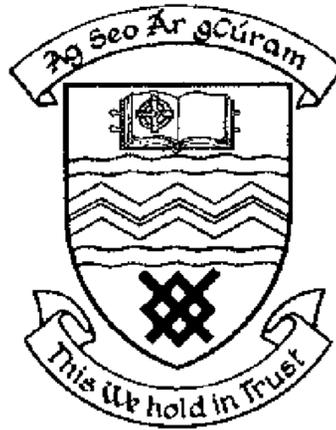


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0450
1. Location	South of permitted east/west distributor road under S97A/0703 and S97A/0559 & south of residential development under ref. S97A/0703 in the townlands of Kishoge & Esker South, Lucan, Co. Dublin.	
2. Development	Development comprising 184 no. two storey three bedroom semi detached houses; provision of approx. 500 metre length of east west distributor road approx. 7.5 metres wide from the existing Griffeen Road including a new roundabout; a single vehicular access via proposed distributor road to serve the proposed housing; site development and landscape works; all on approx. 6.0 hectares.	
3. Date of Application	02/07/1998	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: McHugh Consultants, Address: Chartered Town Planners, 16 Herbert Place, Dublin 2.	
5. Applicant	Name: Jetview Property Developments Ltd., Address: 80 Main Street, Blackrock, Co. Dublin.	
6. Decision	O.C.M. No. 0387 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,
COMHARLE CEONTAR ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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Facs: 01-414 9104

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Dublin 24

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McHugh Consultants,
Chartered Town Planners,
16 Herbert Place,
Dublin 2.

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 0387	Date of Decision 19/02/1999
Register Reference S98A/0450	Date 2nd July 1998

Applicant Jetview Property Developments Ltd.,

Development Development comprising 184 no. two storey three bedroom semi detached houses; provision of approx. 500 metre length of east west distributor road approx. 7.5 metres wide from the existing Griffeen Road including a new roundabout; a single vehicular access via proposed distributor road to serve the proposed housing; site development and landscape works; all on approx. 6.0 hectares.

Location South of permitted east/west distributor road under S97A/0703 and S97A/0559 & south of residential development under ref. S97A/0703 in the townlands of Kishoge & Esker South, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including 26/02/1999

Additional Information Requested/Received /

A Permission has been granted for the development described above,

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REG REF. S98A/0450
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subject to the following (32) Conditions.

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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 and details and specification received by the Planning Authority with this application.
REASON:
In the interest of the proper planning and development of the area.

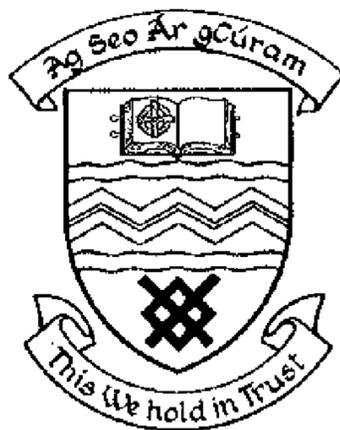
- 2 Prior to the commencement of development a detailed landscaping planting scheme for the site shall be submitted to and be to the satisfaction of the Planning Authority. The landscaping scheme shall include a full works specification, a timetable for implementation, a maintenance programme (for a 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 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. Details for tree planting in the front gardens of dwellings, including specifications, shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area, visual and residential amenity.

- 4 The areas shown as Class 2 open space shall be provided as open space areas for the development and shall be retained as such in perpetuity. These open space areas shall be fenced off during the construction period and shall not be used for the purposes of site compounds or for the storage of plant, machinery, materials or spoil.
REASON:
In the interest of the proper planning and development of the area.

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- 5 Prior to the commencement of development full details for proposed boundary treatment to the dwellings and the site shall be submitted to and be to the satisfaction of the Planning Authority, including boundary treatment to the new distributor road and roundabouts.
REASON:
In the interest of the proper planning and development of the area, visual and residential amenity.
- 6 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.
- 7 Other than where "extended kitchen areas" adjoin each other, 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.
- 8 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.
REASON:
In the interests of residential amenity.
- 9 A minimum distance of 2.3 metres shall be provided between the gable ends of each pair of dwellings and each dwelling shall have a minimum rear garden depth of 11 metres.
REASON:
In the interest of the proper planning and development of the area.

