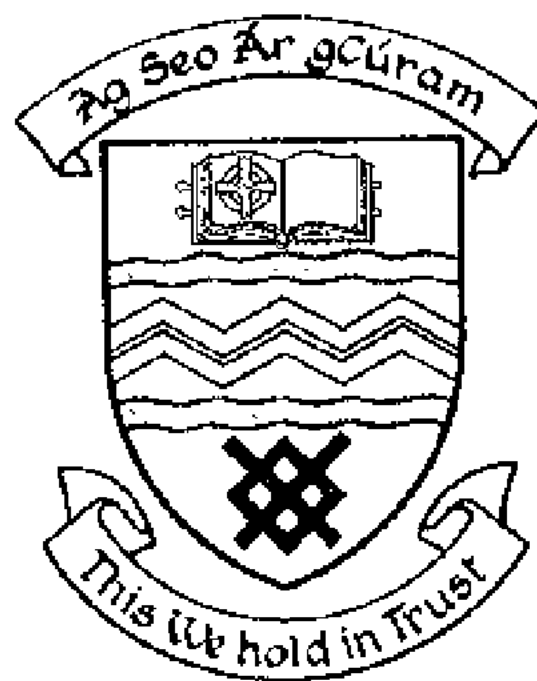


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0533	
1. Location	Anley Lodge, Esker Lane, Lucan, Co. Dublin.		
2. Development	Demolition of existing dwelling and garage and construction of 42 No. residential units in 5 No. blocks: Block No. 1 - Comprising of 4 No. dormer type second floor one bedroom apartments, 4 No. first floor two bedroom apartments over 4 No. ground floor two bedroom apartments. Block No. 2 - Comprising of 2 No. dormer type duplex three bedroom units over 2 No. ground floor two bedroom apartments. Blocks No.s 3 & 5 - Comprising of 2 No. dormer type second floor one bedroom apartments, 2 No. first floor two bedroom apartments, 2 No. dormer type duplex three bedroom units over 4 No. ground floor two bedroom apartments. Block No. 4 - Comprising of 2 No. dormer type second floor one bedroom apartments. 2 No. first floor two bedroom apartments over 2 No. ground floor two bedroom apartments. And 4 No. dormer type terraced three bedroom townhouses with a new vehicular entrance from Esker Lane and associated site works.		
3. Date of Application	31/07/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Donal Mc Nally Architects, Address: 3 Mount Argus Crescent, Dublin 6.		
5. Applicant	Name: Village Homes Ltd. Address: C/O Ferry's Solicitors, 15 Upper Ormond Quay, Dublin 7.		
6. Decision	O.C.M. No. 1962 Date 30/09/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2266 Date 12/11/98	Effect	

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

NOTIFICATION OF GRANT OF Permission

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

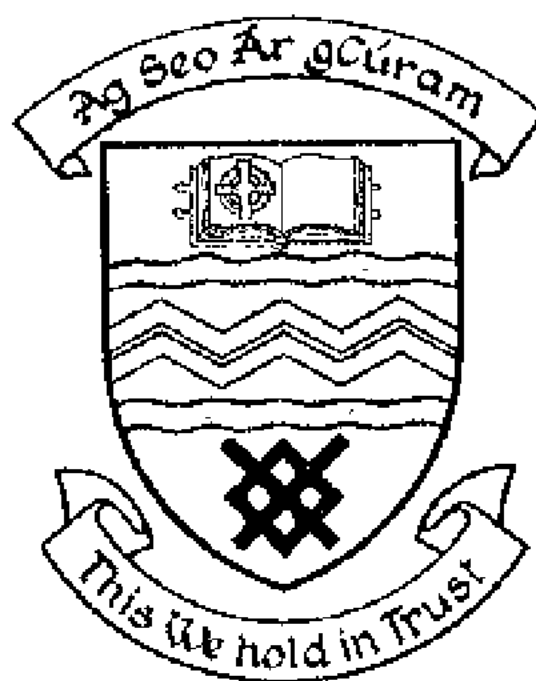
Final Grant Order Number 2266	Date of Final Grant 12/11/98
Decision Order Number 1962	Date of Decision 30/09/98
Register Reference S98A/0533	Date 31st July 1998

Applicant Village Homes Ltd.

