hydrant;
 - (g) No building shall lie within 5 metres of a watermain less than 255mm diameter and within 8 metres of watermains greater than 225mm diameter;
 - (h) 24 hour storage per unit shall be provided;
 - (i) Spurs shall be looped and shall not end with a Duckfoot hydrant or blank cap.

REASON:

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

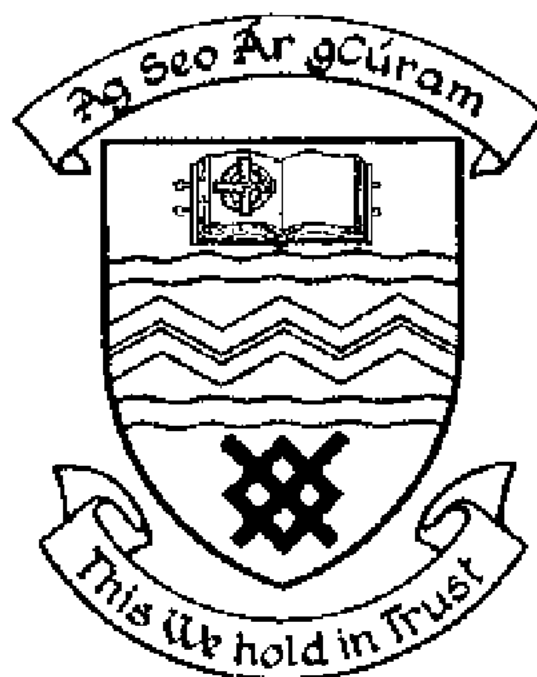
- 12 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure

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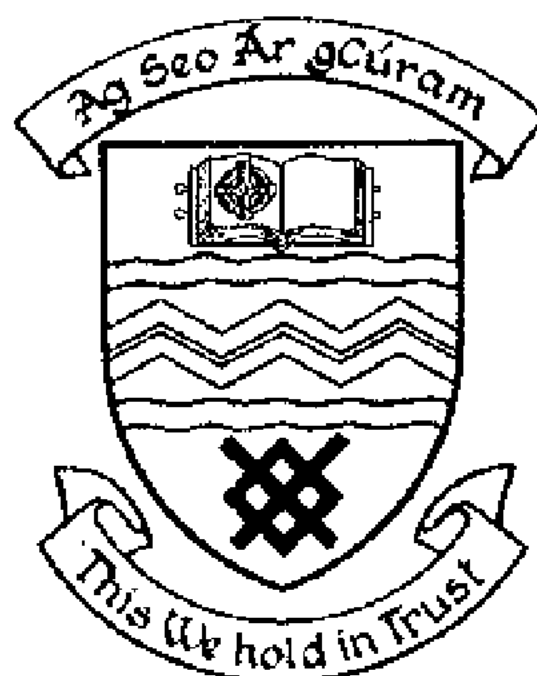
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adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 13 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 14 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 15 That an acceptable street naming and house numbering scheme 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.
- 16 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
REASON:
In the interest of visual amenity.
- 17 A 1.8m high privacy wall, plastered on both sides and capped, shall be erected for a distance of 2 metres from the rear party wall of each attached dwelling
REASON:
In the interest of residential amenity.
- 18 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of high level type only.
REASON:
In the interest of residential amenity.

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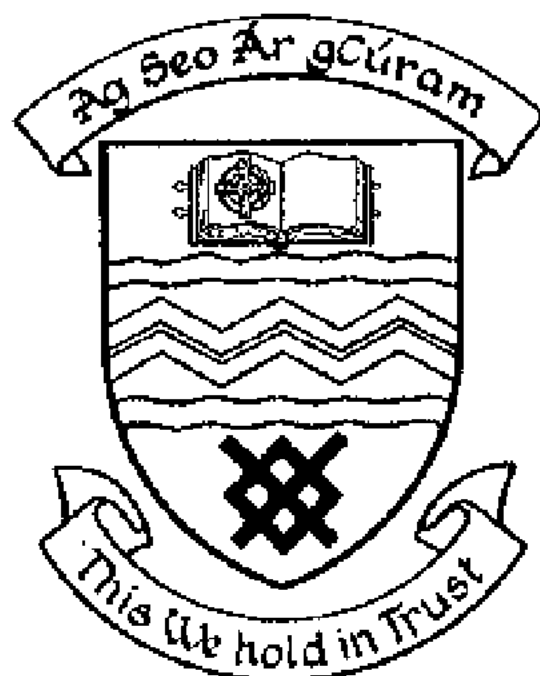
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- 19 A minimum distance of 2.3 metres shall be provided between the gable ends of dwellings or pair of dwellings and each dwelling shall have a minimum rear garden depth of 11 metres.
REASON:
In the interests of the proper planning and development of the area.
- 20 Prior to the first occupation of each dwelling front, side and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.
REASON:
In the interest of the proper planning and development of the area, visual and residential amenity.
- 21 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.
- 22 That a financial contribution in the sum of £78,600 (seventy eight thousand six 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.
- 23 That a financial contribution in the sum of money equivalent to the value of £153,360 (one hundred and fifty three thousand three hundred and sixty 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

