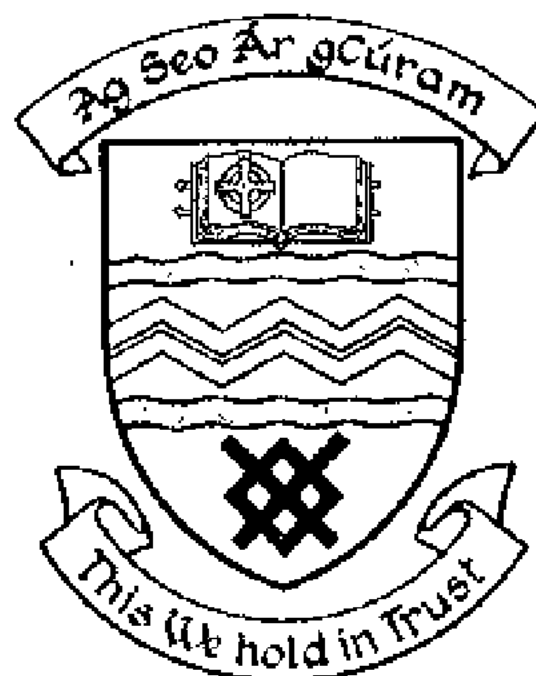


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0505	
1. Location	Ashfield, Esker Lane, Ballydowd, Lucan, Co. Dublin.		
2. Development	18 No. 4 bed semi detached house and 2 no. 4 bed detached houses.		
3. Date of Application	22/07/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: P. Watson, Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: Mr. N. Murray, Address: Glendown Crescent, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 2173 Date 28/10/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2524 Date 15/12/98	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.	

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P. Watson,
 72 Weston Road,
 Churchtown,
 Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2524	Date of Final Grant 15/12/98
Decision Order Number 2173	Date of Decision 28/10/98
Register Reference S98A/0505	Date 22nd July 1998

Applicant Mr. N. Murray,

Development 18 No. 4 bed semi detached house and 2 no. 4 bed detached houses.

Location Ashfield, Esker Lane, Ballydowd, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including 30/10/98

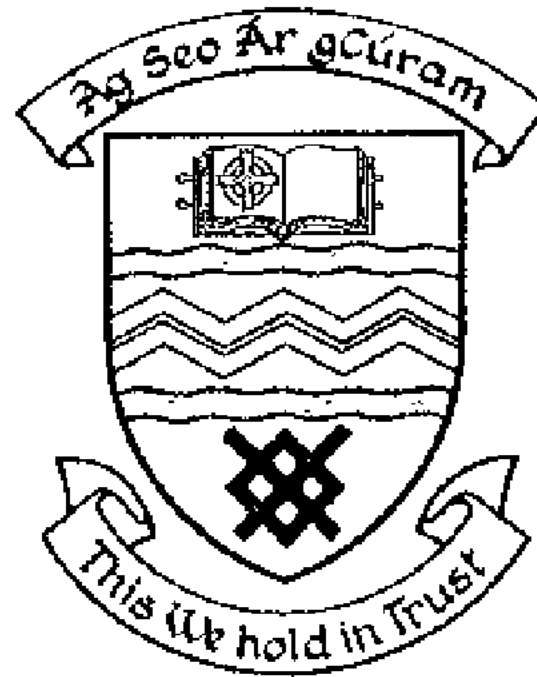
Additional Information Requested/Received /

A Permission has been granted for the development described above,
 subject to the following (23) conditions.

