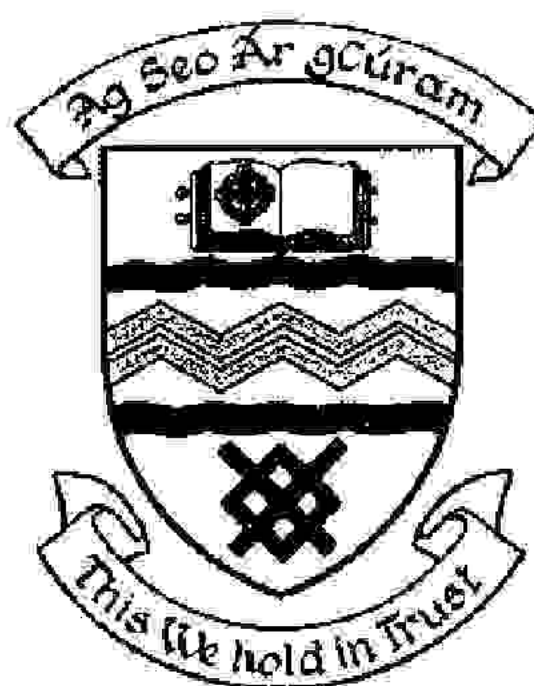


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0703	
1. Location	Lands bounded by Griffeen Valley Park to the west, Griffeen Road to the east and south of a permitted residential development, in the town lands of Balgaddy and Esker South, Lucan, Co. Dublin.		
2. Development	238 number dwellings consisting of 34 number two-storey four bedroom semi-detached houses and 204 number two storey three bedroom semi-detached houses, site development and landscape works, provision of an approx. 740 metres long east west distributor road approx. 7.5 metres wide from Griffeen road including two new roundabouts, two vehicular access points via the proposed distributor road to serve 204 dwellings; vehicular access to serve 34 number dwellings, via existing estate road system to the north per permission Reg. Ref. S96A/0507, 13 number of these dwellings having direct vehicular access to the existing estate road to the north; all on approximately 10.1 hectares on the lands.		
3. Date of Application	29/10/97	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, Development Consultants, 16 Herbert Place,		
5. Applicant	Name: Jetview Properties Development Limited, Address: 80 Main Street, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 0110 Date 16/01/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0373 Date 27/02/98	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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McHugh Consultants,
Chartered Town Planners,
Development Consultants,
16 Herbert Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0373	Date of Final Grant 27/02/98
Decision Order Number 0110	Date of Decision 16/01/98
Register Reference S97A/0703	Date 29th October 1997

Applicant Jetview Properties Development Limited,

Development 238 number dwellings consisting of 34 number two-storey four bedroom semi-detached houses and 204 number two storey three bedroom semi-detached houses, site development and landscape works, provision of an approx. 740 metres long east west distributor road approx. 7.5 metres wide from Griffeen road including two new roundabouts, two vehicular access points via the proposed distributor road to serve 204 dwellings; vehicular access to serve 34 number dwellings, via existing estate road system to the north per permission Reg. Ref. S96A/0507, 13 number of these dwellings having direct vehicular access to the existing estate road to the north; all on approximately 10.1 hectares on the lands.

Location Lands bounded by Griffeen Valley Park to the west, Griffeen Road to the east and south of a permitted residential development, in the town lands of Balgaddy and Esker South, Lucan, Co. Dublin.

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Floor Area	0.000	Sq Metres
Time extension(s) up to and including	19/01/98	
Additional Information Requested/Received		/

A Permission has been granted for the development described above,
 subject to the following (33) 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 as amended by the revised plans and details received by the Planning Authority on the 18th December 1997.
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, drainage, 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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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 in particular, boundary treatment to the Griffeen Park and the Griffeen Road.

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.

