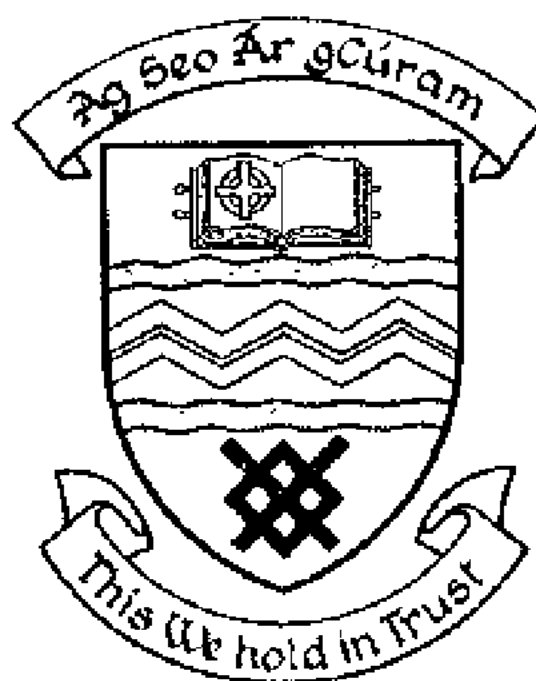


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0349	
1. Location	Lands bounded by Ballyowen Road and Outer Ring Road, Lucan, Co. Dublin.		
2. Development	69 four bedroom detached and semi-detached houses (being phase 1 of an overall development on 18.5 acres).		
3. Date of Application	29/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Fitzgibbon Brothers Ltd., Address: Willsbrook, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1716  Date 27/08/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2053  Date 08/10/98	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.	

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

McCrossan O'Rourke Architects,  
12 Richmond Row,  
Portobello Harbour,  
Dublin 8.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2053	Date of Final Grant 08/10/98
Decision Order Number 1716	Date of Decision 27/08/98
Register Reference S98A/0349	Date 29th May 1998

**Applicant** Fitzgibbon Brothers Ltd.,

**Development** 69 four bedroom detached and semi-detached houses (being phase 1 of an overall development on 18.5 acres).

**Location** Lands bounded by Ballyowen Road and Outer Ring Road, Lucan, Co. Dublin.

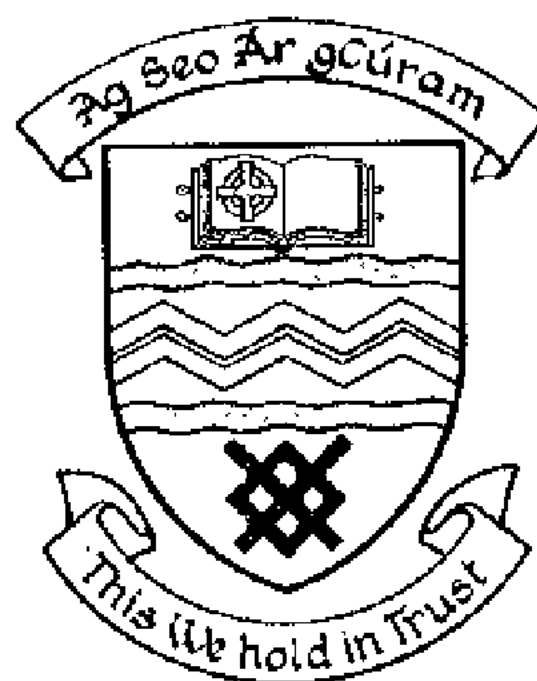
**Floor Area** 8857.000 Sq Metres

**Time extension(s)** up to and including 28/08/98

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (28) Conditions.

