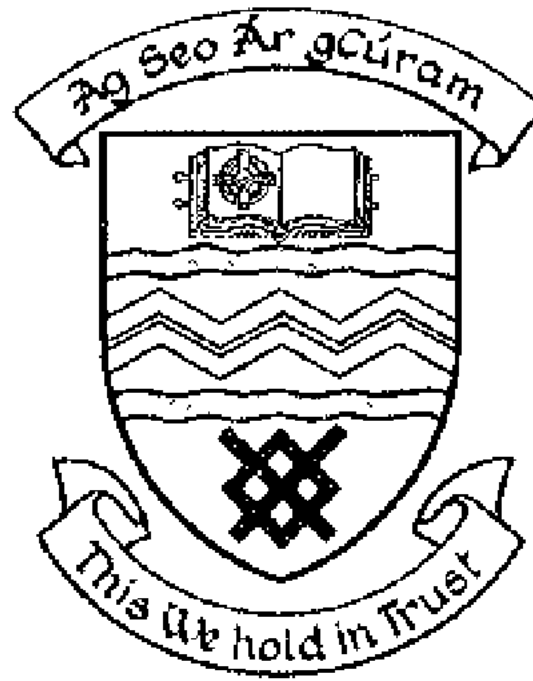


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0200	
1. Location	Lands south of Esker Road, Lucan, Co. Dublin.		
2. Development	Change of house type and site layout revisions for 57 no. 3 and 4 bedroom semi detached and detached houses on approved development (Reg. Ref. S94A/0196).		
3. Date of Application	02/04/98	Date Further Particulars (a) Requested (b) Received	
4. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: F L Bent (AP&DS), Address: 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Cavan Developments Ltd., Address: 3 Prospect Drive, Prospect Manor, Stocking Lane, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1036  Date 28/05/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1372  Date 09/07/98	Effect AP GRANT PERMISSION	
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

F L Bent (AP&DS),  
 25 Grosvenor Court,  
 Templeogue,  
 Dublin 6W.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1372	<b>Date of Final Grant</b> 09/07/98
<b>Decision Order Number</b> 1036	<b>Date of Decision</b> 28/05/98
<b>Register Reference</b> S98A/0200	<b>Date</b> 2nd April 1998

**Applicant** Cavan Developments Ltd.,

**Development** Change of house type and site layout revisions for 57 no.  
 3 and 4 bedroom semi detached and detached houses on  
 approved development (Reg. Ref. S94A/0196).

**Location** Lands south of Esker Road, Lucan, Co. Dublin.

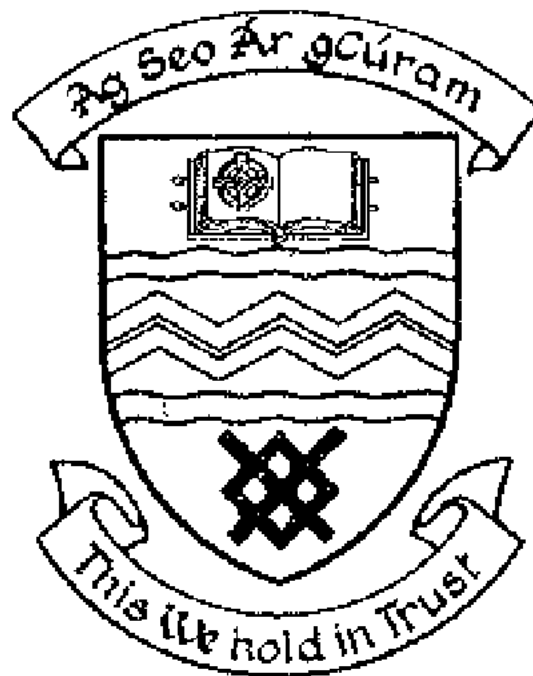
**Floor Area** 0.000 Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** /

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

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

**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
**REASON:**  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2
  - (a) A 1.5m cyclepath shall be constructed along the site boundary adjoining Esker Road to the detailed specification of the Roads Department, South Dublin County Council.
  - (b) amendment to the layout to delete the proposed public open space adjoining house site No's. 38 and 39, and to provide for houses at this location.
  - (c) amendment to the layout to delete the proposed houses at site No's. 23 to 26 incl., to extend road No. 2 along the boundary area of public open space between road no's. 1 and 3 to adjoining road No. 2, deleting the intervening section of Road. No. 3.
  - (d) amendment to the layout to incorporate proposed areas of incidental public open space into adjoining house plots at site No's. 45, 57, 175, 196 and 200.
  - (e) amendment to the layout to extend road No. 5 to the public footpath at Castle Road adjacent to Site. 45.**REASON:**  
In the interest of the proper planning and development of the area.