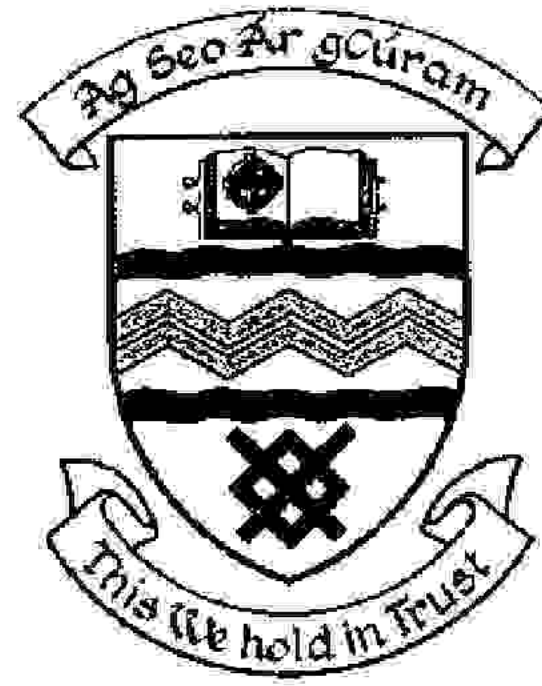
REASON:

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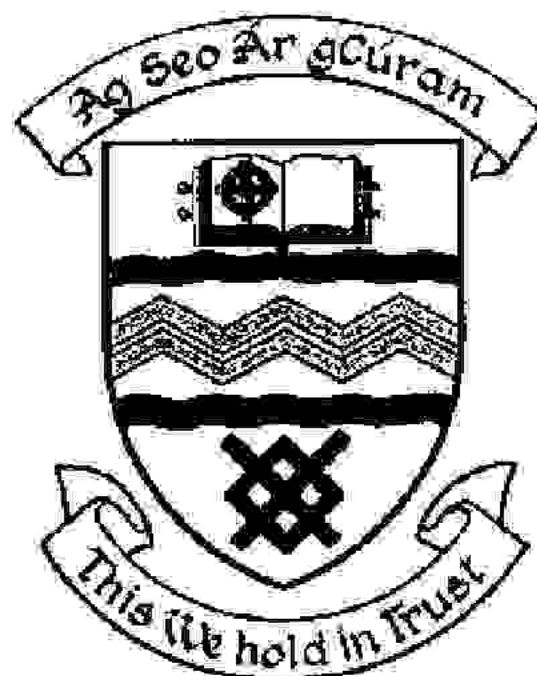
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In the interest of the proper planning and development of the area.

- 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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-
- 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. In this regard no building to be within 5m of any sewer with the potential to be taken-in-charge.
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 throughout the development including the Griffeen Road, cycle track and footpaths

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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.

- 21 On street and off street parking provision shall be in accordance with the requirements 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 interests of residential amenity.

- 23 Road No. 4.06 (P.H. McCarthy drawing) shall be 6.5 metres wide with a 2 metre footpath on both sides. This road width to be carried past house site PAW-195. Road No. 4.01 must be 6.5 metres wide with a 2.0 metres footpath up to the Road junction adjacent to site PAW-99.

- 24 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

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of public open space to be omitted.

REASON:

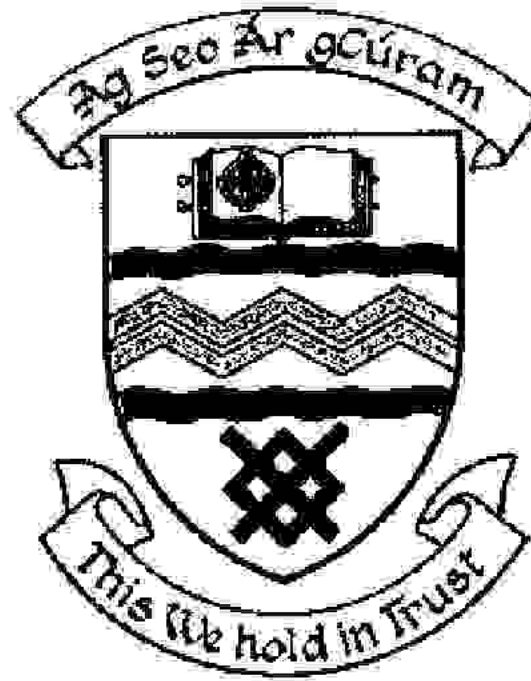
In the interest of the proper planning and development of the area.

