

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0559	
1. Location	Lands bounded by the Griffeen Valley Park to the North, Hayden's Lane and Esker Road to the west and traversed by the Dublin - Cork railway line in the south, in the townlands of Esker South and Adamstown, Lucan, Co. Dublin.		
2. Development	767 dwellings consisting of 103 no. two storey 4 bedroom detached houses, 278 no. two storey 4 bedroom semi detached houses, 350 no. two storey 3 bedroom semi detached houses, and 36 no. two storey 2 bedroom semi detached houses; site development and landscape works; provision of approx. 16.2 hectares of Class 1 open space/amenity land to serve as an extension to Griffeen Valley Park; provision of an east west distributor road approx. 7.5 metres wide located south of the existing Griffeen Valley Park linking Esker Road to Griffeen Road via three new roundabouts; all on a site of approx. 49 hectares.		
3. Date of Application	02/09/97	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: Castlethorn Construction Limited, Address: Carysfort Cottage, Carysfort Park, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 0392 Date 04/03/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1318 Date 02/07/98	Effect	

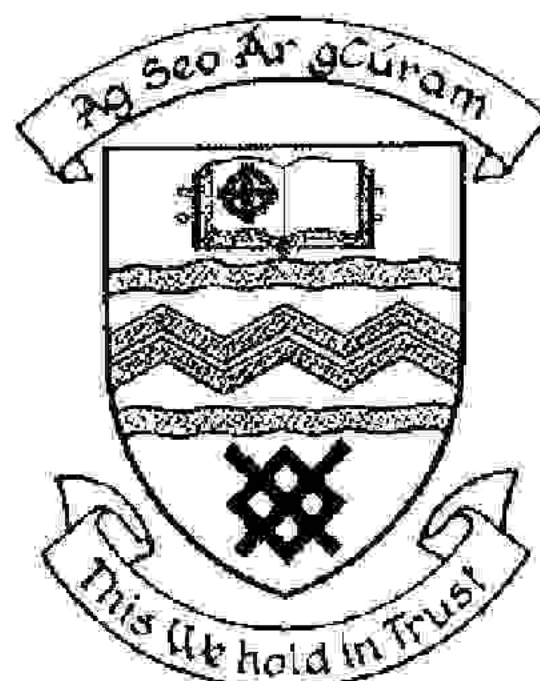
8.	Appeal Notified	02/04/98	Written Representations
9.	Appeal Decision	08/06/98	Appeal Declared Withdrawn
10.	Material Contravention		
11.	Enforcement	Compensation	Purchase Notice
12.	Revocation or Amendment		
13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

<

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamlacht, Baile Átha Cliath 24.

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NOTIFICATION OF DECISION TO GRANT EXTENSION OF DURATION OF PERM.
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2996	Date of Decision 30/08/2002
Register Reference S97A/0559/EP	

Applicant Eleveden Properties Ltd.,

Development 767 dwellings consisting of 103 no. two storey 4 bedroom detached houses, 278 no. two storey 4 bedroom semi-detached houses, 350 no. two storey 3 bedroom semi detached houses, and 36 no. two storey 2 bedroom semi detached houses; site development and landscape works; provision of approx. 16.2 hectares of Class 1 open space/amenity land to serve as an extension to Griffeen Valley Park; provision of an east west distributor road approx. 7.5 metres wide located south of the existing Griffeen Valley Park linking Esker road to Griffeen Road via three new roundabouts; all on site of approx. 49 hectares

Location Lands bounded by the Griffeen Valley Park to the North, Haydens Lane and Esker Road to the west and traversed by the Dublin - Cork railway line in the south, in the townlands of Esker South and Adamstown, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

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 of South Dublin, did by Order dated as above make a decision to **GRANT EXTENSION OF DURATION OF PERM.** up to and including 01/07/2004 in respect of the above proposal.

Fergal MacCabe Architect
56 Fitzwilliam Square,
Dublin 2.

