

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0166	
1. Location	Lands south of Esker Road, Lucan, Co. Dublin.		
2. Development	Change of house type and site layout revisions for 12 no. 3 bedroom semi-detached houses on approved development (Reg. Ref. S94A/0196).		
3. Date of Application	19/03/98	Date Further Particulars (a) Requested (b) Received	
3a. 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		
6. Decision	O.C.M. No. 0933  Date 15/05/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1237  Date 24/06/98	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.	

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

Final Grant Order Number 1237	Date of Final Grant 24/06/98
Decision Order Number 0933	Date of Decision 15/05/98
Register Reference S98A/0166	Date 19th March 1998

Applicant Cavan Developments Ltd.,

Development Change of house type and site layout revisions for 12 no. 3  
bedroom semi-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 (4) Conditions.

**Conditions and Reasons**

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise be in accordance with terms and conditions of planning permission Ref.; S94A/0196 as amended by permission Ref.; S95A/0408.

**REASON:**

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

- 2 The construction of the dwellings shall not commence until such time as the appropriate sections of the access road, including required junctions have been constructed to the satisfaction of the Planning Authority.

**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 the South Dublin County Council.

**REASON:**

In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 4 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 Pleanala 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 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.

.....*A.K. 24*.....June 1998  
for SENIOR ADMINISTRATIVE OFFICER