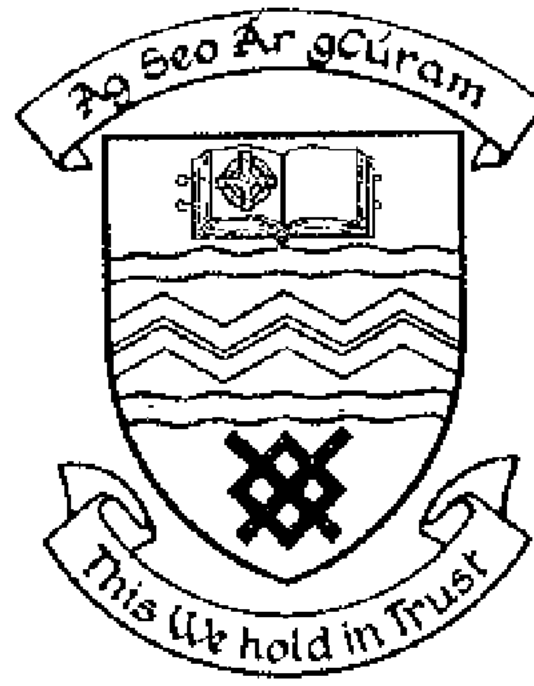


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0273	
1. Location	Lands south of permitted east/west distributor road linking Griffeen Road to a roundabout south of the Griffeen Valley Park, in the townlands of Kishoge and Esker South, Lucan, Co. Dublin.		
2. Development	Development comprising 128 no. two-storey three bedroom semi-detached houses, site development and landscape works; 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; all on approx 5.2 hectares. Pursuant to S97A/0703.		
3. Date of Application	30/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 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. 1411 Date 16/07/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1743 Date 31/08/98	Effect	

8.	Appeal Notified		
9.	Appeal Decision		
10.	Material Contravention		
11.	Enforcement	Compensation	Purchase Notice
12.	Revocation or Amendment		
13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

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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

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 1743	Date of Final Grant 31/08/98
Decision Order Number 1411	Date of Decision 16/07/98
Register Reference S98A/0273	Date 30th April 1998

Applicant Jetview Property Developments Ltd.,

Development Development comprising 128 no. two-storey three bedroom semi-detached houses, site development and landscape works; 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; all on approx 5.2 hectares. Pursuant to S97A/0703.

Location Lands south of permitted east/west distributor road linking Griffeen Road to a roundabout south of the Griffeen Valley Park, in the townlands of Kishoge and Esker South, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including 17/07/98

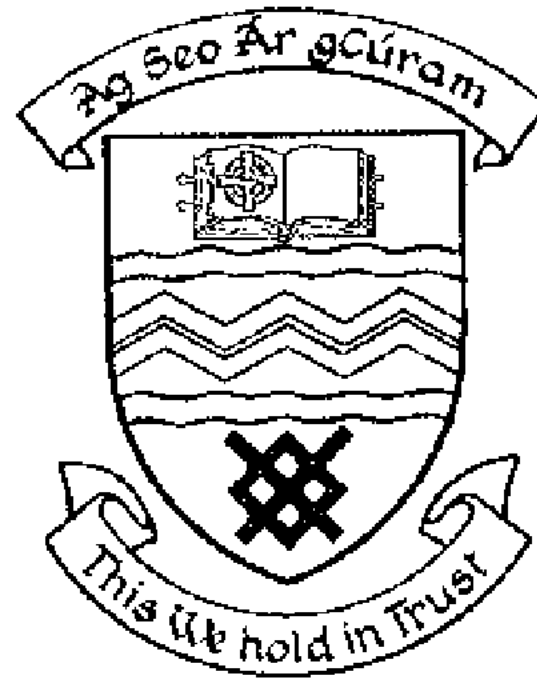
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (31) conditions.

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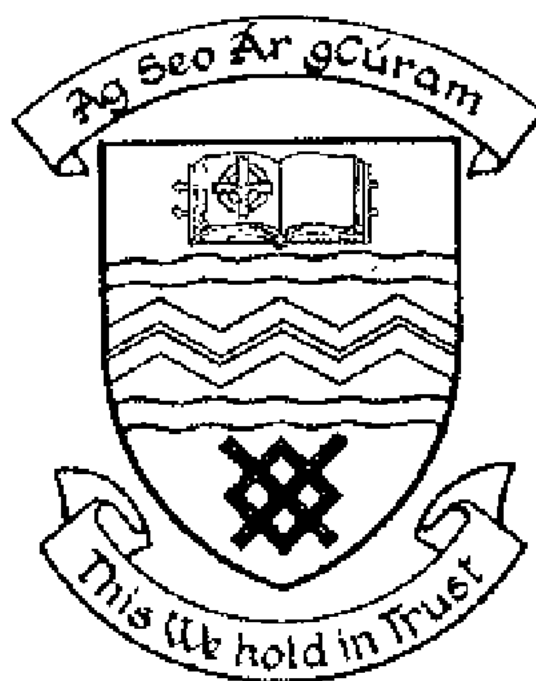
Conditions and Reasons

- 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 and planting scheme for the site shall be submitted to and be to the satisfaction of the Planning Authority. The landscaping scheme shall include a full works specification, a timetable for implementation, a maintenance programme (for a period of at least 18 months programme), 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.