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REG REF. S97A/0559/EP

Signed on behalf of the South Dublin County Council.

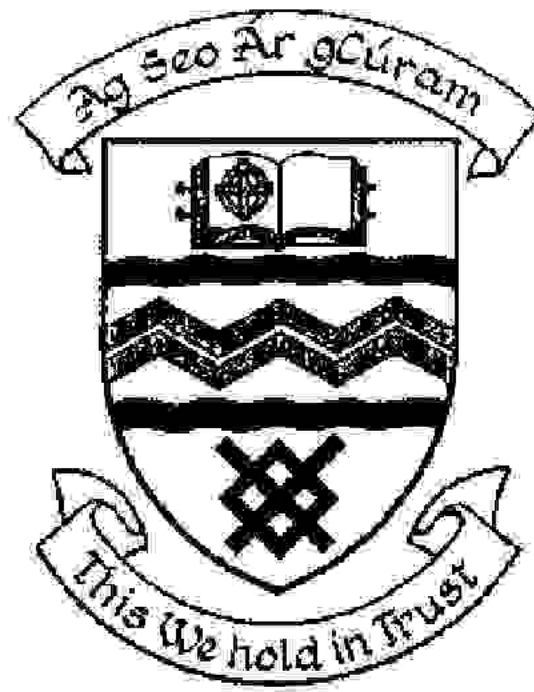

for SENIOR PLANNER

30/08/02

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

Decision Order Number 4341	Date of Decision 18/12/97
Register Reference S97A/0559	Date 2nd September 1997

Applicant Castlethorn Construction Limited,
App. Type Permission
Development 767 dwellings consisting of 103 no. two storey 4 bedroom detached houses, 278 no. two storey 4 bedroom semi detached houses, 350 no. two storey 3 bedroom semi detached houses, and 36 no. two storey 2 bedroom semi detached houses; site development and landscape works; provision of approx. 16.2 hectares of Class 1 open space/amenity land to serve as an extension to Griffeen Valley Park; provision of an east west distributor road approx. 7.5 metres wide located south of the existing Griffeen Valley Park linking Esker Road to Griffeen Road via three new roundabouts; all on a site of approx. 49 hectares.

Location Lands bounded by the Griffeen Valley Park to the North, Hayden's Lane and Esker Road to the west and traversed by the Dublin - Cork railway line in the south, in the townlands of Esker South and Adamstown, 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 09/01/98

Yours faithfully

.....
for SENIOR/ADMINISTRATIVE OFFICER

19/12/97

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McHugh Consultants,
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Development Consultants,
16 Herbert Place,
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16 Herbert Place,
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1318	Date of Final Grant 02/07/98
Decision Order Number 0392	Date of Decision 04/03/98
Register Reference S97A/0559	Date 2nd September 1997

Applicant Castlethorn Construction Limited,

Development 767 dwellings consisting of 103 no. two storey 4 bedroom detached houses, 278 no. two storey 4 bedroom semi detached houses, 350 no. two storey 3 bedroom semi detached houses, and 36 no. two storey 2 bedroom semi detached houses; site development and landscape works; provision of approx. 16.2 hectares of Class 1 open space/amenity land to serve as an extension to Griffeen Valley Park; provision of an east west distributor road approx. 7.5 metres wide located south of the existing Griffeen Valley Park linking Esker Road to Griffeen Road via three new roundabouts; all on a site of approx. 49 hectares.