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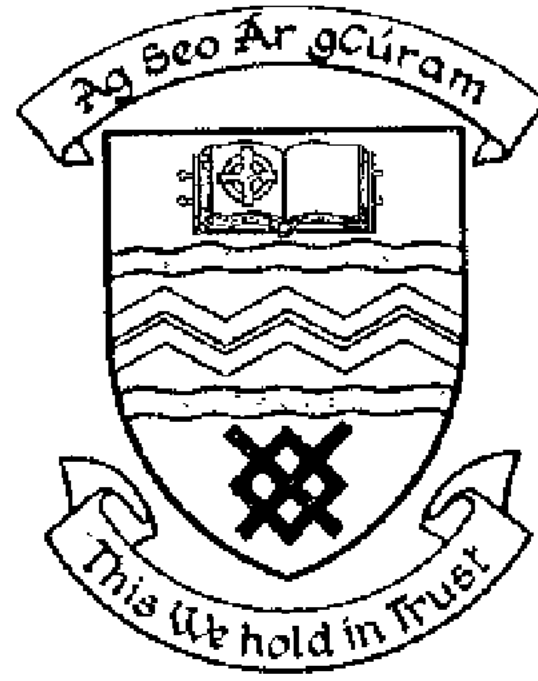
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DEPARTMENT**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9000  
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**Conditions and Reasons**

- 1 Subject to the conditions set out below the development shall be carried out strictly in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority on 17th July, 1998.  
REASON:  
In the interest of the proper planning and development of the area.
- 2 That each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That a financial contribution in the sum of £47,400 (forty seven thousand four 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.
- 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.

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**REASON:**

In the interest of amenity and public safety.

- 7 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.

- 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 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.

- 10 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:**

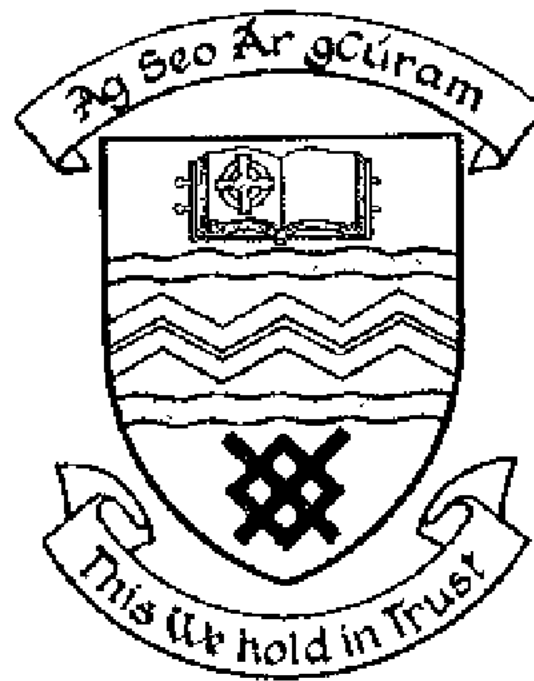
In the interest of the proper planning and development of the area.

- 11 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.

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- 12 That the central public open space area shown on the site layout plan lodged with the Planning Authority on 17th July, 1998 shall be developed as a single unit of open space to the satisfaction of the Planning Authority.

**REASON:**

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

- 13 That the hammerhead shown facing site notes 29 and 30 on the site layout plan lodged with the planning authority on 17th July 1998 shall be reversed. Details to be agreed with the Roads Engineer.

**REASON:**

In order that the layout and the amenity of the public open space can be improved.

- 14 That throughout the entire construction period all trees shown in the submission as to be retained shall be protected by post and rail fencing enclosing the area covered by the crown spreads. The applicant shall agree and carry out a scheme of tree surgery and felling works in accordance with the requirements of the Planning Authority.