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that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 24 That no development shall commence on this proposal until a schedule for completion of the section of Outer Ring Road and the Local Distribution Road to the east (granted permission under Reg. Ref. S98A/0785) has been agreed in writing by the Council.

REASON:

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

- 25 No house shall be occupied until the 185 metre length of east-west distributor road and 800 metre long extension of existing distributor road (Outer Ring Road) granted permission under Reg. Ref. S98A/0785 has been constructed and is open to traffic.

REASON:

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

- 26 That a financial contribution in the sum of £6,625 (six thousand six hundred and twenty five 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.

- 27 That a financial contribution in the sum of £400 (four hundred pounds) PER HOUSE 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.

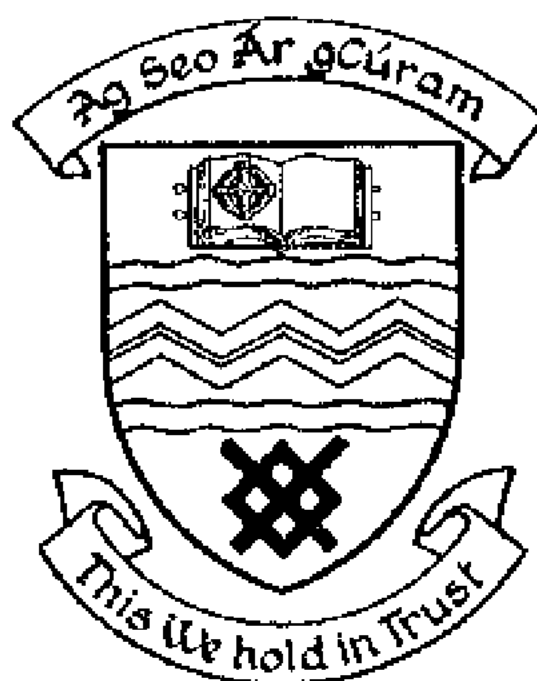
REASON:

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.

- 28 That a financial contribution in the sum of £13,250 (thirteen thousand two hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost

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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.

- 29 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £173,000 (one hundred and seventy three thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
 - b. Lodgement with the Council of a Cash Sum of £108,000 (one hundred and eight thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
 - c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

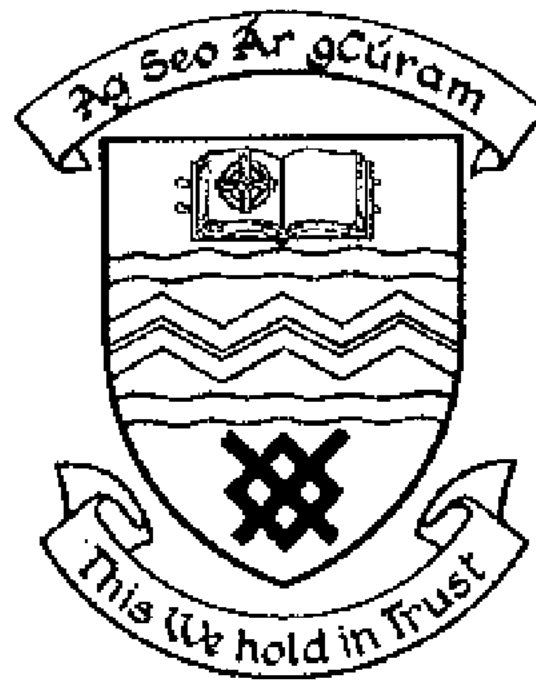
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.

SOUTH DUBLIN COUNTY COUNCIL
REG. REF. S98A/0567
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- (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.