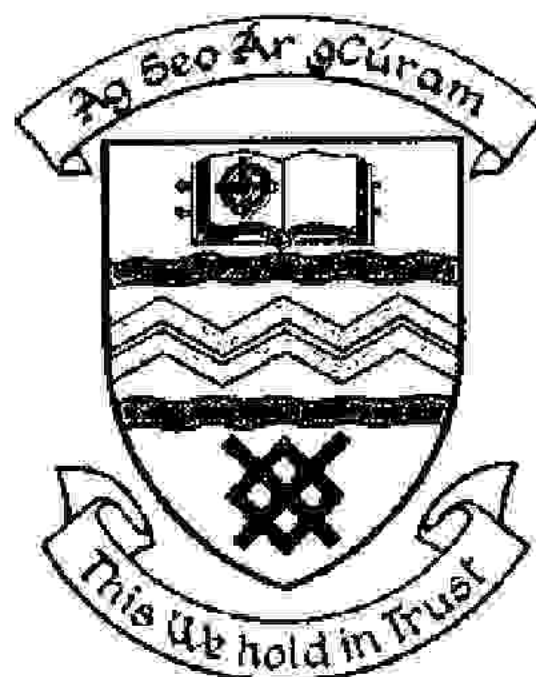
Location Lands bounded by the Griffeen Valley Park to the North, Hayden's Lane and Esker Road to the west and traversed by the Dublin - Cork railway line in the south, in the townlands of Esker South and Adamstown, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres
Time extension(s) up to and including 09/01/98
Additional Information Requested/Received /

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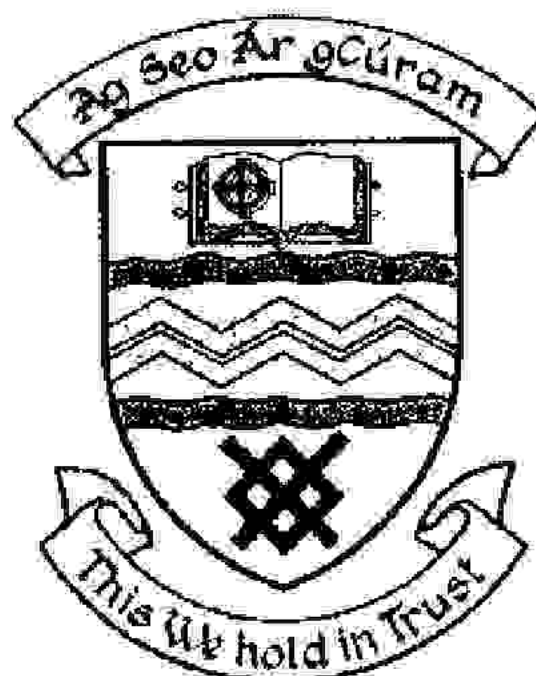
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A permission has been granted for the development described above,
subject to the following (22) Conditions.

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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 Unsolicited Additional Information received on 2nd and 18th December 1997, save as may be required by the other conditions attached hereto.
REASON:
In the interest of the proper planning and development of the area.
- 2 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.
- 3 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.
- 4 That public lighting be provided on commencement of occupancy of the proposed development in accordance with a scheme to be approved by the Planning Authority so as to provide street lighting to the standard required by the Planning Authority.
REASON:
In the interest of amenity and public safety.
- 5 That a financial contribution in the sum of money equivalent to the value of £1,089,140 (one million, eighty nine thousand, one hundred and forty pounds) 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

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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.

- 6 That a financial contribution in the sum of £575,250 (five hundred and seventy five thousand two hundred and fifty 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.

- 7 That a financial contribution in the sum of £500,000 (five hundred thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of upgrading the Esker Sewage Pumping Station which will facilitate the development, this contribution to be paid before the commencement of development on site.

REASON:

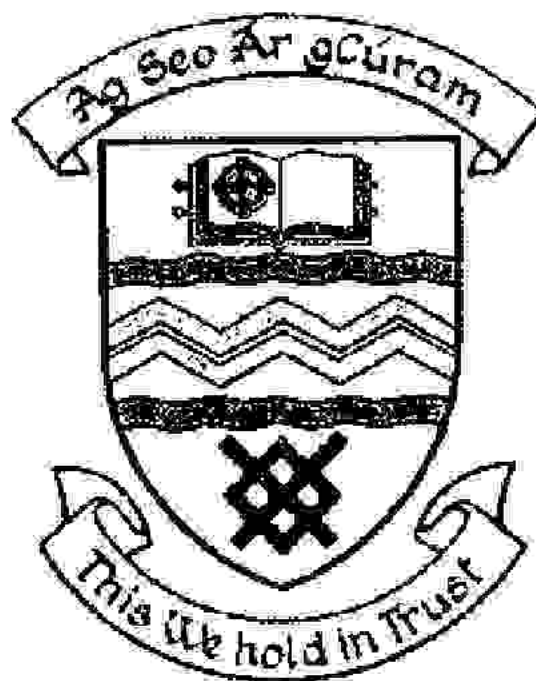
It is considered reasonable that the developer should contribute towards the expenditure that must be incurred by the Council in upgrading the Sewage Pumping Station in order to facilitate this development.

- 8 That a special financial contribution in the sum of £38,350 (thirty eight thousand three hundred and fifty pounds) be paid by the proposer towards flood alleviation measures in the Griffeen River which facilitates this development.

REASON:

It is considered reasonable that the developer contributes

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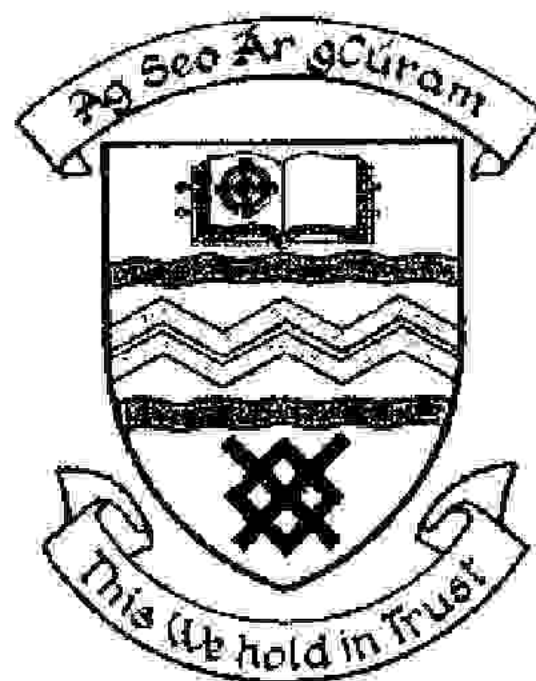
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towards the cost of accommodating the additional surface water run off generated by the development into the Griffeen River and to protect against flooding in the catchment.

- 9 That a special contribution in the sum of £306,800 (three hundred and six thousand eight hundred pounds) be paid by the developer towards the cost of Lucan/Palmerstown Water Supply Improvement Scheme which serves this development.
REASON:
It is considered reasonable that the developer contributes towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which will facilitate this development.
- 10 That a special financial contribution in the sum of £700,000 (seven hundred thousand pounds) be paid by the proposer towards the costs of constructing the Outer Ring Road which will facilitate this development.
REASON:
It is considered reasonable that the developer contributes towards the cost of providing this road which provides access from the development to the Regional and National Road Network in the area.
- 11 That a detailed landscaping plan, works specification etc. for development of the proposed extension of 16.2 hectares to Griffeen Valley Regional Park and for Class 2 open space within the development be submitted for approval. This to include the requirements of the Council in relation to surface water flood retention within the park.
REASON:
In the interest of the proper planning and development of the area.
- 12 That the boundaries of the Regional Park extension be set out on site and agreed prior to commencement of development.
REASON:
In the interest of the proper planning and development of the area.

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- 13 Details of new carpark to serve Griffeen Regional Park from Esker Road, situated on western side of new distributor road to be submitted to and agreed with the Council before development is commenced on site.

REASON:

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

- 14 High quality materials shall be used in all boundary treatment. Details of materials, finish and exact locations of all boundary walls and railings (between dwellings and along site boundary) to be agreed in writing prior to their construction with Planning Authority.