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- 10 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.
- 11 That the proposed houses be used as single dwelling units.
REASON:
To prevent unauthorised development.
- 12 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.
- 13 All services to the proposed development, including electrical, telephone and television cables shall be placed underground throughout the site and any overhead cables crossing the site shall be placed underground throughout the site.
REASON:
In the interest of residential and visual amenity.
- 14 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.
- 15 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.
- 16 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.

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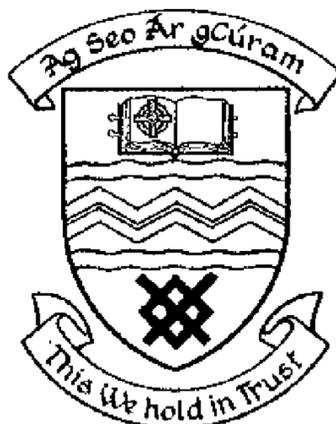
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- 17 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
REASON:
In the interest of the proper planning and development of the area.
- 18 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
REASON:
In the interest of the proper planning and development of the area.
- 19 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.
- 20 No house shall be occupied until the 185 metre length of east-west distributor road and 800m 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.
- 21 Road construction details through the development including the east-west distributor road, cycle track and footpaths providing details of cross sections, cul-de-sac bay dimensions, pavement build up, surface finishes, marking and public lighting shall be submitted to and be to the satisfaction of the Planning Authority, prior to the commencement of development. Vehicular access to be provided to lands to the east of the site.
REASON:
In the interest of the proper planning and development of the area.

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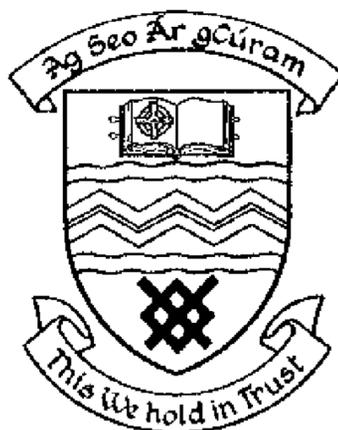
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- 22 On street and off street parking provision shall be in accordance with the requirement as set down in the South Dublin County Development Plan 1998. In this regard two off-street car parking spaces to be provided for each dwelling.
REASON:
In the interest of the proper planning and development of the area.
- 23 Rumble strip platforms at the entrance to the cul-de-sacs shall be extended to the satisfaction of the Planning Authority and additional rumble strips shall be provided within the cul-de-sac areas. Revised details including drainage, colour and material differentiation shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interest of residential amenity.
- 24 That prior to the commencement of development the applicant shall agree with the Parks Superintendent a full landscape plan of the areas of public open space with full works specification (including timescale for implementation) maintenance programme for a period of 18 months and bill of quantities. Details of boundary treatment to be agreed. Carparking and turning areas shown intruding into the areas of public open space to be omitted.
REASON:
In the interest of the proper planning and development of the area.
- 25 That the following requirements of the Environmental Services Engineer to be adhered to in the Development:-
- a. Full and complete separation of foul sewer and surface water system.
 - b. No building to be located within 5 metres of any sewer which has the potential of being taken in charge.
 - c. All pipes to be laid with a minimum cover of 1.2 metres of roads, footpaths and driveways and 0.9m in open spaces. If it is not possible to achieve these minimum covers pipes shall be bedded and surrounded in concrete to a minimum of 150mm thickness.
 - d. Wayleave between F.119 and F120 to be increased in

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- width to provide 5m from edges of nearest pipe.
e. Road Gully layout to be reviewed in the following areas Houses 33-36, 43-46 181-184 and 75-82.

REASON:

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

- 26 That no development take place on foot of this permission until such time as the applicant has satisfied the Planning Authority that he has the necessary rights of access over adjoining lands not in his ownership.

REASON:

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

- 27 That a financial contribution in the sum of £18,500 (eighteen thousand five hundred 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.