- 25 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 achieved 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.
- 26 That the following requirements of the Environmental Services Engineer be adhered to in respect of the watermain layout for this development:-
- a. All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - b. 24 hour storage per unit shall be provided.
 - c. Applicant shall extend the 300mm diameter ductile iron watermain on the distributor road which borders the south boundary of the site. The 300mm diameter main shall be extended as far as the proposed roundabout on the southwest corner of the site.
 - d. No part of any dwelling shall be within 8m of this 300mm diameter watermain. Refer to unit no. PV4/27 on Road No. 4.09.
 - e. All watermains greater than 150mm diameter shall be Ductile Iron.
 - f. Prior to the commencement of construction, applicant shall submit for the approval of the Area Engineer at Deansrath Depot (tel. (01) 4570784), a detailed proposed watermain layout including watermain sizes, valve, meter and hydrant layout, proposed point of connection to existing watermains. Layout to be in

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accordance with Part of 1991 Building Regulations.
 Applicant to ensure that:

- . All watermains greater than 150mm diameter shall be Ductile Iron.
- . No unit shall be greater than 50m from a hydrant.
- . Watermains to be laid in public open space to ensure accessibility for maintenance and repair. Refer to unit no. PV4/26 on Road No. 4.09.
- . No building to lie within 5 m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
- . Spurs shall not end with a Duckfoot hydrant. To facilitate self-cleansing of watermains, spurs shall terminate with a loop. Refer to Road No. 4.07.

- 27 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 land not in his ownership.

REASON:

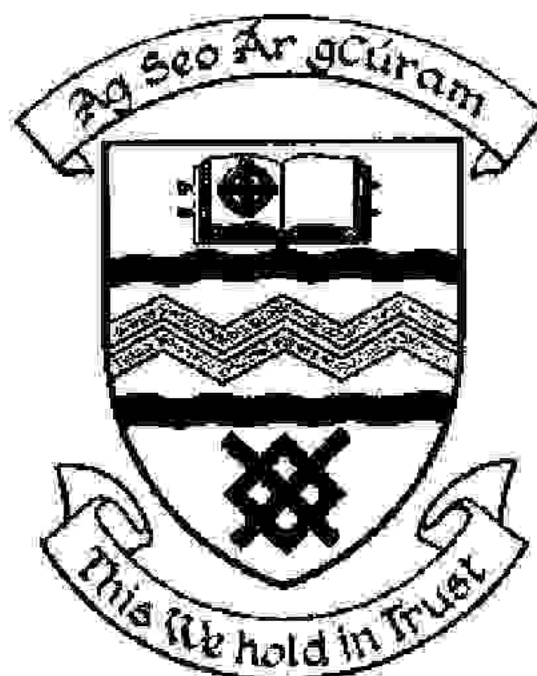
In the interest of the proper planning and development of the area.

- 28 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.

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- 29 That a financial contribution in the sum of £151,380 (one hundred and fifty one thousand three hundred and eighty 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.

- 30 That a financial contribution in the sum of £25,250 (twenty five thousand two hundred and fifty pounds) (£2,500 per hectare) be paid by the proposer to South Dublin County Council towards Esker Pumping Station Ungrading Scheme which will 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 £12,625 (twelve thousand six hundred and twenty five pounds) (£1,250 per hectare) be paid by the proposer to South Dublin County Council towards the cost of proposed improvements to the Griffeen River drainage catchment; 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.

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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 £400,000 (four 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 £250,000 (two hundred and fifty thousand pounds) to 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.

33 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 will 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.