REASON:

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

- 15 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.

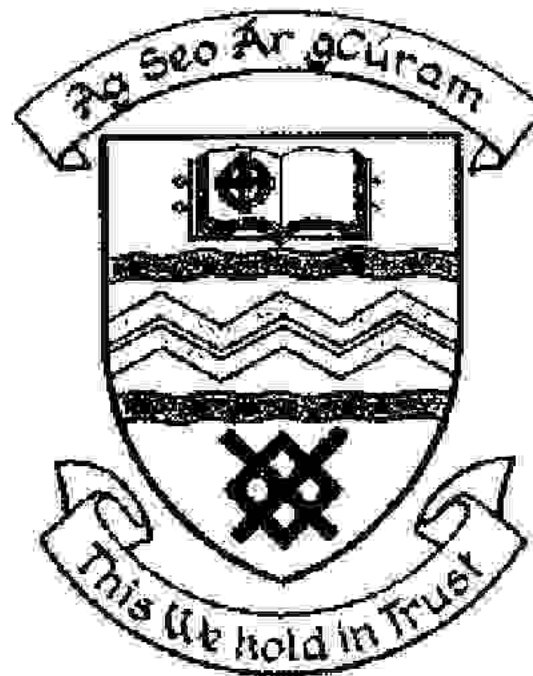
- 16 That no development takes place within a distance of 23 metres on either side of the existing 220Kv electricity line until the diversion has been completed.

REASON:

In the interest of the proper planning and development of the area and in the interest of public safety.

- 17 That the development be phased so that the east west distributor road from Esker Road to the Outer Ring Road be completed and open to traffic when not more than 400 houses are occupied in the development. No further development shall take place until the Outer Ring Road is constructed southwards to the Griffeen Road/Balgaddy Road roundabout and

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the east/west distributor road connected thereto.

REASON:

In order to ensure a phased development of the lands and to accommodate the progressive increase in traffic generated by the development.

- 18 That the road network for the development be in accordance with the requirements of the Council's Roads Department in particular:-

- (a) the design speed of the east/west distributor road shall be 60KPH
- (b) the north/south local distributor road shall have a minimum speed design of 50KPH
- (c) details of the roundabout at Esker Road and the road alignment in its vicinity to be adjusted to meet the requirements of the Roads Department
- (d) road widths footpaths and verges for the various category of roads shall be as specified by the Roads Department.

REASON:

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

- 19 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.

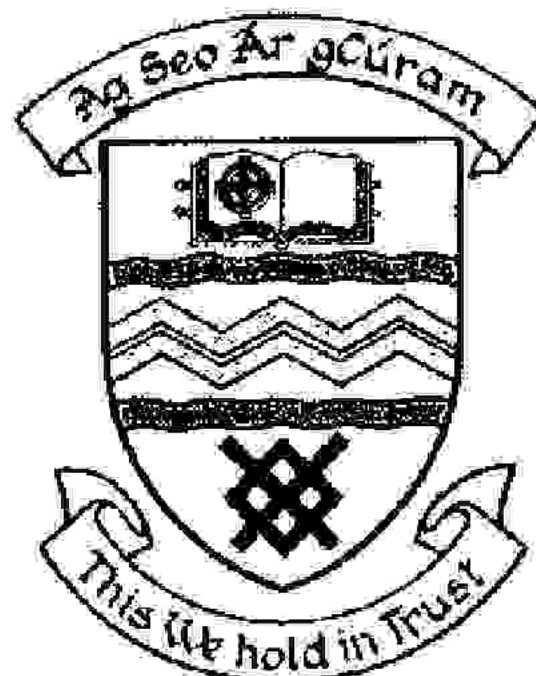
- 20 That an acceptable street naming and numbering scheme be submitted to and approved by the Planning Authority before any constructional work takes place on the proposed dwelling units.