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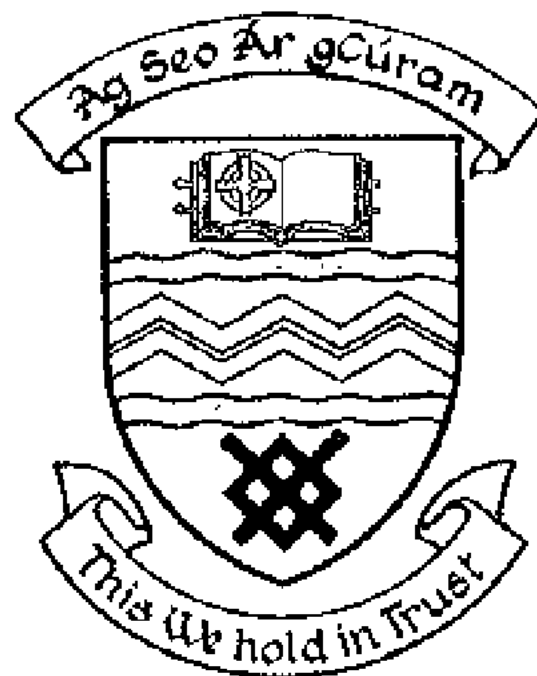
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by plans lodged on 8th October 1998, 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 houses 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 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.

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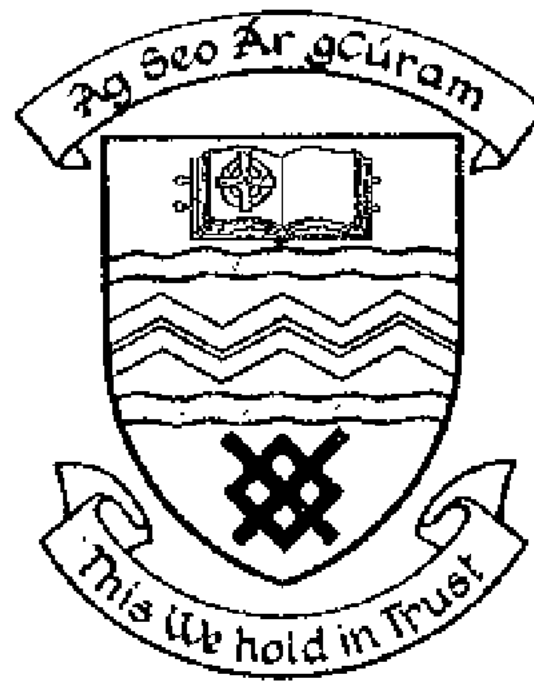
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- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 That an acceptable 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.
- 9 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.
- 10 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 a 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.
 - d) No building shall be located within a five metre distance of the public sewer or sewer with potential to be taken-in-charge.

REASON:

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

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- 11 That prior to the commencement of the development the applicant shall submit for agreement with the Planning Authority (a) 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 and (b) a detailed scheme of street tree planting for the site.

REASON:

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

- 12 That a financial contribution in the sum of £10,980 (ten thousand nine hundred and 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:

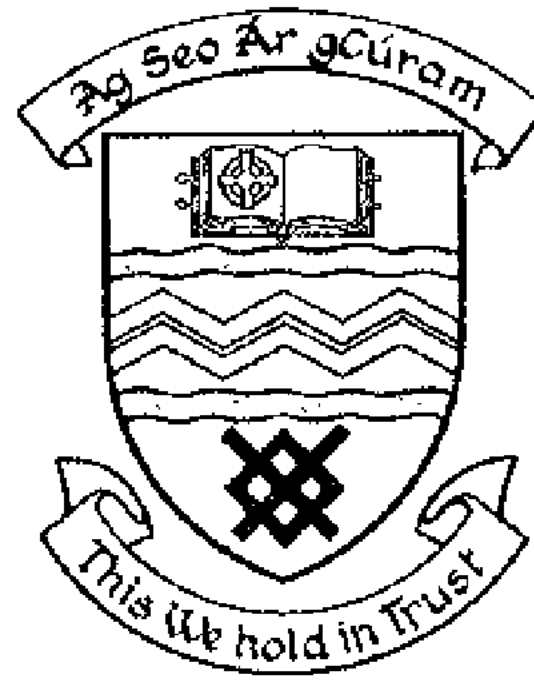
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 13 That a financial contribution in the sum of money equivalent to the value of £28,400 (twenty eight thousand four 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.