Development Demolition of existing dwelling and garage and construction of 42 No. residential units in 5 No. blocks:
 Block No. 1 - Comprising of 4 No. dormer type second floor one bedroom apartments, 4 No. first floor two bedroom apartments over 4 No. ground floor two bedroom apartments.
 Block No. 2 - Comprising of 2 No. dormer type duplex three bedroom units over 2 No. ground floor two bedroom apartments.
 Blocks No.s 3 & 5 - Comprising of 2 No. dormer type second floor one bedroom apartments, 2 No. first floor two bedroom apartments, 2 No. dormer type duplex three bedroom units over 4 No. ground floor two bedroom apartments.
 Block No. 4 - Comprising of 2 No. dormer type second floor one bedroom apartments. 2 No. first floor two bedroom apartments over 2 No. ground floor two bedroom apartments.
 And 4 No. dormer type terraced three bedroom townhouses with a new vehicular entrance from Esker Lane and associated site works.

Location Anley Lodge, Esker Lane, Lucan, Co. Dublin.

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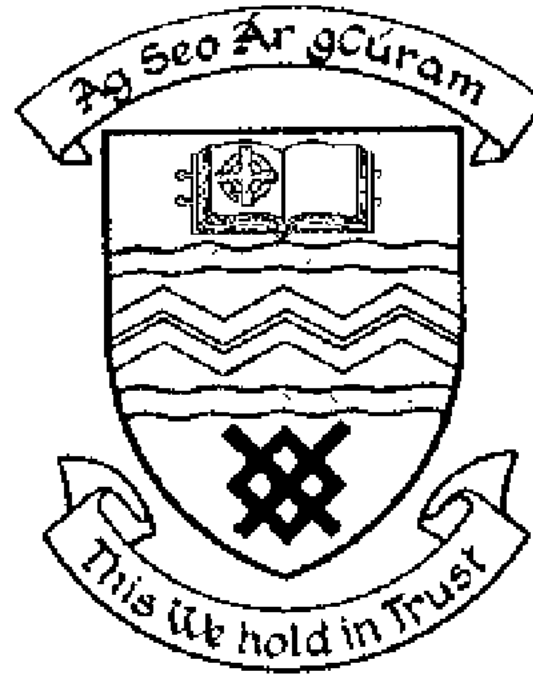
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Floor Area 0.000 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (25) conditions.

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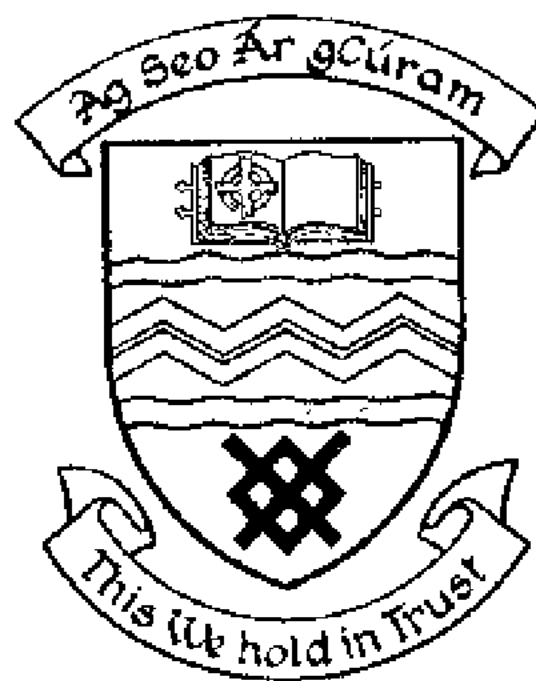
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Conditions and Reasons

- 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 each duplex unit, townhouse and apartment shall 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 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.
- 6 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
REASON:
In the interest of the proper planning and development of the area.

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- 7 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.

- 8 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.

- 9 That an acceptable naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed units.

REASON:

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

- 10 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

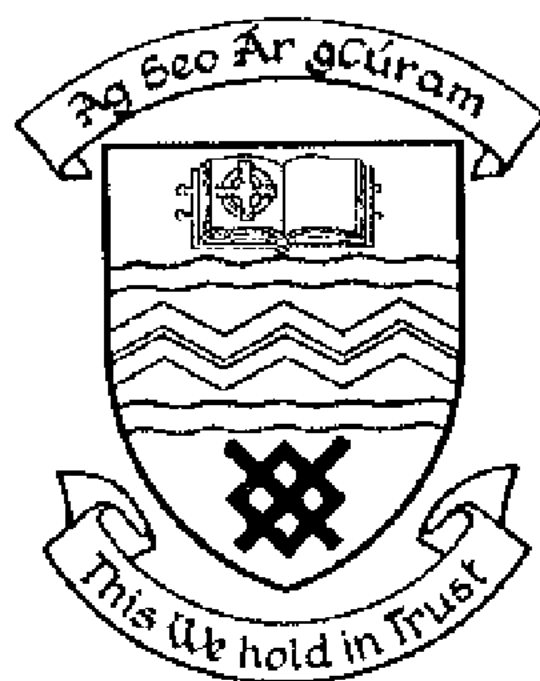
- 11 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 12 That prior to the commencement of the development the applicant shall submit for agreement with the Planning Authority a revised carparking layout which is in accordance with current Development Plan standards for the carpark area located at the north-western end of the site between Blocks

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5 and 6 shown on the lodged site layout plan. The aisle width shall be six metres and the carparking bays 4.2 metres. Provision shall be made for a minimum of seventy-three spaces in accordance with current Development Plan standards.