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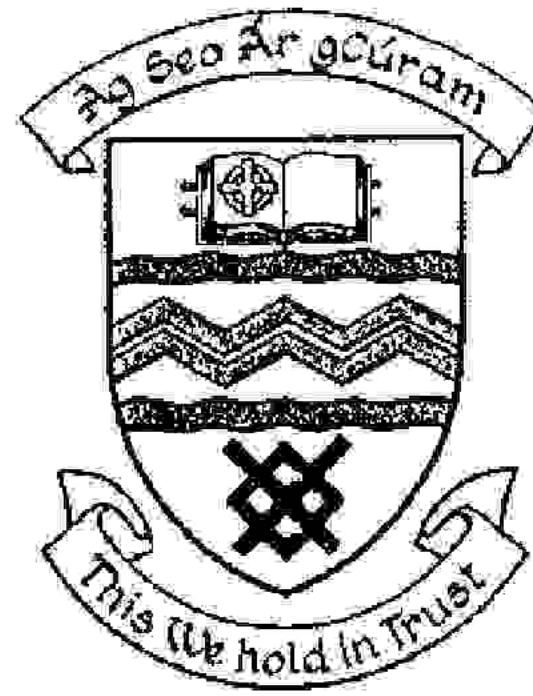
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety 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.

.....*EB*.....²⁷February 1998
 for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0110	Date of Decision 16/01/98
Register Reference S97A/0703	Date 29th October 1997

Applicant Jetview Properties Development Limited,

Development 238 number dwellings consisting of 34 number two-storey four bedroom semi-detached houses and 204 number two storey three bedroom semi-detached houses, site development and landscape works, provision of an approx. 740 metres long east west distributor road approx. 7.5 metres wide from Griffeen road including two new roundabouts, two vehicular access points via the proposed distributor road to serve 204 dwellings; vehicular access to serve 34 number dwellings, via existing estate road system to the north per permission Reg. Ref. S96A/0507, 13 number of these dwellings having direct vehicular access to the existing estate road to the north; all on approximately 10.1 hectares on the lands.

Location Lands bounded by Griffeen Valley Park to the west, Griffeen Road to the east and south of a permitted residential development, in the town lands of Balgaddy and Esker South, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 19/01/98

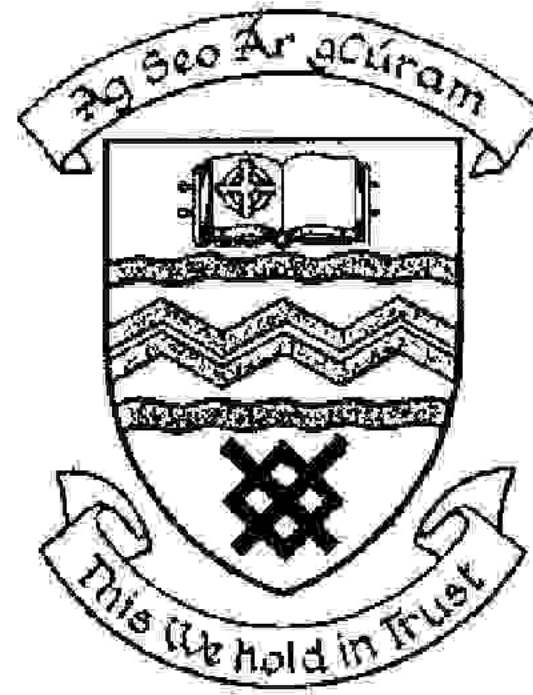
Additional Information Requested/Received /

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

McHugh Consultants,
Chartered Town Planners,
Development Consultants,
16 Herbert Place,
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REG REF. S97A/0703

by order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (33) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

16/01/98

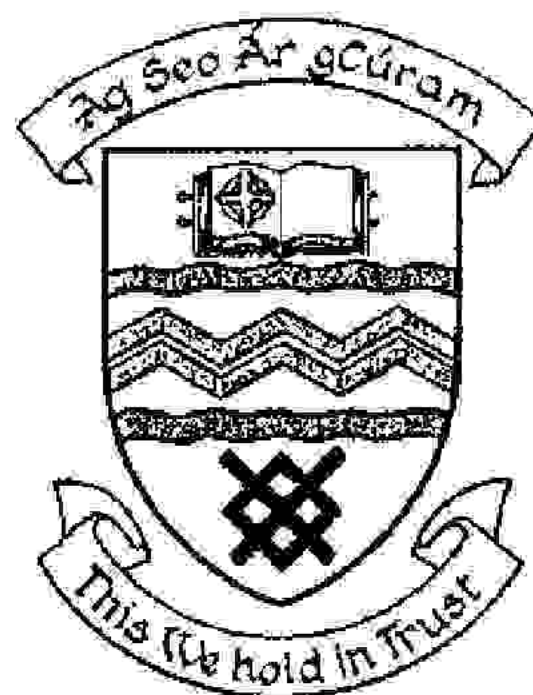
Conditions and Reasons

- 1 Subject to the conditions set out below, the development shall be undertaken strictly in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority on the 18th December 1997.
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, drainage, tree, bulb and shrub planting. Details for the storage of top

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REG. REF. S97A/0703

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.