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Facs: 01-414 9104



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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.

REASON:

In the interests of residential amenity.

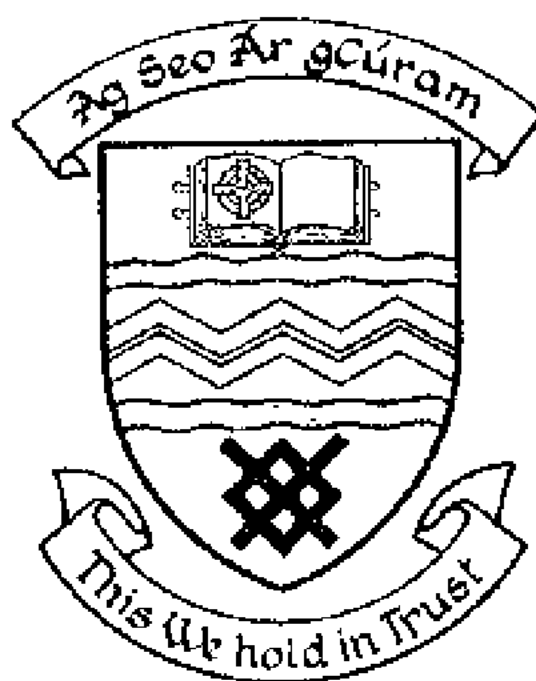
- 9 A minimum distance of 2.3 metres shall be provided between the gable ends of each pair of dwellings and each dwelling shall have a minimum rear garden depth of 11 metres.

REASON:

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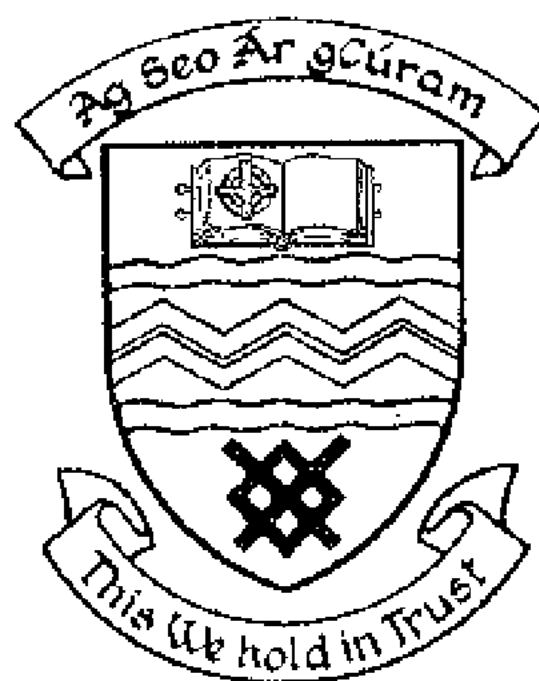
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In the interest of the proper planning and development of the area.

- 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 house be used as a single dwelling unit.
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 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.

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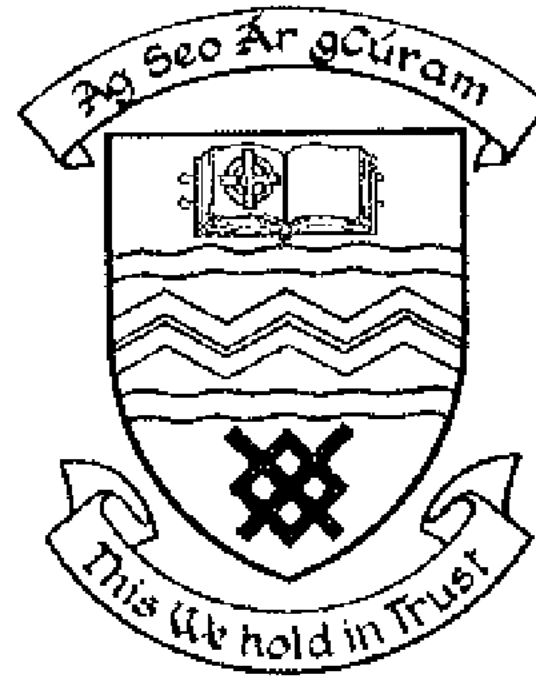
Telefon: 01-414 9000
Facs: 01-414 9104