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- 14 That prior to the commencement of the development the applicant shall pay a financial contribution of £20,000 (£1,000 per dwelling) towards the cost of the development of Class One public open space at Willsbrook Park.

REASON:

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

- 15 That the existing trees and hedging along the northern and southern site boundaries shall be retained as boundary treatment and screening. The rear garden screen walls shall be constructed so as to avoid disturbance to the trees and hedgerows to be retained. In the event of damage the applicant shall plant replacement semi-mature trees.

REASON:

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

- 16 That the site layout shall be in accordance with the site layout Drawings (Drawing 316/PD/102 and 316/PD/110) lodged with the Planning Authority on 24th September, 1998 and shall include provision for the following:-

- . Two off-street car spaces for each dwelling and two spaces at the end of the cul-de-sac;
- . The access road to have a footpath/grass margin of 1.5/1.85 metres on one side out to Esker Lane and a six metre kerb radii at the junction with Esker Lane.

REASON:

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

- 17 That the roof tiles shall be in a dark shade, either black, dark brown, blue black or slate grey.

REASON:

In the interest of visual amenity.

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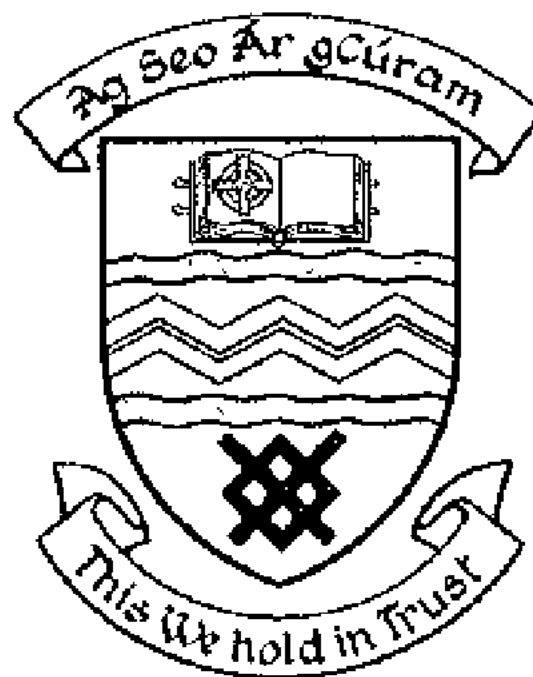
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- 18 That the foul and surface water drainage arrangements and water supply arrangements shall be in accordance with the layout, pipe sizes and gradients shown on Drawing No. 316/PD/102 lodged with the Planning Authority on 1st September 1998.
REASON:
In order that the development is in accordance with the requirements of the Environmental Services Department.
- 19 That the following requirements of the Environmental Services Department regarding the proposed supply arrangements shall be provided for and adhered to in the development:-
- . All watermains greater than 150mm diameter shall be constructed in ductile iron;
 - . No unit shall be constructed within forty seven metres of a fire hydrant;
 - . All watermains shall be laid in public open space;
 - . No building shall be positioned within five metres of watermains less than 225mm in diameter or eight metres of watermains greater than 225mm in diameter.
 - . All connections, swabbing, chlorination and tappings of mains shall be carried out by the County Council at the applicant's own expense;
 - . Twenty four hour storage and separate connections shall be provided for each unit.
- REASON:
So that the development is in accordance with the requirements of the Environmental Services Department.
- 20 That prior to the commencement of the development the applicant shall pay a special levy of £8,000 (eight thousand pounds) towards the cost of the Lucan Palmerstown Water supply scheme.
REASON:
These works will directly facilitate the development and it is reasonable that the developer should contribute towards the cost.
- 21 That a financial contribution in the sum of £925 (nine hundred and twenty five pounds) (£1,250 per hectare) be paid by the proposer to South Dublin County Council towards

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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.

- 22 That a financial contribution in the sum of £1,850 (one thousand eight hundred and fifty pounds) (£2,500 per hectare) 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.

- 23 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 £32,000 (thirty two 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 £20,000 (twenty 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.