**REASON:**

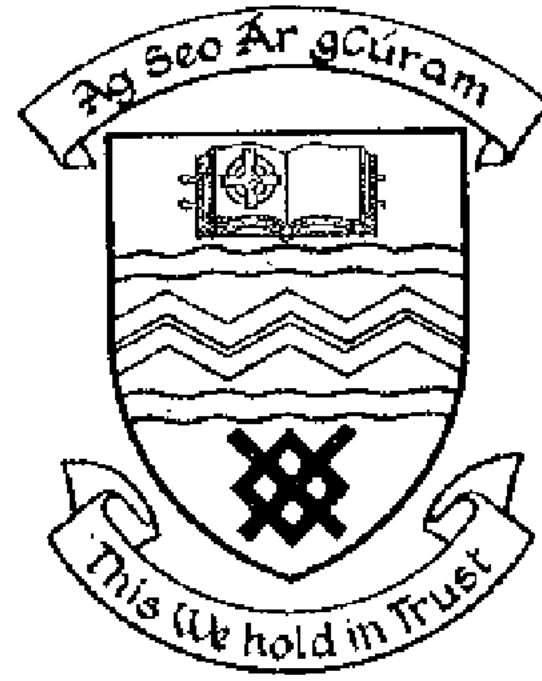
In the interest of amenity and the proper planning and development of the area.

- 15 That prior to the commencement of the development the applicant shall submit for agreement with the Planning Department, a detailed landscape plan with full works specification to included timescale for implementation, a maintenance programme for a minimum period of eighteen months and a bill of quantities for the open space development. The plan shall include details of grading, topsoiling, seeding, paths, drainage, boundary treatment and tree and shrub planting.

**REASON:**

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

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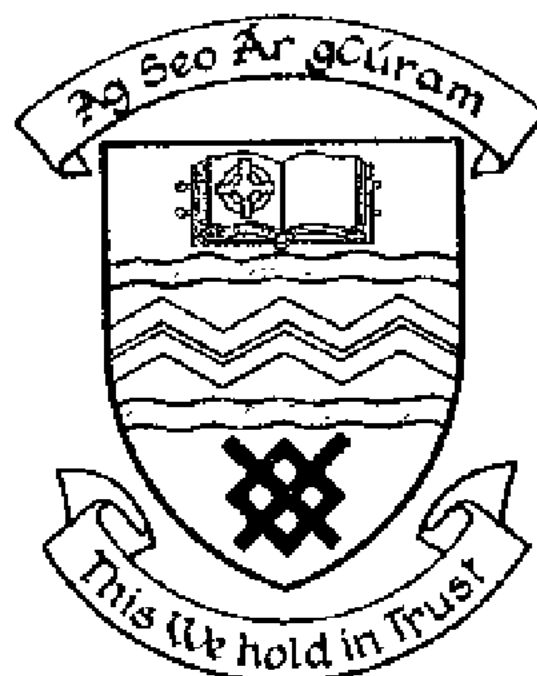
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- 16 That prior to the commencement of the development, the applicant shall agree a plan and specification to include timescale for implementation for street tree planting for the scheme.  
REASON:  
In the interest of residential amenity and the proper 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 drainage layout details in which it is shown that there is a spare capacity of 160 litres/sec at m/h S24-4 and all points in the network from m/h S24-4 to m/h S24.  
REASON:  
In order that the development satisfies the requirements of the Environmental Services Department.
- 18 That the foul drainage arrangements shall be in accordance with the following requirements:
- (a) there shall be full separation of foul and surface water systems. No surface water shall be discharged into the foul system;
  - (b) no building shall be located within five metres of the public sewer or any sewer with potential to be taken in charge (FS runs F9-F8, F2-F1 and F23-F22 should be noted in this regard);
  - (c) the foul sewer shall be extended from mh F12 as shown on Drawing No. 98273-1 at a gradient of 1:150 to a point one metre outside the boundary and seal it with a water tight seal.
- REASON:  
So that the development shall be in accordance with the requirements of the Environmental Services Department.
- 19 That the surface water drainage 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.  
(Pipe Run S4 to S3 should be noted).