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Town Centre, Tallaght
Dublin 24

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Fax: 01-414 9104

- 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 Prior to the commencement of development a detailed phasing programme including construction details for the construction of the Griffeen Road and the proposed Outer Ring Road shall be submitted to and be to the satisfaction of the Planning Authority. The proposed Griffeen Road extension shall be constructed at the developers expense. Details relating to the Outer Ring Road shall include a survey of existing and proposed development and boundaries adjacent to the Outer Ring Road between the Lucan-Newlands Road and the proposed roundabout approx. 550 metres to the south. The Distributor road connecting the Outer Ring Road to applicants site to be included in these road works.
REASON:
In the interest of the proper planning and development of the area.
- 20 Road construction details through the development including the Griffeen 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

SOUTH DUBLIN COUNTY COUNCIL
COMHAILLE CHONTAE ÁTHA CLIATH THEASPLANNING
DEPARTMENTP.O. Box 4122
Town Centre, Tallaght
Dublin 24Telephone: 01-414 9000
Fax: 01-414 9104Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24Telefon: 01-414 9000
Facs: 01-414 9104

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.

- 21 On street and off street parking provision shall be in accordance with the requirement as set down in the Dublin County Development Plan 1993. 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.

- 22 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.

- 23 That prior to 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. Car parking and turning areas shown intruding into the areas of public open space to be omitted.

REASON:

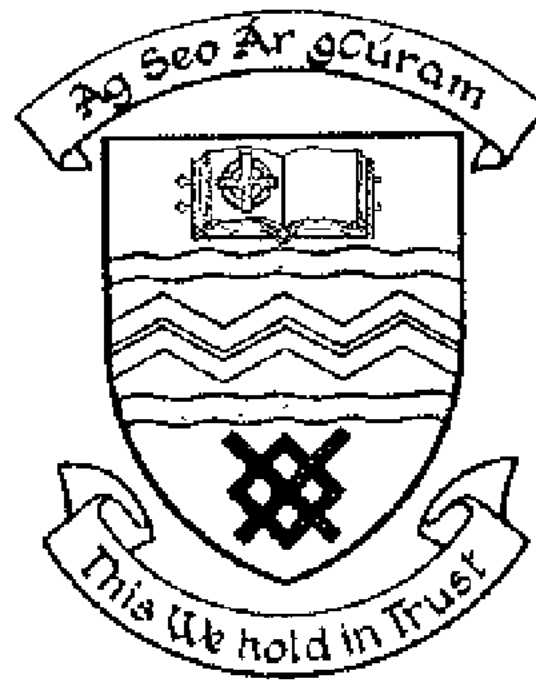
In the interest of the proper planning and development of the area.

- 24 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

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Baile Átha Cliath 24

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



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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 this cover these minimum covers pipes shall be bedded and surrounded in concrete to a minimum of 150mm thickness.
- d. Pipe run S26-S15 to be upgraded to 375mm diameter.

REASON:

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

- 25 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.

- 26 That a financial contribution in the sum of £77,100 (seventy seven thousand one 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:

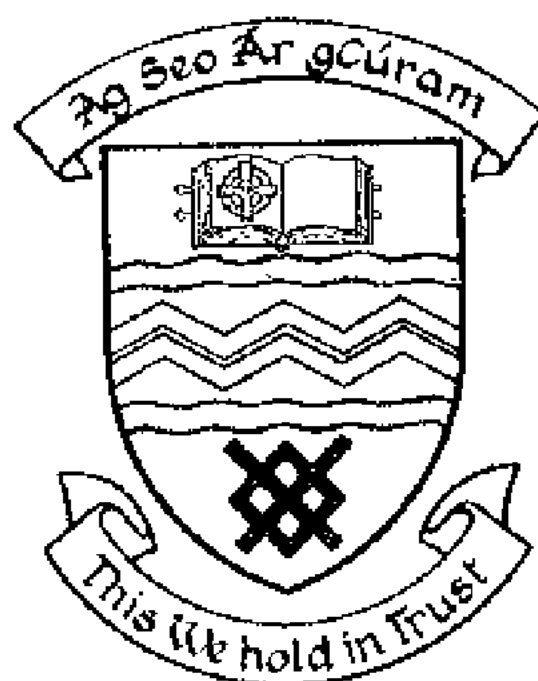
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 27 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

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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

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.

- 28 That a financial contribution in the sum of £13,000 (thirteen thousand pounds) (£2500 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.