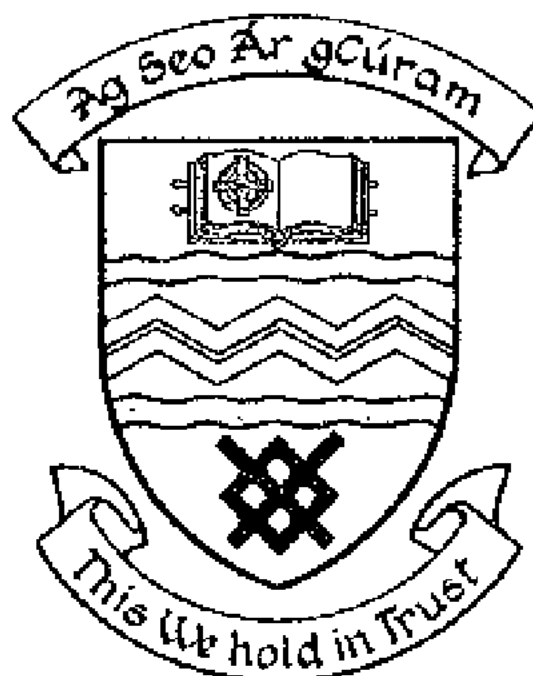
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council.

In particular legally binding wayleave agreements shall be entered into to provide for an 8m wayleave to the centreline of the existing twin rising mains and the Griffeen Valley Sewer which traverse the site, and 5m wayleave to the centreline of the 300mm foul sewer and the 1050mm surface water sewer. This wayleave agreement to be submitted for the written agreement of the Planning Authority before any development commences. This wayleave agreement to provide for:-

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

- (i) access in perpetuity for South Dublin County Council and
- (ii) that no development take place (including house extensions, garages, sheds, boundary walls, tree planting, etc.) within 8 metres of the rising main. Boundary fence construction to be of a light type ensuring that foundations do not bear on the rising main.

Where the wayleave extends over gardens of adjacent property the said wayleave to be included within the deeds of the new properties indicating the limitation placed on the prospective householder.

**REASON:**

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

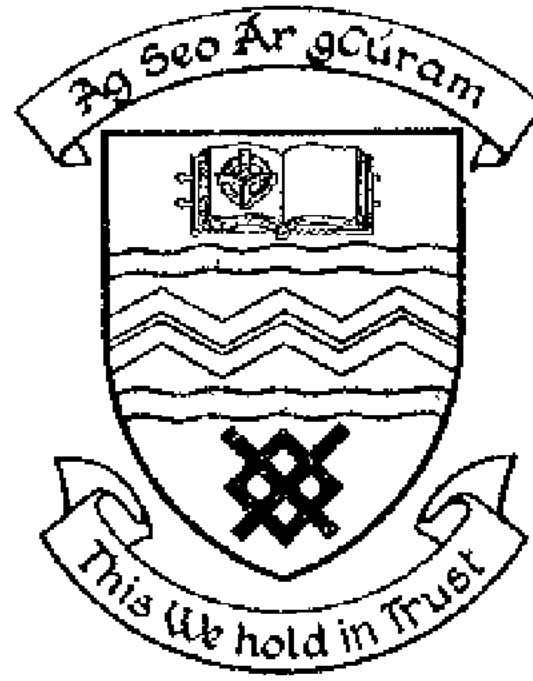
- 4
  - (a) No building/house extension to be constructed within 8m of the rising mains or the Griffeen Valley foul sewer.
  - (b) In this regard the proposed house at Site No. 255 shall be set back to comply with this requirement or failing this shall be deleted from the development.
  - (c) Boundary fence construction to be of a light type ensuring that their foundations do not bear on the rising mains. All screen walls to be 2.0m minimum clear of each of the rising mains and the foundations to be brought down to the invert levels of the pipe.
  - (d) No building to be within 5m of a proposed or existing sewerline with the potential of being taken in charge.

**REASON:**

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

- 5
  - (a) The foundations to all housing adjacent to the Griffeen Valley foul sewer to be certified by a chartered structural engineer.
  - (b) The details of the protection envisaged for the twin 500mm diameter rising mains under the proposed roads

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

to be agreed with Environmental Services Department  
before work commences.

- (c) Details of the proposed foul and surface water outfall sewers as far as the public sewer shall be submitted before work commences.
- (d) All redundant streams to be piped in unjointed spigot and socket pipes surrounded in media and tapped into the pipe upstream.
- (e) Applicant to agree watermain and hydrant layout with Area Engineer, Deansrath Depot prior to commencement of works.

**REASON:**

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

- 6 That each house have a minimum front building line of 25ft. and rear garden depth of 35ft.

**REASON:**

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

- 7 That a minimum of 7'6" be provided between each pair of houses.