- 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 in particular, boundary treatment to the Griffeen Park and the Griffeen Road.

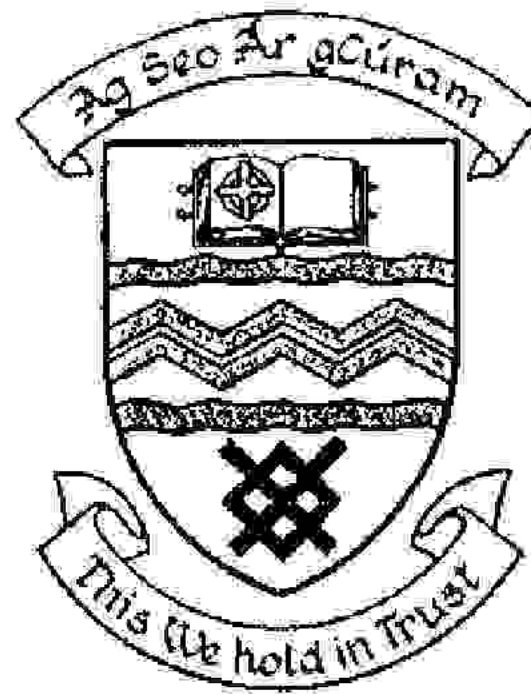
REASON:

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

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- 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:

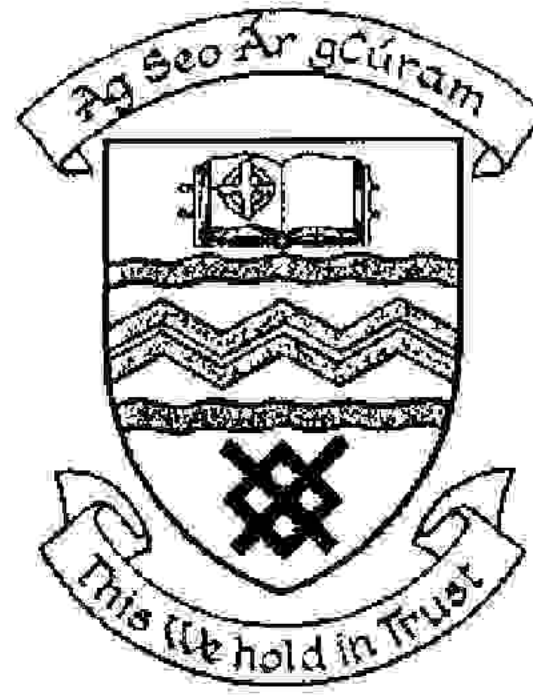
In the interest of the proper planning and development of the area.

- 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.

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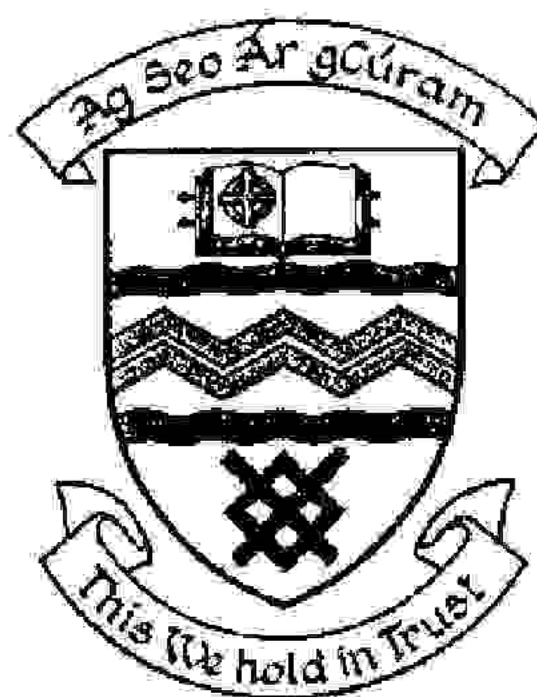
REG. REF. S97A/0703

- 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.
- 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. In this regard no building to be within 5m of any sewer with the potential to be taken-in-charge.
REASON:

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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.

