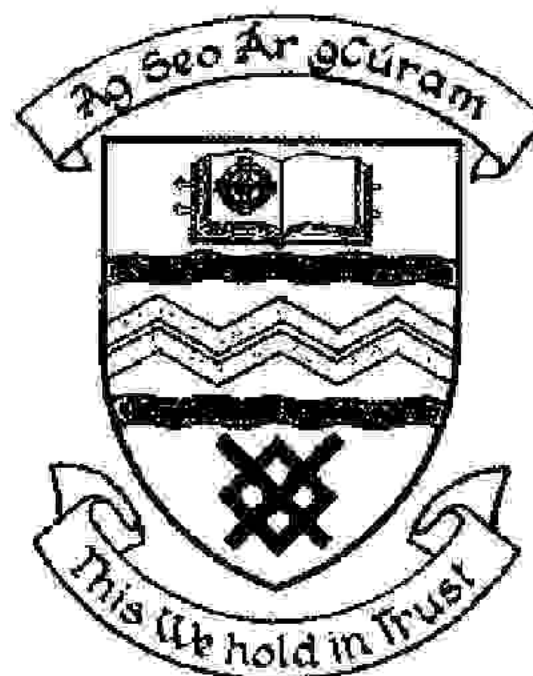


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0635	
1. Location	Site north of Old Celbridge Road [opposite entrance to Lucan Golf Club and adjacent to Weston Heights (Weston Park Housing Estate), Cooldrinagh, Lucan, Co. Dublin.		
2. Development	Demolition of habitable cottage and upgrading of existing vehicular entrance and four detached dormer bungalows.		
3. Date of Application	01/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/11/97 2. 12/02/98	1. 16/12/97 2. 23/02/98
4. Submitted by	Name: Philip J. Staunton Architects, Address: The Old Coach House, (Rear) 22 Aungier Street,		
5. Applicant	Name: Weston Properties Ltd., Address: Site Office, Weston Way, Weston Park, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0741 Date 21/04/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1084 Date 04/06/98	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.	

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Philip J. Staunton Architects,  
The Old Coach House,  
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Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1084	Date of Final Grant 04/06/98
Decision Order Number 0741	Date of Decision 21/04/98
Register Reference S97A/0635	Date 23rd February 1998

**Applicant** Weston Properties Ltd.,

**Development** Demolition of habitable cottage and upgrading of existing vehicular entrance and four detached dormer bungalows.

**Location** Site north of Old Celbridge Road [opposite entrance to Lucan Golf Club and adjacent to Weston Heights (Weston Park Housing Estate), Cooldrinagh, Lucan, Co. Dublin.

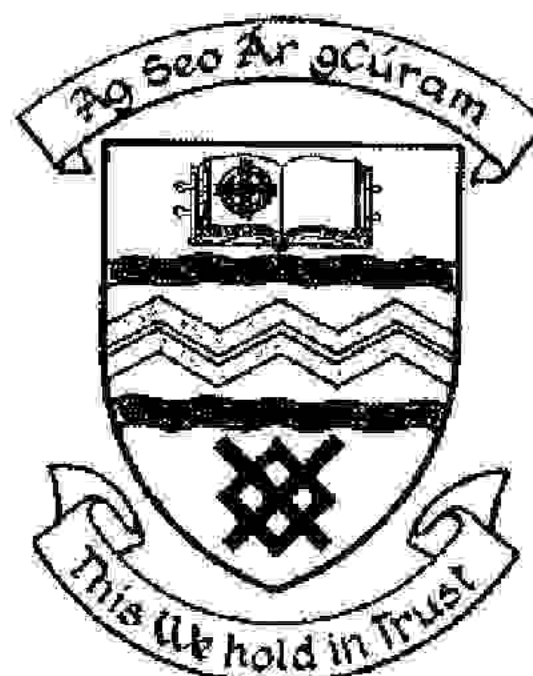
**Floor Area** 0.000 Sq Metres

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

**Additional Information Requested/Received** 27/11/97 /16/12/97

A Permission has been granted for the development described above,  
subject to the following (15) Conditions.