Patricia Seabrook 7th
April 1999
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0367	Date of Decision 19/02/1999
Register Reference S98A/0567	Date: 14/08/1998

Applicant Cedarcastle Investments Ltd.,

Development 108 dwellings and associated site development and landscape works on a circa 5.2 hectare site with access from permitted (S97A/0559) district distributor road linking Griffeen Road to Hayden's Lane and Esker Road.

Location Lands bounded by permitted (S97A/0559 and S97A/0273) residential development at Griffeen and Esker South, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

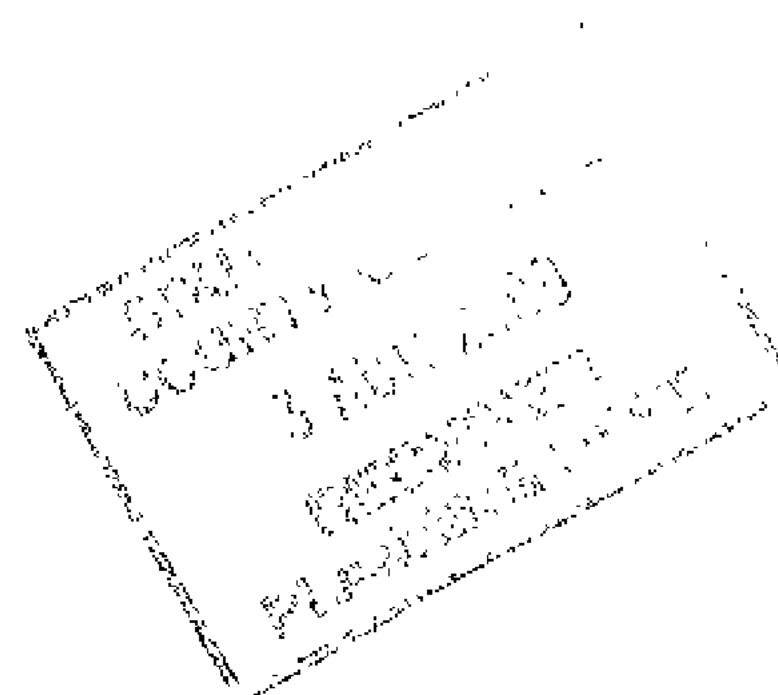
Additional Information Requested

In pursuance of its function as the Planning Authority for the Dublin County Council, being the Planning Authority for the Dublin County Council, by Order dated as above in relation to the above proposal.

Subject to the conditions of the Order,
Signed on behalf of the South Dublin County Council

...
for SENIOR

O'Mahony Pike Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.



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Conditions and Reasons

- 1 Subject to the conditions set out below, the development shall be undertaken strictly in accordance with the submitted plans, details and specifications received by the Planning Authority on the 14th August 1998 as amended by the revised plans, details and specification received on the 25th August and the 9th December 1998.

REASON:

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

- 2 Prior to the commencement of development a detailed landscaping and planting scheme for the site shall be submitted to and be to the satisfaction of the Planning Authority. The landscaping scheme shall include a full works specification, a timetable for implementation, a maintenance programme (for a period of at least 18 months) and a bill of quantities for the development of the open space within the development as well as details for grading, top soiling, seeding, pathways, storage, tree, bulb and shrub planting. Details for the storage of top soil related to the development shall also be provided.

REASON:

In the interest of the proper planning and development of the area, visual and residential amenity.

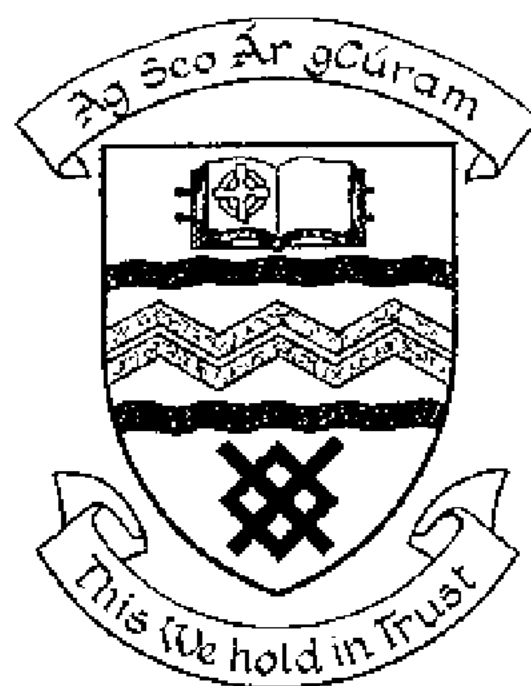
- 3 Notwithstanding the foul and surface water drainage details submitted to the Planning Authority on the 9th December 1998, the proposed foul and surface water drainage shall be laid out in accordance with Drawing No. 31707/110 received by the Planning Authority on the 14th August 1998 save for the following piperuns which shall be altered so as not to run through private property in accordance with the requirement of the Environmental Services Department. These details shall be incorporated into revised plans and submitted to the Planning Authority for agreement prior to commencement of development.