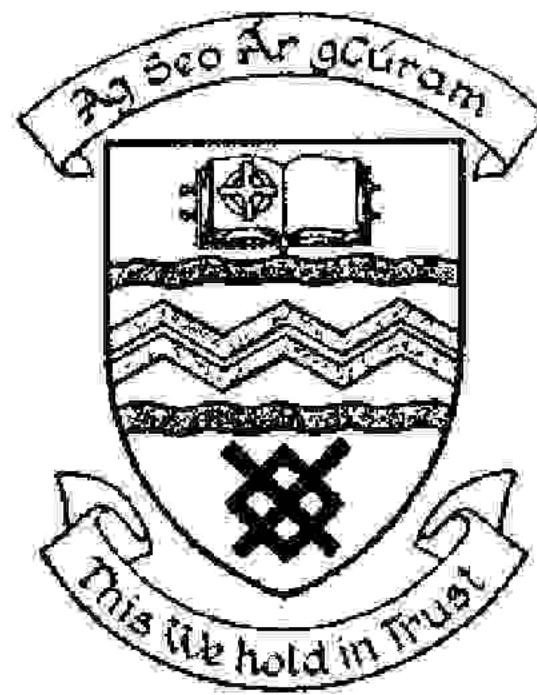
- 19 Prior to the commencement of development a detailed phasing programme including construction details for the construction of the Griffeen Road and the proposed Outer Ring Road shall be submitted to and be to the satisfaction of the Planning Authority. The proposed Griffeen Road extension shall be 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 throughout the development including the Griffeen Road, cycle track and footpaths

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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.

- 21 On street and off street parking provision shall be in accordance with the requirements 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:

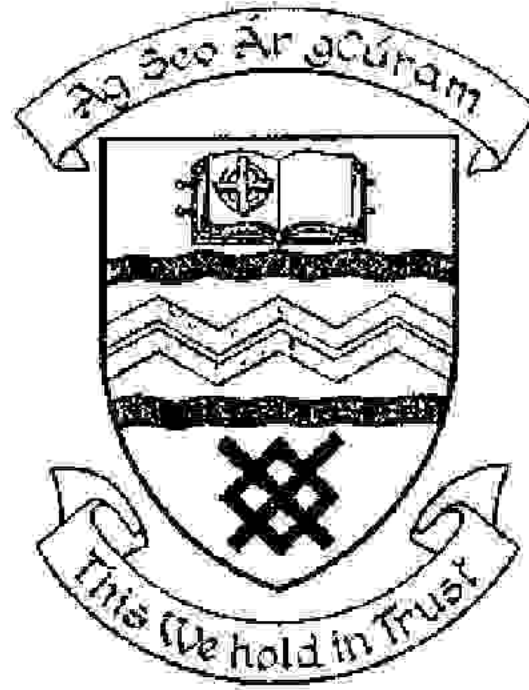
In the interests of residential amenity.

- 23 Road No. 4.06 (P.H. McCarthy drawing) shall be 6.5 metres wide with a 2 metre footpath on both sides. This road width to be carried past house site PAW-195. Road No. 4.01 must be 6.5 metres wide with a 2.0 metres footpath up to the Road junction adjacent to site PAW-99.

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- 24 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.