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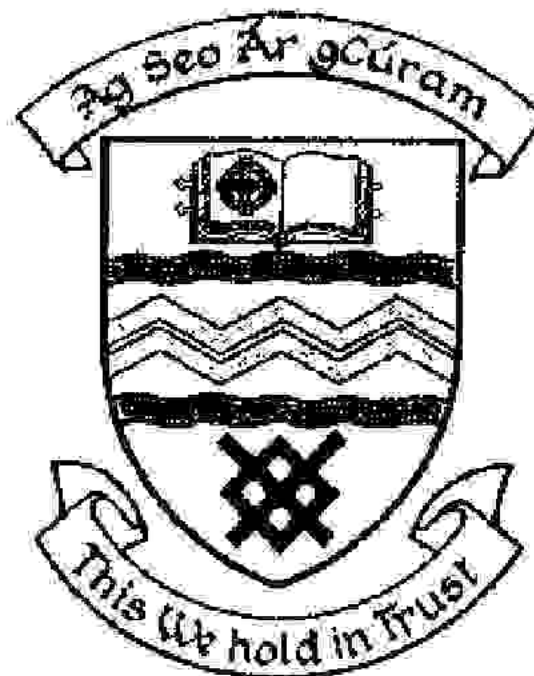
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by additional information submitted on 16th December 1997 and 23rd February 1998, 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 That each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 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.
- 6 That an acceptable naming and numbering scheme be submitted to and approved by the South Dublin 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.



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- 7 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units. The existing hedgerow and trees along the front boundary shall be retained except where removal is necessary to provide an entrance.

**REASON:**

In the interest of amenity.

- 8 That House No. 4 shown on the lodged site layout plan shall be omitted entirely from the development. The existing semi-detached cottage shall be retained. Provision for a vehicular private open space around the dwelling shall be in accordance with the requirement set out under Paragraph 3.5.6 of the Dublin County Development Plan 1993. Prior to the commencement of the development the applicant shall submit a revised site layout plan for agreement with the Planning Authority.

**REASON:**

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

- 9 That prior to the commencement of the development the applicant shall submit details of the vehicular entrance arrangements off the road to serve the three new dwellings and existing cottage for agreement with the Planning Authority.

**REASON:**

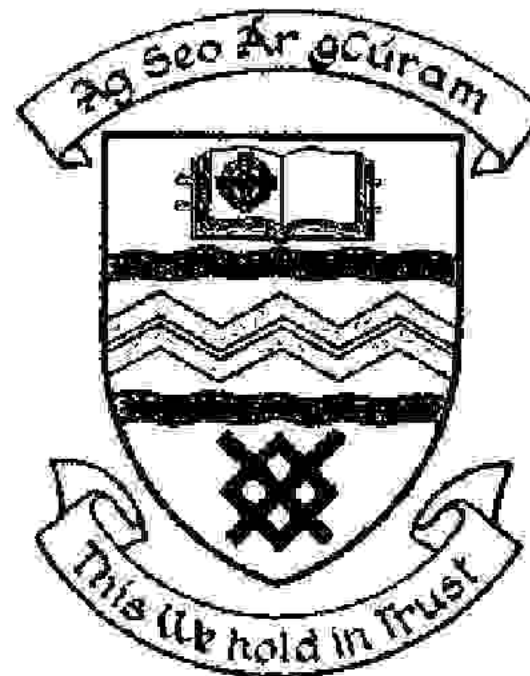
In the interest of the proper planning and development of the area.

**NOTE:** The applicant is advised to consult with the Roads Department prior to submission.

- 10 That prior to the commencement of the development the applicant shall submit the following:-

- a) full details of the proposed terracing of the rear gardens, certified by a competent Engineer as to the safety of the proposals in particular between the

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proposed turning bay at the entrance to Weston Heights and at Site No. 4.

- b) submit written evidence of the consent of the roads department for connection in to the roads drainage system.

**REASON:**

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

- 11 That prior to the commencement of the development the applicant shall pay a special levy of £300 (three hundred pounds) (£100 per dwelling) towards the cost of the upgrading of the Esker Pumping Station and £150 (one hundred and fifty pounds) (£50 per house) towards the cost of the improvement works to the Griffeen valley surface water disposal system.

**REASON:**

These works will facilitate the development and it is reasonable that the developer should contribute towards the cost of their provision.

- 12 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) PER HOUSE 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.