- 28 That a financial contribution in the sum of £9,250 (nine thousand two hundred and fifty 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.

- 29 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:

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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.

- 30 That a financial contribution in the sum of £109,800 (one hundred and nine thousand eight 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.

- 31 That a financial contribution in the sum of money equivalent to the value of £1,420 (one thousand four hundred and twenty pounds) PER HOUSE 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.

- 32 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 £300,000 (three hundred 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



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Lár an Bhaile, Tamhlacht
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Facs: 01-414 9104

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£184,000 (one hundred and eighty four 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.
- (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.

Edward Bowles 7th April 1999
for SENIOR ADMINISTRATIVE OFFICER

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

Telefon: 01-414 9000
Facs: 01-414 9104



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DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

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

Decision Order Number 0387	Date of Decision 19/02/1999
Register Reference S98A/0450	Date: 02/07/1998

Applicant Jetview Property Developments Ltd.,

Development Development comprising 184 no. two storey three bedroom semi detached houses; provision of approx. 500 metre length of east west distributor road approx. 7.5 metres wide from the existing Griffeen Road including a new roundabout; a single vehicular access via proposed distributor road to serve the proposed housing; site development and landscape works; all on approx. 6.0 hectares.

Location South of permitted east/west distributor road under S97A/0703 and S97A/0559 & south of residential development under ref. S97A/0703 in the townlands of Kishoge & Esker South, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 26/02/1999

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 (32) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

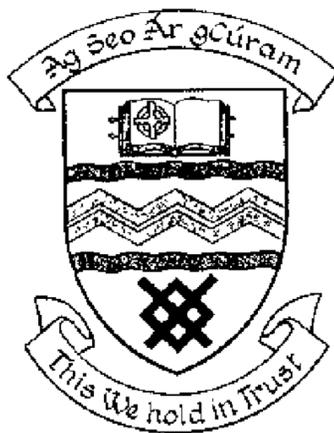
..... *RA* 22/02/1999
for SENIOR ADMINISTRATIVE OFFICER

McHugh Consultants,
Chartered Town Planners,
16 Herbert Place,
Dublin 2.

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

Telefon: 01-414 9000
Facs: 01-414 9104



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P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

REG REF. S98A/0450

Conditions and Reasons

- 1 Subject to the conditions set out below, the development shall be undertaken strictly in accordance with the submitted plans and details and specification received by the Planning Authority with this application.
REASON:
In the interest of the proper planning and development of the area.

- 2 Prior to the commencement of development a detailed landscaping 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 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. Details for tree planting in the front gardens of dwellings, including specifications, shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area, visual and residential amenity.

- 4 The areas shown as Class 2 open space shall be provided as open space areas for the development and shall be retained as such in perpetuity. These open space areas shall be

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Lár an Bhaile, Tamhlacht,
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Telefon: 01-414 9000
Facs: 01-414 9104



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DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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REG. REF. S98A/0450

fenced off during the construction period and shall not be used for the purposes of site compounds or for the storage of plant, machinery, materials or spoil.

REASON:

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

- 5 Prior to the commencement of development full details for proposed boundary treatment to the dwellings and the site shall be submitted to and be to the satisfaction of the Planning Authority, including boundary treatment to the new distributor road and roundabouts.

REASON:

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

- 6 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.

- 7 Other than where "extended kitchen areas" adjoin each other, 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.

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

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Telefon: 01-414 9000
Facs: 01-414 9104



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P.O. Box 4122,
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Dublin 24.

Telephone: 01-414 9000
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REG REF. S98A/0450

REASON:

In the interests of residential amenity.

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

REASON:

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

- 10 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.

- 11 That the proposed houses be used as single dwelling units.

REASON:

To prevent unauthorised development.

- 12 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.

- 13 All services to the proposed development, including electrical, telephone and television cables shall be placed underground throughout the site and any overhead cables crossing the site shall be placed underground throughout the site.

REASON:

In the interest of residential and visual amenity.

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Bosca 4122,
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REG. REF. S98A/0450

- 14 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.
- 15 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.
- 16 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.
- 17 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.
- 18 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
REASON:
In the interest of the proper planning and development of the area.
- 19 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

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Lár an Bhaile, Tamhlacht,
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Telefon: 01-414 9000
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REG REF. S98A/0450

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.