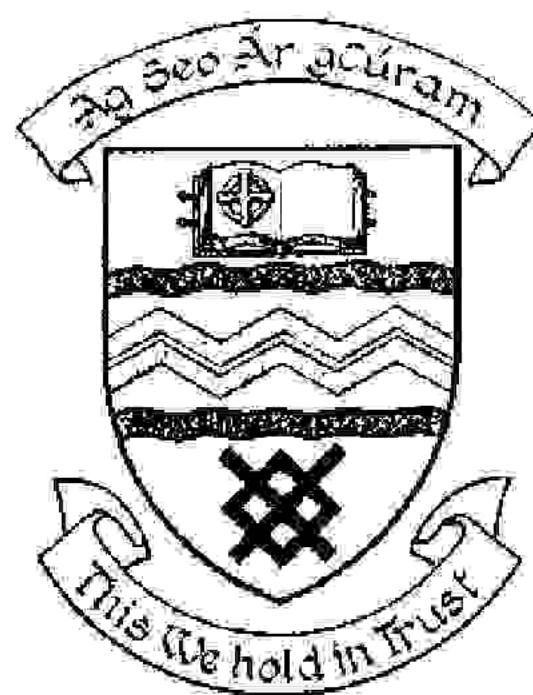
- 25 The following requirements of the Environmental Services Engineer to be adhered to in the Development:-
- a. Full and complete separation of foul sewer and surface water system.
 - b. No building to be located within 5 metres of any sewer which has the potential of being taken in charge.
 - c. All 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 achieved 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.

- 26 That the following requirements of the Environmental Services Engineer be adhered to in respect of the watermain layout for this development:-
- a. All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - b. 24 hour storage per unit shall be provided.
 - c. Applicant shall extend the 300mm diameter ductile iron watermain on the distributor road which borders the south boundary of the site. The 300mm diameter main shall be extended as far as the proposed

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- d. roundabout on the southwest corner of the site.
No part of any dwelling shall be within 8m of this 300mm diameter watermain. Refer to unit no. PV4/27 on Road No. 4.09.
- e. All watermains greater than 150mm diameter shall be Ductile Iron.
- f. Prior to the commencement of construction, applicant shall submit for the approval of the Area Engineer at Deansrath Depot (tel. (01) 4570784), a detailed proposed watermain layout including watermain sizes, valve, meter and hydrant layout, proposed point of connection to existing watermains. Layout to be in accordance with Part of 1991 Building Regulations. Applicant to ensure that:
- . All watermains greater than 150mm diameter shall be Ductile Iron.
 - . No unit shall be greater than 50m from a hydrant.
 - . Watermains to be laid in public open space to ensure accessibility for maintenance and repair. Refer to unit no. PV4/26 on Road No. 4.09.
 - . No building to lie within 5 m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
 - . Spurs shall not end with a Duckfoot hydrant. To facilitate self-cleansing of watermains, spurs shall terminate with a loop. Refer to Road No. 4.07.

- 27 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 land not in his ownership.

REASON:

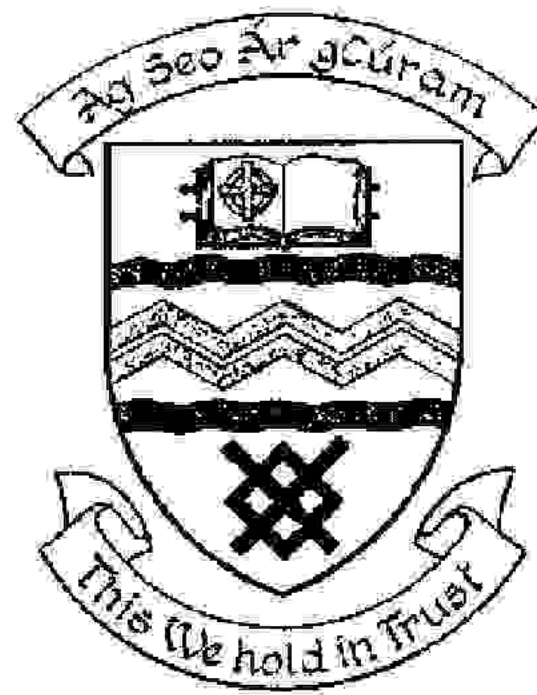
In the interest of the proper planning and development of the area.

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- 28 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.

- 29 That a financial contribution in the sum of £151,380 (one hundred and fifty one thousand three hundred and eighty 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.