REASON:

In order that the carparking spaces and aisle width are in accordance with current development plan standards.

- 13 That the foul drainage and surface water arrangements shall be in accordance with the following requirements:-
- a) surface water shall not be discharged into the foul system. There shall be full separation of the foul and surface water systems;
 - b) pipes shall be laid in a minimum cover of 1.2 metres in roads and 0.9 metres in open space. Where this is not possible such pipes shall be bedded and surrounded in C20 concrete, 150mm in thickness;
 - c) all redundant ditches or streams shall be piped with spigot and socket pipes laid open jointed with granular bed and surround and shall be connected into the drainage system.

REASON:

In order that the development is in accordance with the requirements of the Environmental Services Department.

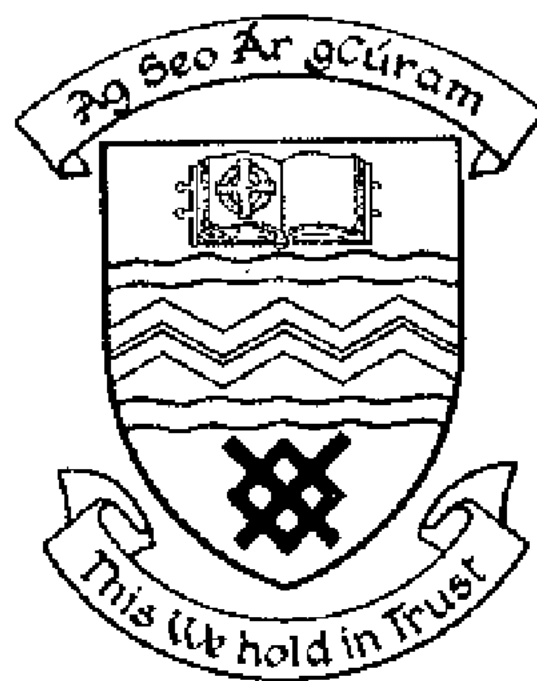
- 14 That the water supply arrangements shall be in accordance with the following requirements:
- a) No building shall be located within a five metre distance of the public sewer or sewer with potential to be taken-in-charge;
 - b) all connections swabbing chlorination and tappings of mains shall be carried out by the County Council at the applicant's own expense;
 - c) each unit shall have twenty-four hour water storage and individual connection.

REASON:

So that the development is in accordance with the requirements of the Environmental Service Department.

- 15 That the applicant shall pay a special levy of £18,400 (£400 per dwelling) towards the cost of the Lucan-Palmerstown Water Supply scheme.

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REASON:

These works shall facilitate the development and it is reasonable that the developer should contribute towards the cost.

- 16 That prior to the commencement of the development the applicant shall apply for and obtain a formal wayleave agreement for the connection of the development to services through the public open spaces in the County Council's ownership at Woodville Green/Esker Lane.

REASON:

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

- 17 That prior to the commencement of the development the applicant shall submit for agreement with the Planning Authority, a scheme for the trees on site to include details of trees to be removed, trees to be relocated and trees to be retained along with details of proposed means of protection of those to be retained.

REASON:

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

- 18 That prior to the commencement of the development the applicant shall submit for agreement with the Planning Authority full details of the proposed treatment for the boundaries for the entire site to include provision for screening the boundary adjoining the single dwelling to the east, facing on to Esker Lane and treatment along the pedestrian access.