- 29 That a financial contribution in the sum of £6,500 (six thousand five hundred 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:

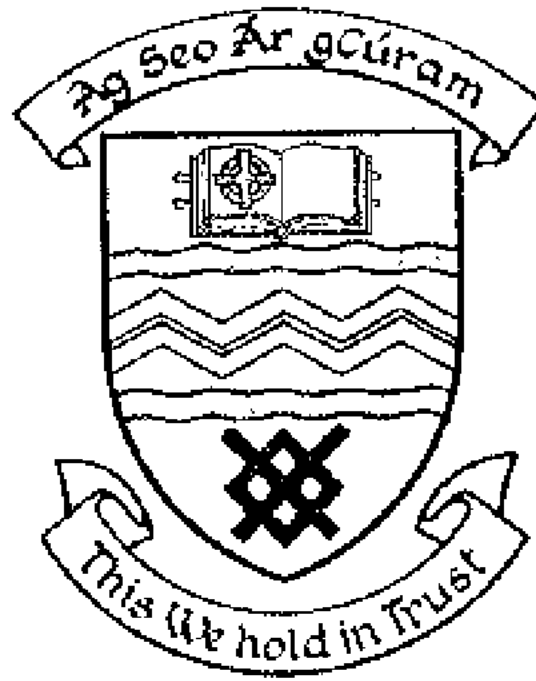
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 30 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

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Baile Átha Cliath 24

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



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Dublin 24

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

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.

- 31 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 £205,000 (two hundred and five 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 £130,000 (one hundred and thirty 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:

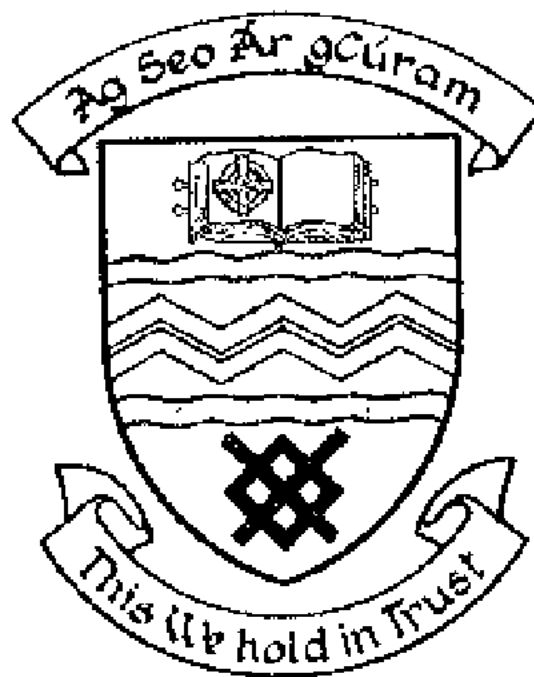
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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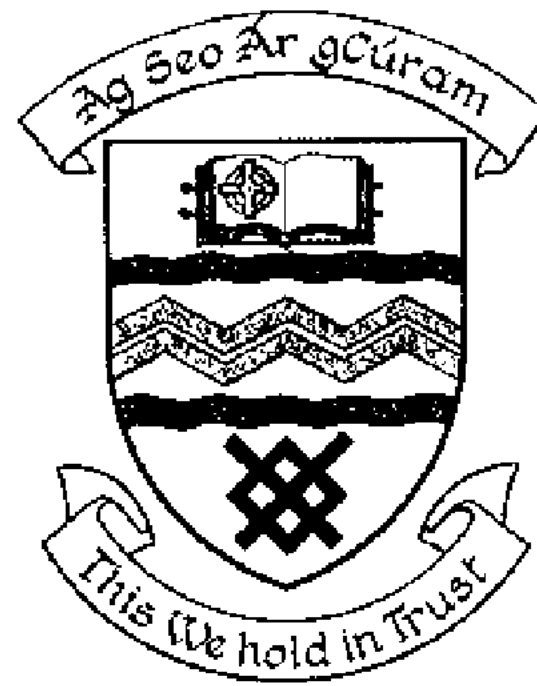
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- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free standing Walls must 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.


..... 1st September 1998
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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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 1268	Date of Decision 25/06/98
Register Reference S98A/0273	Date 30th April 1998

Applicant Jetview Property Developments Ltd.,
App. Type Permission
Development Development comprising 128 no. two-storey three bedroom semi-detached houses, site development and landscape works; 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; all on approx 5.2 hectares. Pursuant to S97A/0703.

Location Lands south of permitted east/west distributor road linking Griffeen Road to a roundabout south of the Griffeen Valley Park, in the townlands of Kishoge and Esker South, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 17/07/98

Yours faithfully

..... 26/06/98
for SENIOR ADMINISTRATIVE OFFICER

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