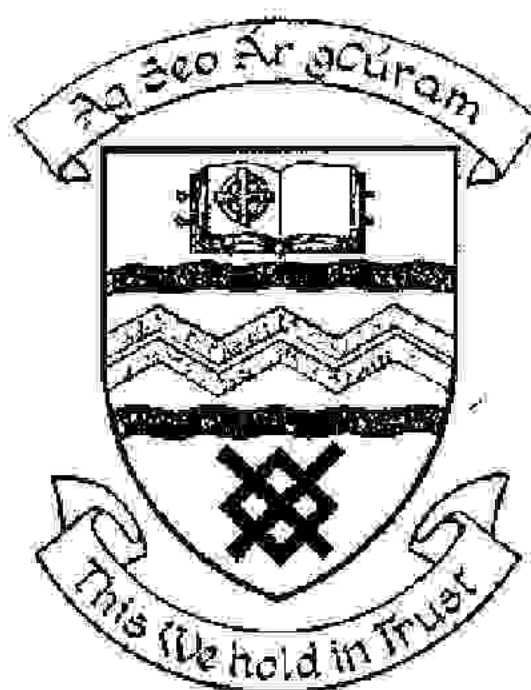
- 30 That a financial contribution in the sum of £25,250 (twenty five thousand two hundred and fifty pounds) (£2,500 per hectare) be paid by the proposer to South Dublin County Council towards Esker Pumping Station Ungrading Scheme which will facilitate this development; this contribution to be

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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 £12,625 (twelve thousand six hundred and twenty five pounds) (£1,250 per hectare) be paid by the proposer to South Dublin County Council towards the cost of proposed improvements to the Griffeen River drainage catchment; 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.

- 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:-

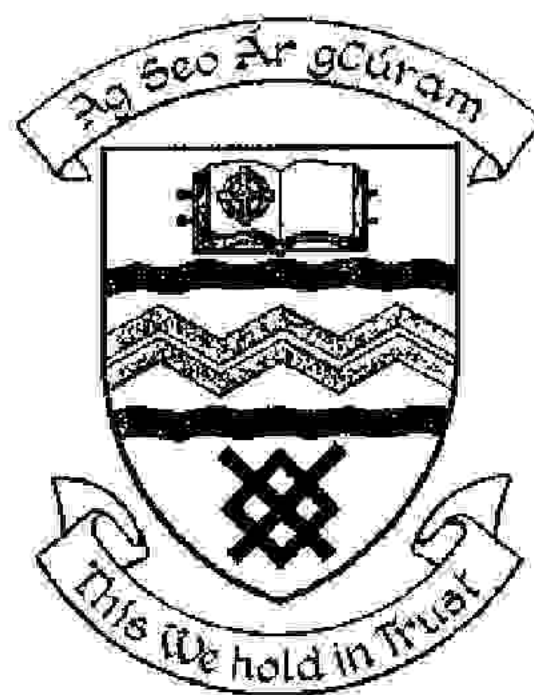
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £400,000 (four hundred thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash sum of £250,000 (two hundred and fifty thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to

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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.

- 33 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 will
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.

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

Decision Order Number 4335 -	Date of Decision 18/12/97
Register Reference S97A/0703	Date 29th October 1997

Applicant Jetview Properties Development Limited,
App. Type Permission
Development 238 number dwellings consisting of 34 number two-storey four bedroom semi-detached houses and 204 number two storey three bedroom semi-detached houses, site development and landscape works, provision of an approx. 740 metres long east west distributor road approx. 7.5 metres wide from Griffeen road including two new roundabouts, two vehicular access points via the proposed distributor road to serve 204 dwellings; vehicular access to serve 34 number dwellings, via existing estate road system to the north per permission Reg. Ref. S96A/0507, 13 number of these dwellings having direct vehicular access to the existing estate road to the north; all on approximately 10.1 hectares on the lands.

Location Lands bounded by Griffeen Valley Park to the west, Griffeen Road to the east and south of a permitted residential development, in the town lands of Balgaddy 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 19/01/98

Yours faithfully

SOUTH DUBLIN COUNTY COUNCIL
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.....
for SENIOR ADMINISTRATIVE OFFICER

18/12/97

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