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Facs: 01-414 9104

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- (b) the surface water sewer shall be extended from mh S24-4 shown on Drawing No. 98237-1 to a point one metre outside boundary and seal with a watertight seal. The surface water sewer shall have a capacity of 160 l/sec.
- (c) All redundant ditches or streams shall be piped with spigot and socket pipes laid open jointed with a granular bed surrounded and connected to the drainage system.

**REASON:**

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

- 20 That the applicant shall construct the cycleway along Ballyowen Road as shown on the plans as amended by the site layout plan lodged with the Planning Authority on 17th July to the satisfaction and in accordance with the requirements and standards of the Roads Department.

**REASON:**

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

- 21 That prior to the commencement of the development the applicant shall submit elevation drawings and details of the 1.5m high railing on low wall to be erected along the site boundaries with the public roads for agreement with the Planning Authority.

**REASON:**

In the interest of visual amenity.

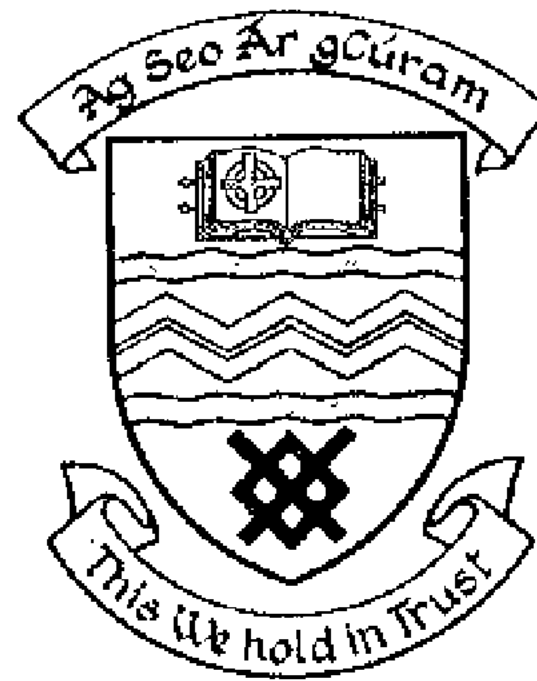
- 22 Prior to the occupation of the units the front side and rear gardens shall be levelled, graded and seeded and provided with sufficient top soil for vegetation growth.

**REASON:**

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

- 23 That screen walls in block or similar durable materials not less than 2 metres high shall be provided along the side and rear boundaries of the rear gardens of the dwellings. Timber fencing is not acceptable.

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**REASON:**

In the interest of visual amenity.

- 24 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.

- 25 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.

- 26 A minimum distance of 2.3 metres shall be provided between the gable end 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.

- 27 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:**

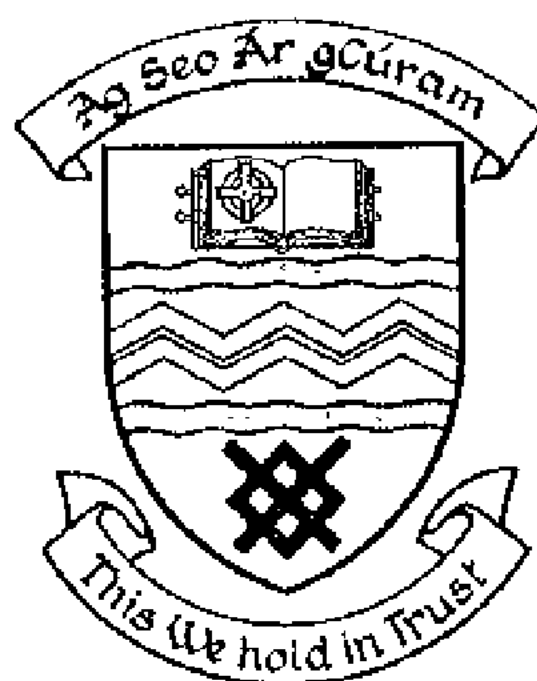
In the interest of reducing air pollution.