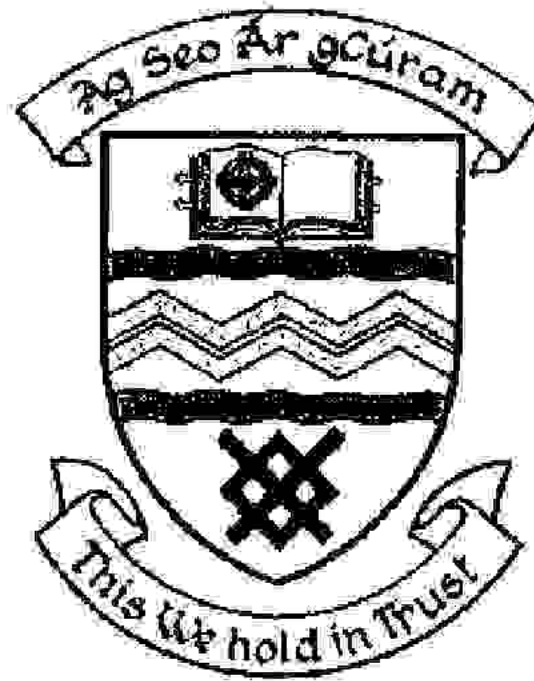
**REASON:**

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.

- 13 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



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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.

- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

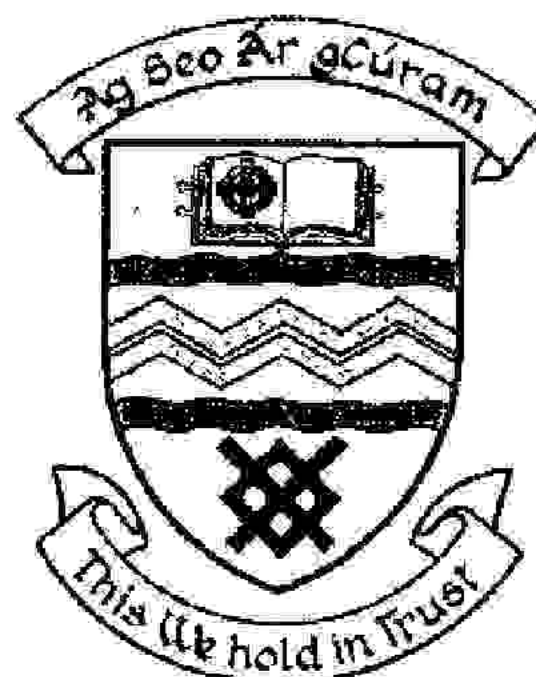
**REASON:**

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 the provision and development of amenity lands in the area which will facilitate the proposed development.

- 15 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 £4,800 (four thousand eight hundred 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 £3,000 (three 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./...

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- 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.

.....*D.L.*.....*S.* June 1998  
for SENIOR ADMINISTRATIVE OFFICER



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

Decision Order Number 0262	Date of Decision 12/02/98
Register Reference S97A/0635	Date 1st October 1997

**Applicant** Weston Properties Ltd.,  
**App. Type** Permission  
**Development** Demolition of habitable cottage and upgrading of existing vehicular entrance and four detached dormer bungalows.  
  
**Location** Site north of Old Celbridge Road [opposite entrance to Lucan Golf Club and adjacent to Weston Heights (Weston Park Housing Estate)], Cooldrinagh, Lucan, Co. Dublin.

Dear Sir / Madam,

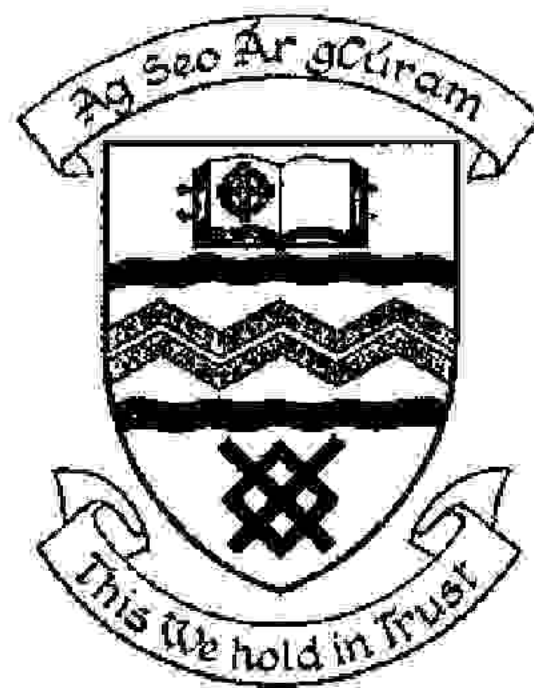
With reference to your planning application, additional information received on 16th December 1997 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 It is the Council's opinion that the existing cottage should be retained as an integral part of the proposed development and as such should be provided with all of the standard amenities enjoyed by an individual dwelling house. The applicant is therefore requested to clarify whether or not it is feasible to revise the proposal in such a manner as to provide the cottage with a separate access, driveway and open space provision. A revised proposal may require the omission of one of the proposed bungalows or a change in the proposed house type.