- 20 No house shall be occupied until the 185 metre length of east-west distributor road and 800m 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.

- 21 Road construction details through the development including the east-west distributor road, cycle track and footpaths providing details of cross sections, cul-de-sac bay dimensions, pavement build up, surface finishes, marking and public lighting shall be submitted to and be to the satisfaction of the Planning Authority, prior to the commencement of development. Vehicular access to be provided to lands to the east of the site.

REASON:

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

- 22 On street and off street parking provision shall be in accordance with the requirement as set down in the South Dublin County Development Plan 1998. In this regard two off-street car parking spaces to be provided for each dwelling.

REASON:

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

- 23 Rumble strip platforms at the entrance to the cul-de-sacs shall be extended to the satisfaction of the Planning Authority and additional rumble strips shall be provided within the cul-de-sac areas. Revised details including drainage, colour and material differentiation shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

REG. REF. S98A/0450

REASON:

In the interest of residential amenity.

- 24 That prior to the commencement of development the applicant shall agree with the Parks Superintendent a full landscape plan of the areas of public open space with full works specification (including timescale for implementation) maintenance programme for a period of 18 months and bill of quantities. Details of boundary treatment to be agreed. Carparking and turning areas shown intruding into the areas of public open space to be omitted.

REASON:

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

- 25 That the following requirements of the Environmental Services Engineer to be adhered to in the Development:-
- a. Full and complete separation of foul sewer and surface water system.
 - b. No building to be located within 5 metres of any sewer which has the potential of being taken in charge.
 - c. All pipes to be laid with a minimum cover of 1.2 metres of roads, footpaths and driveways and 0.9m in open spaces. If it is not possible to achieve these minimum covers pipes shall be bedded and surrounded in concrete to a minimum of 150mm thickness.
 - d. Wayleave between F.119 and F120 to be increased in width to provide 5m from edges of nearest pipe.
 - e. Road Gully layout to be reviewed in the following areas Houses 33-36, 43-46 181-184 and 75-82.

REASON:

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

- 26 That no development take place on foot of this permission until such time as the applicant has satisfied the Planning

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Facs: 01-414 9104



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Authority that he has the necessary rights of access over adjoining lands not in his ownership.

REASON:

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

- 27 That a financial contribution in the sum of £18,500 (eighteen thousand five hundred 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.

- 28 That a financial contribution in the sum of £9,250 (nine thousand two hundred and fifty 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.

- 29 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.

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Facs: 01-414 9104



PLANNING
DEPARTMENT
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30 That a financial contribution in the sum of £109,800 (one hundred and nine thousand eight 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.

31 That a financial contribution in the sum of money equivalent to the value of £1,420 (one thousand four hundred and twenty pounds) PER HOUSE 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.

32 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 £300,000 (three hundred thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

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Facs: 01-414 9104



PLANNING
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REG REF. S98A/0450

- b. Lodgement with the Council of a Cash Sum of £184,000 (one hundred and eighty four 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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Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0383	Date of Decision 19/02/1999
Register Reference S98A/0450	Date 2nd July 1998

Applicant Jetview Property Developments Ltd.,
App. Type Permission
Development Development comprising 184 no. two storey three bedroom semi detached houses; provision of approx. 500 metre length of east west distributor road approx. 7.5 metres wide from the existing Griffeen Road including a new roundabout; a single vehicular access via proposed distributor road to serve the proposed housing; site development and landscape works; all on approx. 6.0 hectares.

Location South of permitted east/west distributor road under S97A/0703 and S97A/0559 & south of residential development under ref. S97A/0703 in the townlands of Kishoge & 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 26/02/1999

Yours faithfully

[Signature]
..... 22/02/1999
for SENIOR ADMINISTRATIVE OFFICER

McHugh Consultants,
Chartered Town Planners,

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

REG REF. S98A/0450
16 Herbert Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA-CLIATH THEAS



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

Telefon: 01-414 9000
Facs: 01-414 9104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

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

Decision Order Number 2446	Date of Decision 04/12/98
Register Reference S98A/0450	Date 2nd July 1998

Applicant Jetview Property Developments Ltd.,
App. Type Permission
Development Development comprising 184 no. two storey three bedroom semi detached houses; provision of approx. 500 metre length of east west distributor road approx. 7.5 metres wide from the existing Griffeen Road including a new roundabout; a single vehicular access via proposed distributor road to serve the proposed housing; site development and landscape works; all on approx. 6.0 hectares.