REASON:

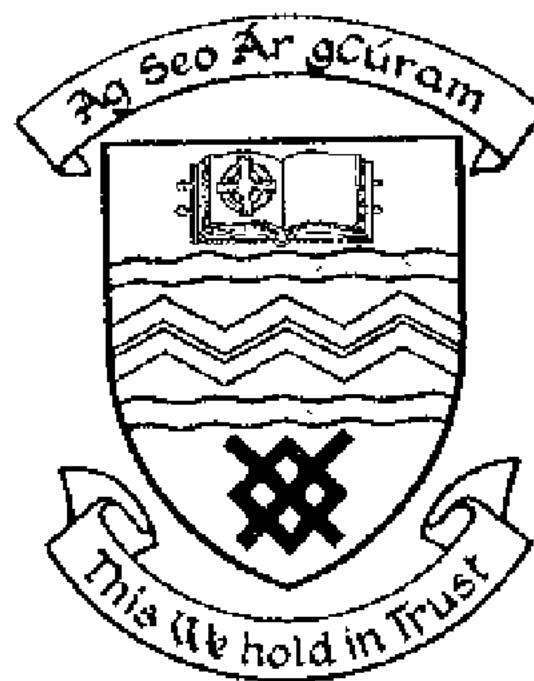
In the interest of amenity and the proper planning and development of the area.

- 19 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

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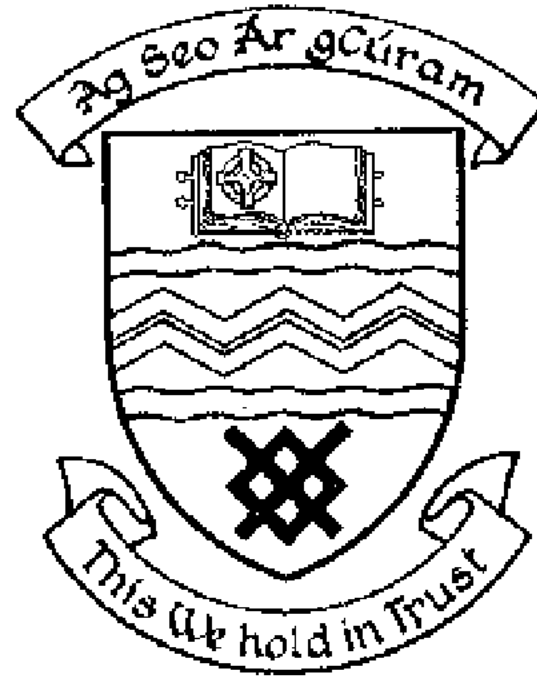
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- 20 That prior to the commencement of the development the applicant shall pay a financial contribution of £28,000 (£1,000 per townhouse/duplex unit and £500 per apartment) towards the cost of the provision and development of public open space at Willsbrook Park.
REASON:
These works will benefit the development and it is considered reasonable that the developer should contribute towards the cost.
- 21 That the applicant shall pay a levy of £2,350 (£2,500/ hectare) towards the cost of upgrading Esker Pumping Station.
REASON:
These works will directly facilitate the development and it is reasonable that the developer should contribute towards the cost.
- 22 That the applicant shall pay a special levy of £1,175 (£1,250 per hectare) towards the cost of Griffeen River Improvement Works.
REASON:
These works will directly facilitate the development and it is reasonable that the developer should contribute towards the cost.
- 23 That a financial contribution in the sum of £13,980 (thirteen thousand nine hundred eighty 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.

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- 24 That a financial contribution in the sum of money equivalent to the value of £36,800 (thirty six thousand eight hundred 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.

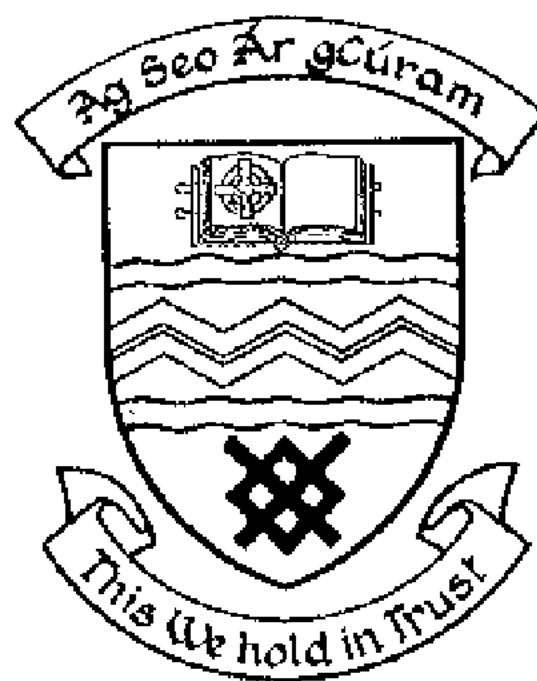
- 25 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £35,000 (thirty five thousand pounds) or lodgement with the Council of a cash sum of £25,000 (twenty five thousand pounds).

REASON:

To ensure that a ready sanction may be available 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.

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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.

 13 November 1998
for SENIOR ADMINISTRATIVE OFFICER