- (a) F217 to outfall
- (b) F209 to outfall
- (c) S219 to outfall
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REASON:

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

- 4 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.

- 5 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.

- 6 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 7 Prior to commencement of development a detailed scheme for the boundary treatment to the dwellings and the site which shall include proposals for the boundaries of the Class 2 Open Space shall be submitted to the Planning Authority for approval prior to commencement of development.

REASON:

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

- 8 The hedgerows on the proposed open space shall be retained fully intact until their treatment, which shall be detailed in the landscape plan as required by Condition 2, has been approved by the Planning Authority.

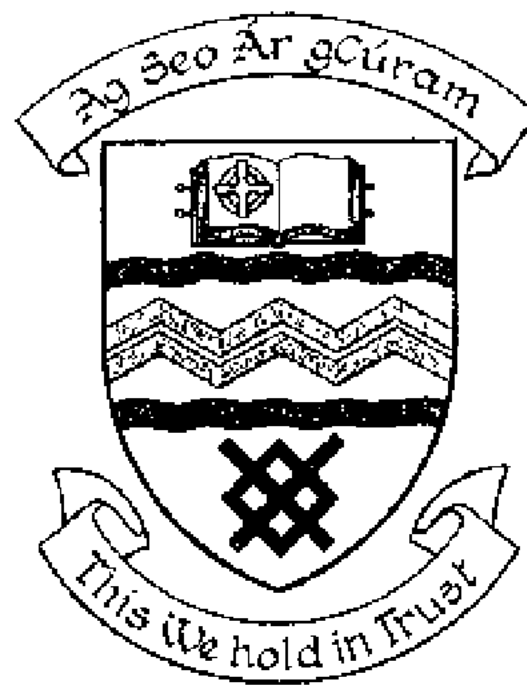
REASON:

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

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- 9 The proposed open space and hedgerows shall be protected by post and rail fencing which shall be erected prior to the commencement of works on site. The proposed open space shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

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

- 10 That the road network for the development be in accordance with the requirements of the Council's Roads Department in particular:

- (a) North-south distributor road shall have a 7.5 metres wide carriageway;
- (b) Access Road/Feeder Road shall have a 6.5 metres wide carriageway and 2 metre footpath;
- (c) Where shared surface are provided in cul-de-sacs, a 2 metre strip for each side shall be clearly delineated from the front gardens.

REASON:

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

- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall apply:

- (a) Full and complete separation of foul and surface water sewers;
- (b) All pipes shall be laid with a minimum cover of 1.2 metre in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick;
- (c) All sewers with the potential to be taken in charge shall be incorporated into public open space or proposed roads;
- (d) All redundant ditches or streams to be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system;
- (e) All watermains greater than 150mm diameter shall be ductile iron;

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- (f) No dwelling shall be further than 47 metres from a fire hydrant;
- (g) No building shall lie within 5 metres of a watermain less than 255mm diameter and within 8 metres of watermain greater than 225mm diameter;
- (h) 24 hour storage per unit shall be provided;
- (i) Spurs shall be looped and shall not end with a Duckfoot hydrant or blank cap.

REASON:

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

- 12 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 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.

- 13 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 14 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 15 That an acceptable street naming and house numbering scheme 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.

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REG REF. S98A/0567

- 16 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 17 A 1.8m high privacy wall, plastered on both sides and capped, shall be erected for a distance of 2 metres from the rear party wall of each attached dwelling

REASON:

In the interest of residential amenity.

- 18 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of high level type only.

REASON:

In the interest of residential amenity.

- 19 A minimum distance of 2.3 metres shall be provided between the gable ends of dwellings or pair of dwellings and each dwelling shall have a minimum rear garden depth of 11 metres.