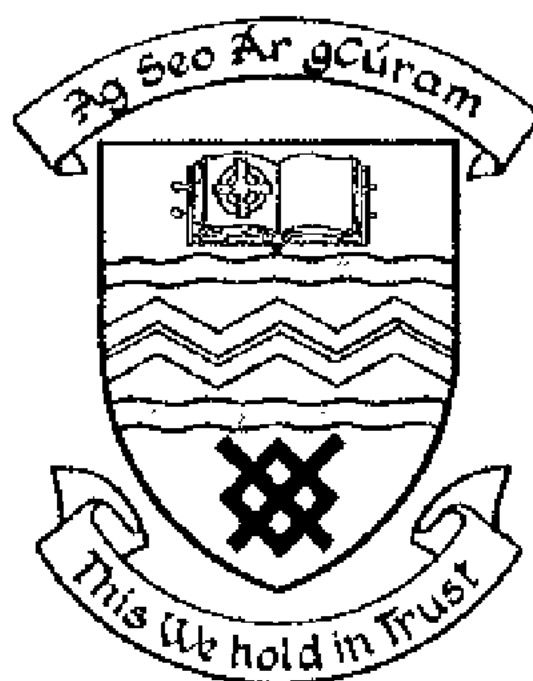
Or./...

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

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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.
- (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.

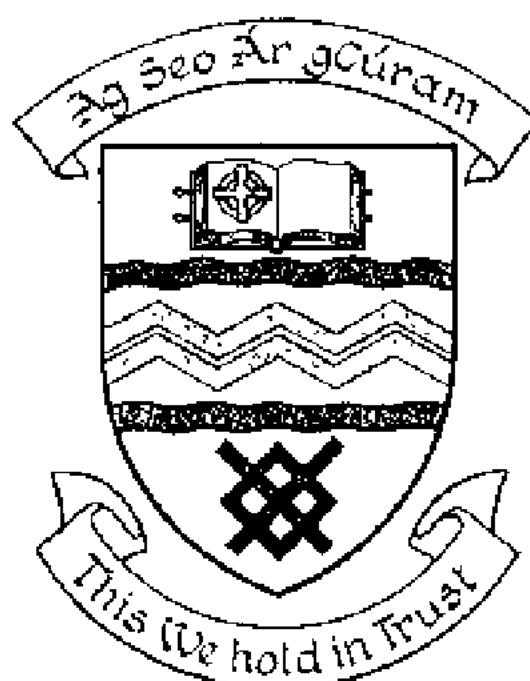
Signed on behalf of South Dublin County Council.


..... 16 December 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2173	Date of Decision 28/10/98
Register Reference S98A/0505	Date 22nd July 1998

Applicant Mr. N. Murray,

Development 18 No. 4 bed semi detached house and 2 no. 4 bed detached houses.

Location Ashfield, Esker Lane, Ballydowd, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 30/10/98

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 PERMISSION** in respect of the above proposal.

subject to the conditions (23) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

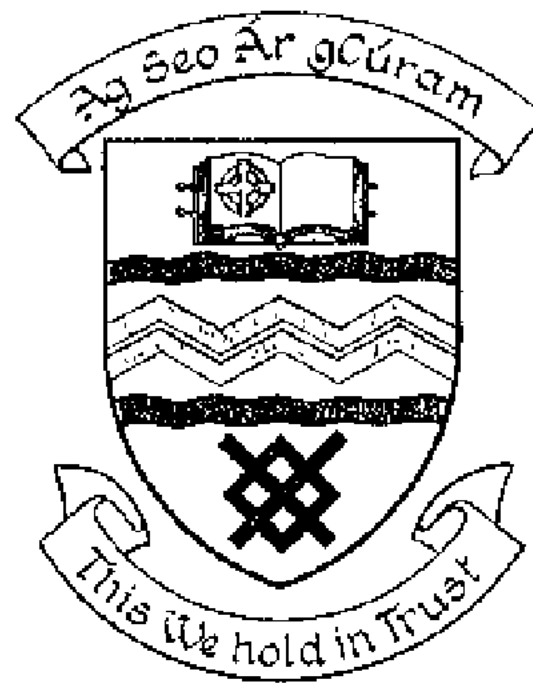
LH
..... 28/10/98
for SENIOR ADMINISTRATIVE OFFICER