**REASON:**

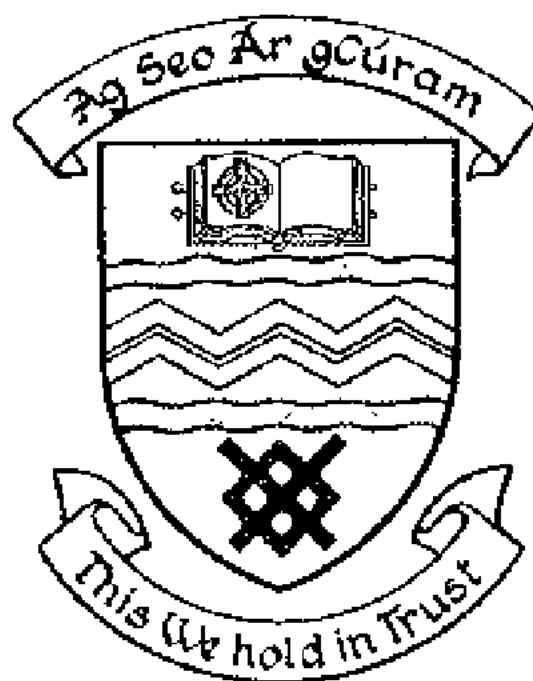
In the interest of the proper planning and development of the area.

- 8 Prior to any development commencing full details of all boundary treatment to the site shall be submitted to and agreed in writing with the Planning Authority.

In this regard screen walls in block or similar durable materials not less than 2m. high, suitably capped and rendered shall be provided at the following locations:

- (a) along the western site boundary between Castle Road and Esker Road to the side/rear of proposed houses adjoining the boundary.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



**PLANNING  
DEPARTMENT**

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

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

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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

- (b) along the southern site boundary adjoining the Eastern Health Board reserved site.

Boundary treatment to areas of public open space adjoining distributor roads shall consist of a railing on a low plinth wall to an overall height of 2m.

**REASON:**

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

- 9 That each proposed house be used as a single dwelling unit.

**REASON:**

To prevent unauthorised development.

- 10 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.

- 11 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.

- 12 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.

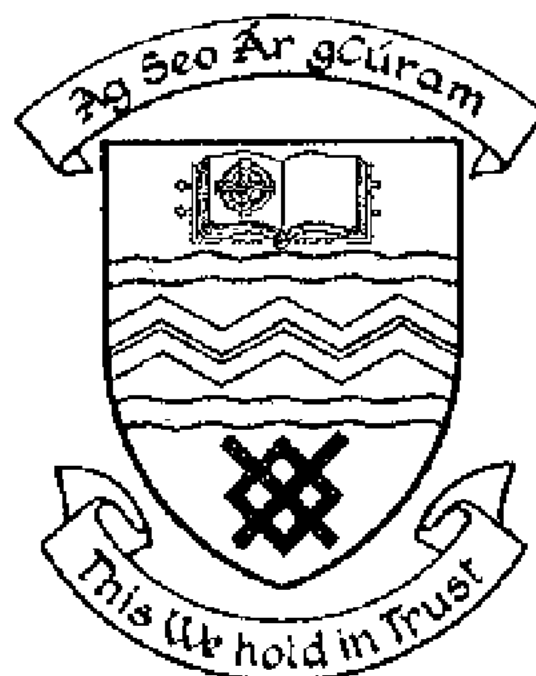
- 13 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

**REASON:**

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

- 14 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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

Council and to be available for use by residents on completion of their dwellings.

**REASON:**

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

- 15 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.

- 16 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.

- 17 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:**

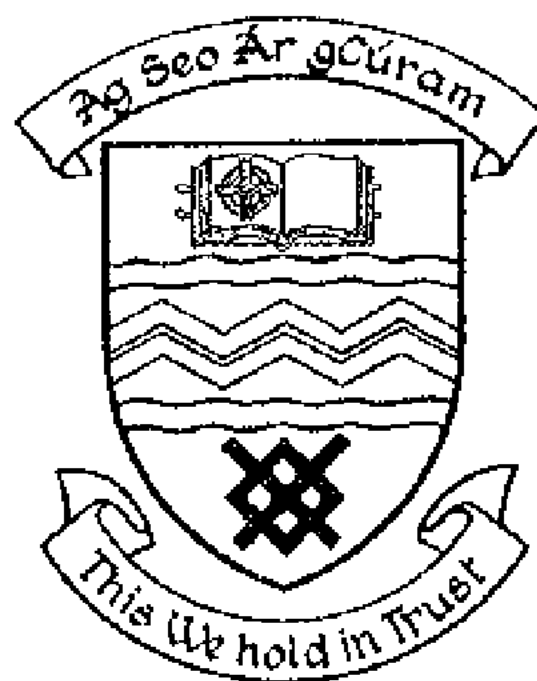
In the interest of visual amenity.