Location South of permitted east/west distributor road under S97A/0703 and S97A/0559 & south of residential development under ref. S97A/0703 in the townlands of Kishoge & 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

PA
..... 07/12/98
for SENIOR ADMINISTRATIVE OFFICER

McHugh Consultants,
Chartered Town Planners,
16 Herbert Place,
Dublin 2.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



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DEPARTMENT
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Town Centre, Tallaght,
Dublin 24.

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

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

Decision Order Number 2052	Date of Decision 08/10/98
Register Reference S98A/0450	Date 2nd July 1998

Applicant Jetview Property Developments Ltd.,
App. Type Permission
Development Development comprising 184 no. two storey three bedroom semi detached houses; provision of approx. 500 metre length of east west distributor road approx. 7.5 metres wide from the existing Griffeen Road including a new roundabout; a single vehicular access via proposed distributor road to serve the proposed housing; site development and landscape works; all on approx. 6.0 hectares.

Location South of permitted east/west distributor road under S97A/0703 and S97A/0559 & south of residential development under ref. S97A/0703 in the townlands of Kishoge & 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 08/12/98

Yours faithfully

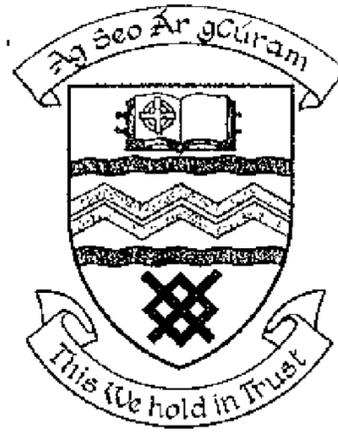
.....D.S..... 08/10/98
for SENIOR ADMINISTRATIVE OFFICER

McHugh Consultants,
Chartered Town Planners,
16 Herbert Place,
Dublin 2.

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

Bosca 4122,
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Facs: 01-414 9104



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DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

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

Decision Order Number 2000	Date of Decision 01/10/98
Register Reference S98A/0450	Date 2nd July 1998

Applicant Jetview Property Developments Ltd.,
App. Type Permission
Development Development comprising 184 no. two storey three bedroom semi detached houses; provision of approx. 500 metre length of east west distributor road approx. 7.5 metres wide from the existing Griffeen Road including a new roundabout; a single vehicular access via proposed distributor road to serve the proposed housing; site development and landscape works; all on approx. 6.0 hectares.

Location South of permitted east/west distributor road under S97A/0703 and S97A/0559 & south of residential development under ref. S97A/0703 in the townlands of Kishoge & 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 09/10/98

Yours faithfully


 02/10/98
 for SENIOR ADMINISTRATIVE OFFICER

McHugh Consultants,
Chartered Town Planners,
16 Herbert Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
Facs: 01-414 9104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

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

Decision Order Number 1736	Date of Decision 31/08/98
Register Reference S98A/0450	Date 2nd July 1998

Applicant Jetview Property Developments Ltd.,
App. Type Permission
Development Development comprising 184 no. two storey three bedroom semi detached houses; provision of approx. 500 metre length of east west distributor road approx. 7.5 metres wide from the existing Griffeen Road including a new roundabout; a single vehicular access via proposed distributor road to serve the proposed housing; site development and landscape works; all on approx. 6.0 hectares.

Location South of permitted east/west distributor road under S97A/0703 and S97A/0559 & south of residential development under ref. S97A/0703 in the townlands of Kishoge & 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 02/10/98

Yours faithfully

LA

..... 31/08/98

for SENIOR ADMINISTRATIVE OFFICER

McHugh Consultants,
Chartered Town Planners,
16 Herbert Place,
Dublin 2.