P. Watson,
72 Weston Road,
Churchtown,
Dublin 14.

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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 as amended by plans lodged on 8th October 1998, 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 houses be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

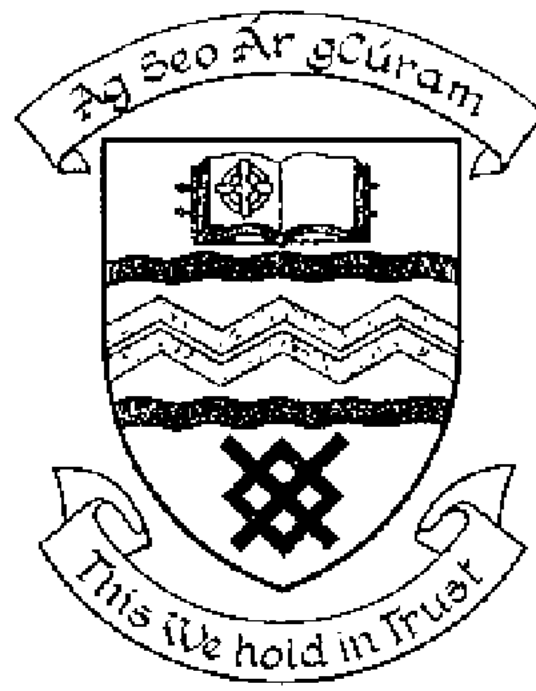
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.

- 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 all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof

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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.

- 7 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.

- 8 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.

- 9 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.

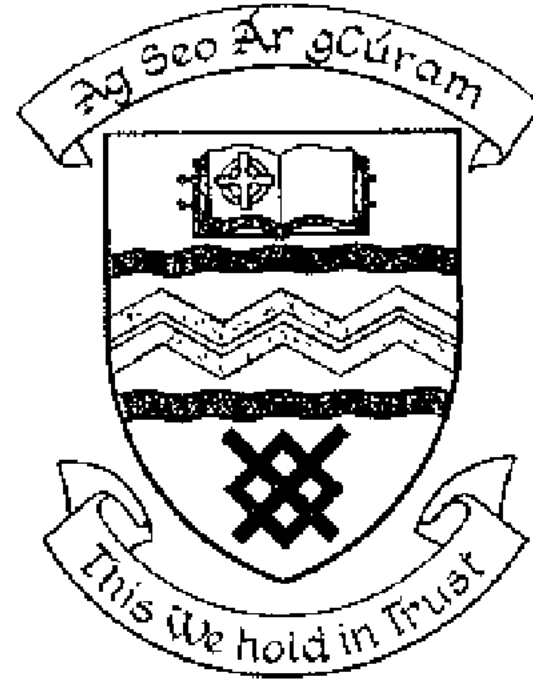
REASON:

To protect the amenities of the area.

- 10 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 a 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

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- c) surrounded in C20 concrete, 150mm in thickness;
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.
- d) No building shall be located within a five metre
distance of the public sewer or sewer with potential
to be taken-in-charge.

REASON:

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

- 11 That prior to the commencement of the development the
applicant shall submit for agreement with the Planning
Authority (a) 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 and (b) a detailed scheme
of street tree planting for the site.

REASON:

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

- 12 That a financial contribution in the sum of £10,980 (ten
thousand nine hundred and 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.