REASON:

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

- 20 Prior to the first occupation of each dwelling front, side and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

REASON:

In the interest of the proper planning and development of the area, visual and residential amenity.

- 21 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.

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REASON:

In the interest of reducing air pollution.

- 22 That a financial contribution in the sum of £78,600 (seventy eight thousand six 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.

- 23 That a financial contribution in the sum of money equivalent to the value of £153,360 (one hundred and fifty three thousand three hundred and sixty 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.

- 24 That no development shall commence on this proposal until a schedule for completion of the section of Outer Ring Road and the Local Distribution Road to the east (granted permission under Reg. Ref. S98A/0785) has been agreed in writing by the Council.

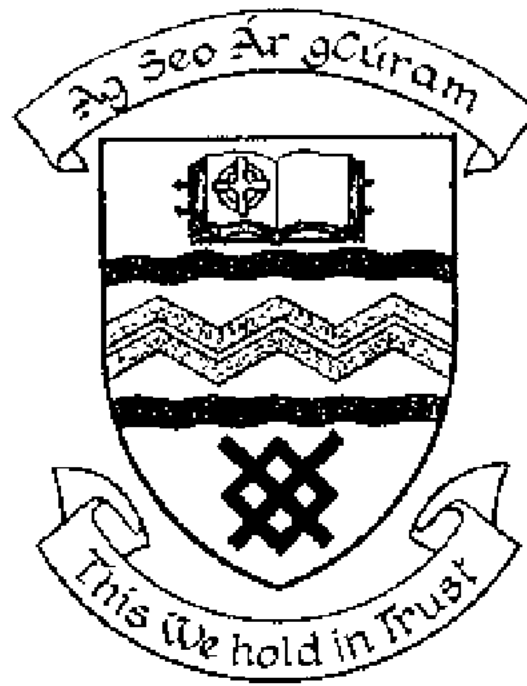
REASON:

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

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- 25 No house shall be occupied until the 185 metre length of east-west distributor road and 800 metre long extension of existing distributor road (Outer Ring Road) granted permission under Reg. Ref. S98A/0785 has been constructed and is open to traffic.

REASON:

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

- 26 That a financial contribution in the sum of £6,625 (six thousand six hundred and twenty five 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.

- 27 That a financial contribution in the sum of £400 (four hundred pounds) PER HOUSE 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.

- 28 That a financial contribution in the sum of £13,250 (thirteen thousand two hundred and fifty 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 29 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £173,000 (one hundred and seventy three thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of £108,000 (one hundred and eight thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

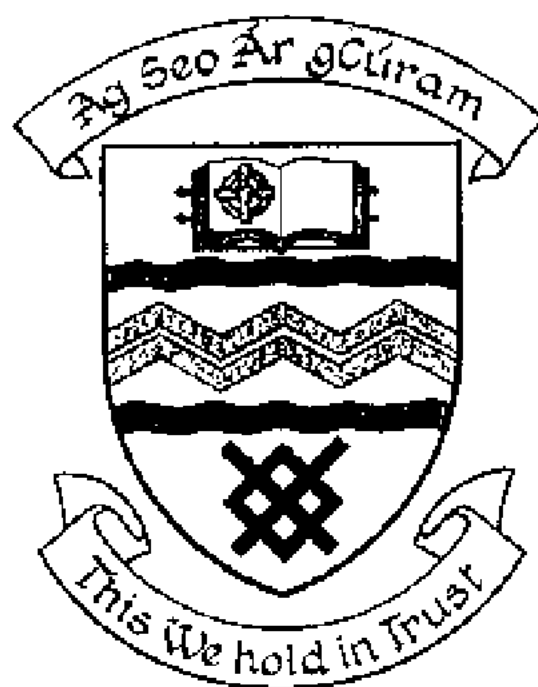
REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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

Decision Order Number 2412	Date of Decision 02/12/98
Register Reference S98A/0567	Date 14th August 1998

Applicant Cedarcastle Investments Ltd.,
App. Type Permission
Development 108 dwellings and associated site development and landscape works on a circa 5.2 hectare site with access from permitted (S97A/0559) district distributor road linking Griffeen Road to Hayden's Lane and Esker Road.

Location Lands bounded by permitted (S97A/0559 and S97A/0273) residential development at Kishogue and Esker South, 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 22/02/99

Yours faithfully

Pat
..... 02/12/98
for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.