Philip J. Staunton Architects,  
The Old Coach House,  
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~~REG REF. S97A/0635~~

- 2 Applicant to submit details of terracing in the rear gardens of the proposed dwellings. Certification by an engineer as to the safety of the proposals to be submitted with specific reference to the area between the proposed turning bay in Weston Heights and house sites 2 and 3.
- 3 The owner of the adjoining cottage has expressed fear that the party separation between the two cottages is inadequate and removal of one cottage will have an adverse effect on the remaining cottage. The applicant is asked to clarify whether or not he is aware of these structural details and what the affect might be on the remaining cottage.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

12/02/98

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

Decision Order Number 4134	Date of Decision 27/11/97
Register Reference S97A/0635	Date 1st October 1997

**Applicant Development** Weston Properties Ltd.,  
Demolition of habitable cottage and upgrading of existing  
vehicular entrance and four detached dormer bungalows.

**Location** Site north of Old Celbridge Road [opposite entrance to  
Lucan Golf Club and adjacent to Weston Heights (Weston Park  
Housing Estate)], Cooldrinagh, Lucan, Co. Dublin.

**App. Type** Permission

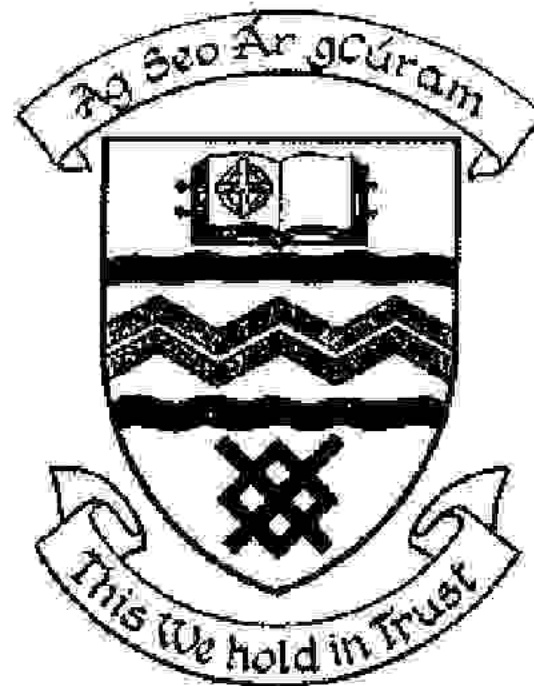
Dear Sir/Madam,  
With reference to your planning application, received on 01/10/97 in connection with  
the above, I wish to inform you that before the application can be considered under  
the Local Government (Planning & Development) Acts 1963-1993, the following  
**ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The development as proposed involves the demolition of a  
semi-detached cottage which is one of the few remaining  
vernacular buildings in the area and which contributes  
greatly to the rural ambience in the vicinity of the  
application site. The applicant is requested to clarify  
whether or not it is feasible to submit revised proposals  
which provide for the retention of the cottage on site.
- 2 In relation to Drainage the applicant is requested to  
submit:
  - (a) Longitudinal section of Foul Sewer and cross section  
through cascade manhole.
  - (b) North-South cross section of site to show the  
proposed slope on the back gardens, the measures to  
ensure the stability of the proposed 2m high wall at

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REG REF. S97A/0635

the top of the slope and the proposed drainage at  
the top of the slope to intercept any seepage.

- 3 The applicant is requested to submit detailed proposed watermain layout indicating watermain sizes, valve, hydrant layout, proposed point of connection to existing watermains. Layout to be in accordance with Part B of 1991 Building Regulations. Applicant to ensure that:
- (a) All watermains greater than 150mm diameter shall be Ductile iron.
  - (b) No dwelling shall be further than 50m from a hydrant.
  - (c) Watermains to be laid in public open space to ensure accessibility for maintenance and repair.
  - (d) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

27/11/97