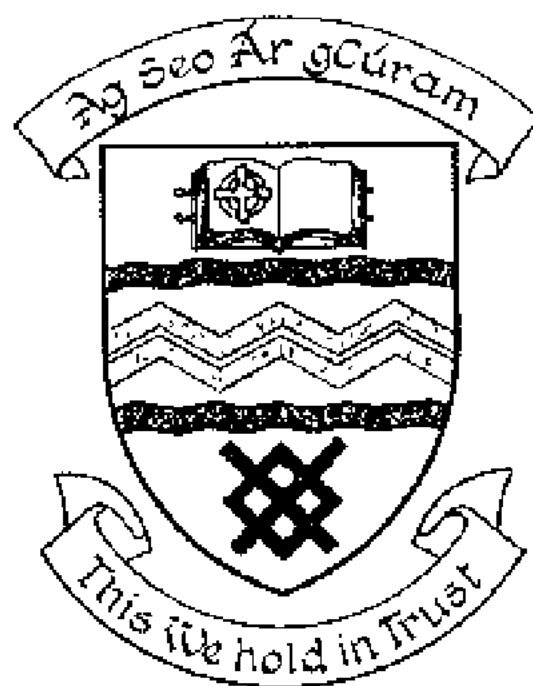
REASON:

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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- 13 That a financial contribution in the sum of money equivalent to the value of £28,400 (twenty eight thousand four 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.

- 14 That prior to the commencement of the development the applicant shall pay a financial contribution of £20,000 (£1,000 per dwelling) towards the cost of the development of Class One public open space at Willsbrook Park.

REASON:

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

- 15 That the existing trees and hedging along the northern and southern site boundaries shall be retained as boundary treatment and screening. The rear garden screen walls shall be constructed so as to avoid disturbance to the trees and hedgerows to be retained. In the event of damage the applicant shall plant replacement semi-mature trees.

REASON:

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

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REG REF. S98A/0505

- 16 That the site layout shall be in accordance with the site layout Drawings (Drawing 316/PD/102 and 316/PD/110) lodged with the Planning Authority on 24th September, 1998 and shall include provision for the following:-

- . Two off-street car spaces for each dwelling and two spaces at the end of the cul-de-sac;
- . The access road to have a footpath/grass margin of 1.5/1.85 metres on one side out to Esker Lane and a six metre kerb radii at the junction with Esker Lane.

REASON:

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

- 17 That the roof tiles shall be in a dark shade, either black, dark brown, blue black or slate grey.

REASON:

In the interest of visual amenity.

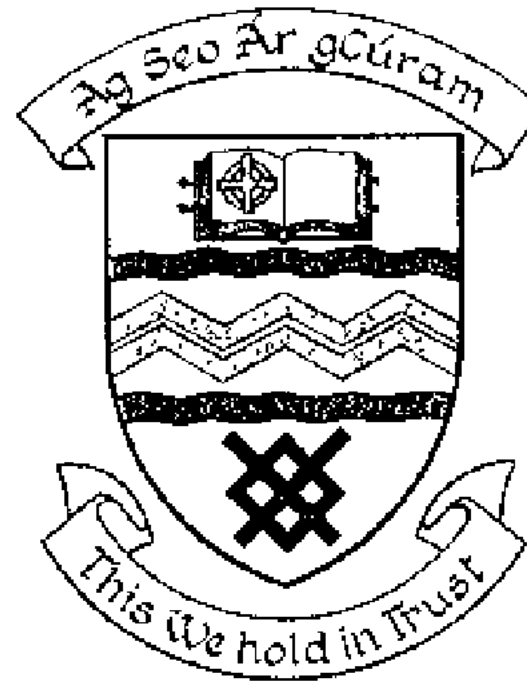
- 18 That the foul and surface water drainage arrangements and water supply arrangements shall be in accordance with the layout, pipe sizes and gradients shown on Drawing No. 316/PD/102 lodged with the Planning Authority on 1st September 1998.

REASON:

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

- 19 That the following requirements of the Environmental Services Department regarding the proposed supply arrangements shall be provided for and adhered to in the development:-

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REG. REF. S98A/0505

- . All watermains greater than 150mm diameter shall be constructed in ductile iron;
- . No unit shall be constructed within forty seven metres of a fire hydrant;
- . All watermains shall be laid in public open space;
- . No building shall be positioned within five metres of watermains less than 225mm in diameter or eight metres of watermains greater than 225mm in diameter.
- . All connections, swabbing, chlorination and tappings of mains shall be carried out by the County Council at the applicant's own expense;
- . Twenty four hour storage and separate connections shall be provided for each unit.