- 28 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 £110,000 (one hundred and ten 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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Lár an Bhaile, Tarnhlacht  
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Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**

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- b. Lodgement with the Council of a cash sum of £69,000 (sixty nine 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.

 ..... 9 October 1998  
for SENIOR ADMINISTRATIVE OFFICER

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

<b>Decision Order Number</b> 1389	<b>Date of Decision</b> 14/07/98
<b>Register Reference</b> S98A/0349	<b>Date</b> 29th May 1998

**Applicant** Fitzgibbon Brothers Ltd.,  
**App. Type** Permission  
**Development** 69 four bedroom detached and semi-detached houses (being phase 1 of an overall development on 18.5 acres).  
  
**Location** Lands bounded by Ballyowen Road and Outer Ring Road, Lucan, Co. Dublin.

Dear Sir / Madam,

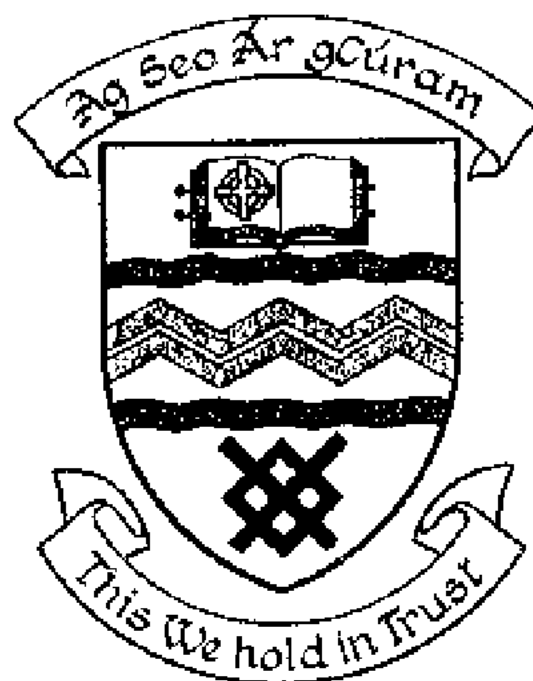
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 28/08/98

Yours faithfully

..... *MF* 14/07/98  
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Architects,  
12 Richmond Row,  
Portobello Harbour,  
Dublin 8.

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

<b>Decision Order Number 1389</b>	<b>Date of Decision 14/07/98</b>
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**Applicant** Fitzgibbon Brothers Ltd.,  
**App. Type** Permission  
**Development** 69 four bedroom detached and semi-detached houses (being phase 1 of an overall development on 18.5 acres).  
  
**Location** Lands bounded by Ballyowen Road and Outer Ring Road, 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 28/08/98

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Architects,  
12 Richmond Row,  
Portobello Harbour,  
Dublin 8.

P1389/98

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

Register Reference: S98A/0349

App. Date: 29th May 1998

Submission:

Dated:

### Correspondence

Name and Address

McCrossan O'Rourke Architects,  
12 Richmond Row,  
Portobello Harbour,  
Dublin 8.

Development

69 four bedroom detached and semi-detached houses (being phase 1 of an overall development on 18.5 acres).

Location

Lands bounded by Ballyowen Road and Outer Ring Road,  
Lucan,  
Co. Dublin.

Applicant

Fitzgibbon Brothers Ltd.,

App. Type

Permission

Zoning

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 applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4(a) of Section 26, up to and including 28/08/98.

I recommend that the period be extended accordingly.

REASON: To facilitate the full consideration of the application.

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

REG. REF.S98A/0349

LOCATION Lands bounded by Ballyowen Road and Outer Ring Road, Lucan,

Endorsed:.....*May Kelly*.....  
for Administrative officer

ORDER: A decision pursuant to section 26 (4a) of the Local Government (Planning and Development) Act 1963 to extend the period for considering the application as recommended is hereby made.

Dated: 14th July 1998

*[Signature]*  
Deputy County Manager  
Administrative Officer