- 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.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



**PLANNING  
DEPARTMENT**

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

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

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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

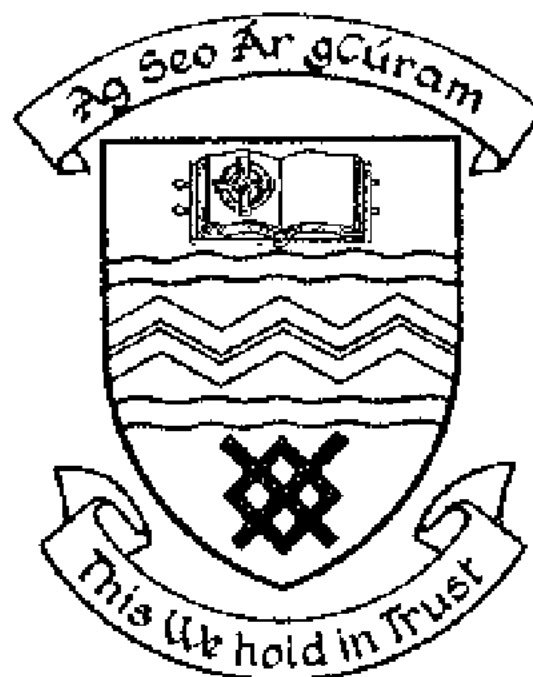
- 19 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.  
REASON:  
To protect the amenities of the area.
- 20 Heating to be provided by the use of either oil, 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.
- 21 The developer shall provide a strong timber fence on an agreed line along the eastern and western boundaries of that part of the site to the south of the Lucan Newlands Road, prior to the commencement of works on the site. No building materials or site compounds shall be located between the fence and the existing trees in these locations.
- 22 A specification and plan for street tree planting shall be submitted to and agreed with the Planning Authority prior to the commencement of works on site.  
REASON:  
In the interest of visual amenity.
- 23 As the Lucan - Newlands Road is a location of possible important archaeological and geomorphological materials, the developer/applicant shall employ at their own expense a competent archaeologist and a geomorphologist to supervise the proposed road widening works to ensure that any important materials that might be unearthed shall be recorded and preserved.  
REASON:  
To protect any material or structures of an archaeological or geomorphological interest pending investigation.
- 24 Where any houses gable on to areas of public open space details of elevational treatment of gable walls overlooking the open spaces shall be submitted and agreed with the Planning Authority in writing before development commences.



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

REASON:

In the interest of visual amenity.

- 25 Appropriate provision shall be made for cycle and pedestrian access to the lands adjoining the southern site boundary.

REASON:

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

- 26 That the area of land within phase two of the proposed development which was identified as public open space in earlier permissions and which protected the row of existing trees in phase two be incorporated into this development and this area of public space be protected and developed in accordance with earlier conditions of this permission. In this regard the hammerhead opposite site No. 64 shall be omitted and a turning circle to be provided with the confines of the road allowance. Details of the turning circle to be agreed with the Planning Authority prior to commencement of development.

REASON:

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

- 27 The houses on sites 36, 37 and 38 be omitted from the development pending revision of the layout in the area of these three sites.

REASON:

In order to provide for a more satisfactory layout in this vicinity.

- 28 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's 3, 4, 5, 26 and 34 of Register Reference S95A/0408 (An Bord Pleanála Order No. PL.06S.098758) be strictly adhered to in respect of this development.

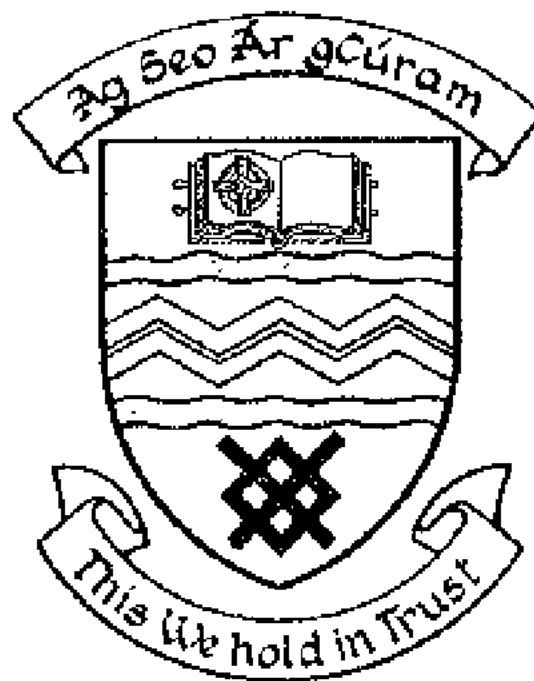
REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council

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

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.

  
..... 10 July 1998  
for SENIOR ADMINISTRATIVE OFFICER