REASON:

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

- 20 That prior to the commencement of the development the applicant shall pay a special levy of £8,000 (eight thousand pounds) towards the cost of the Lucan Palmerstown Water Supply scheme.

REASON:

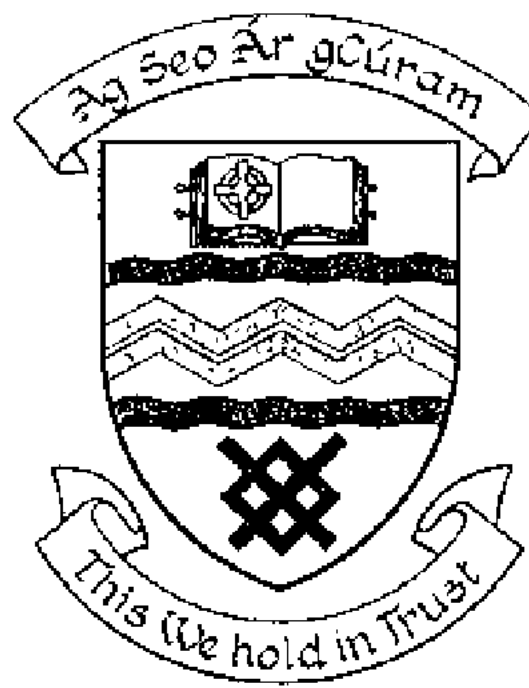
These works will directly facilitate the development and it is reasonable that the developer should contribute towards the cost.

- 21 That a financial contribution in the sum of £925 (nine hundred and twenty five pounds) (£1,250 per hectare) 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S98A/0505

- 22 That a financial contribution in the sum of £1,850 (one thousand eight hundred and fifty pounds) (£2,500 per hectare) 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.

- 23 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 £32,000 (thirty two 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 £20,000 (twenty 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

SOUTH DUBLIN COUNTY COUNCIL
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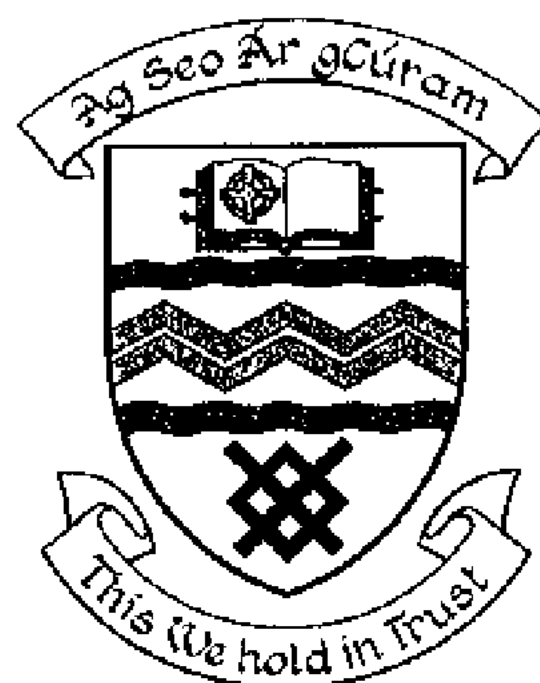
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REG. REF. S98A/0505

Council to induce the provision of services and prevent
disamenity in the development.

**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1963	Date of Decision 30/09/98
Register Reference S98A/0505	Date 22nd July 1998

Applicant Mr. N. Murray,
App. Type Permission
Development 18 No. 4 bed semi detached house and 2 no. 4 bed detached houses.

Location Ashfield, Esker Lane, Ballydowd, 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 30/10/98

Yours faithfully

..... 30/09/98
for SENIOR ADMINISTRATIVE OFFICER

P. Watson,
72 Weston Road,
Churchtown,
Dublin 14.