REASON:

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

- 21 All boundary treatments shall be agreed with the Planning Authority prior to development, in particular the boundaries

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to Haydens Lane, the farm buildings, the factory, the railway, the motorway reservation and front garden boundaries where these adjoin public open space.

REASON:

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

22 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 £1,600,000 (one million six 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 £1,000,000 (one million 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:

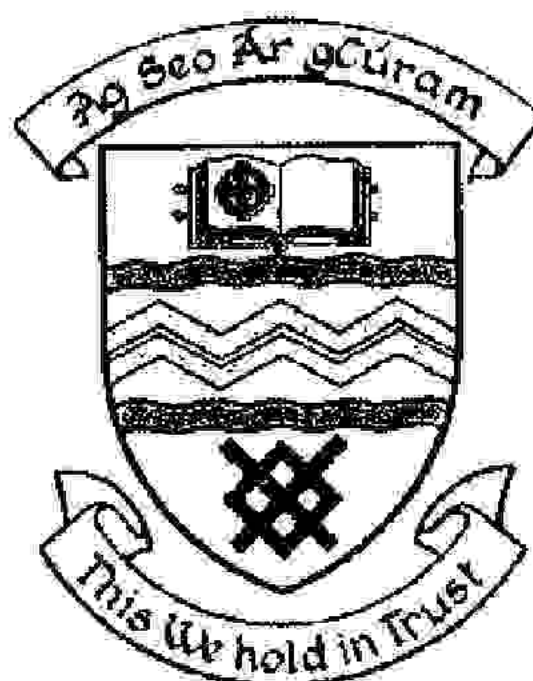
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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

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-
- (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.

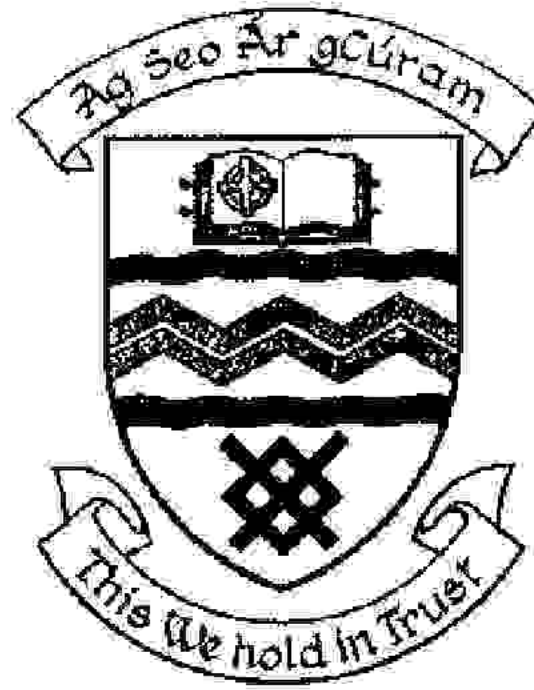
Signed on behalf of South Dublin County Council.

 8 July 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 4142	Date of Decision 27/11/97
Register Reference S97A/0559	Date 2nd September 1997

Applicant Castlethorn Construction Limited,
App. Type Permission
Development 767 dwellings consisting of 103 no. two storey 4 bedroom detached houses, 278 no. two storey 4 bedroom semi detached houses, 350 no. two storey 3 bedroom semi detached houses, and 36 no. two storey 2 bedroom semi detached houses; site development and landscape works; provision of approx. 16.2 hectares of Class 1 open space/amenity land to serve as an extension to Griffeen Valley Park; provision of an east west distributor road approx. 7.5 metres wide located south of the existing Griffeen Valley Park linking Esker Road to Griffeen Road via three new roundabouts; all on a site of approx. 49 hectares.

Location Lands bounded by the Griffeen Valley Park to the North, Hayden's Lane and Esker Road to the west and traversed by the Dublin - Cork railway line in the south, in the townlands of Esker South and Adamstown, 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 30/12/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

27/11/97

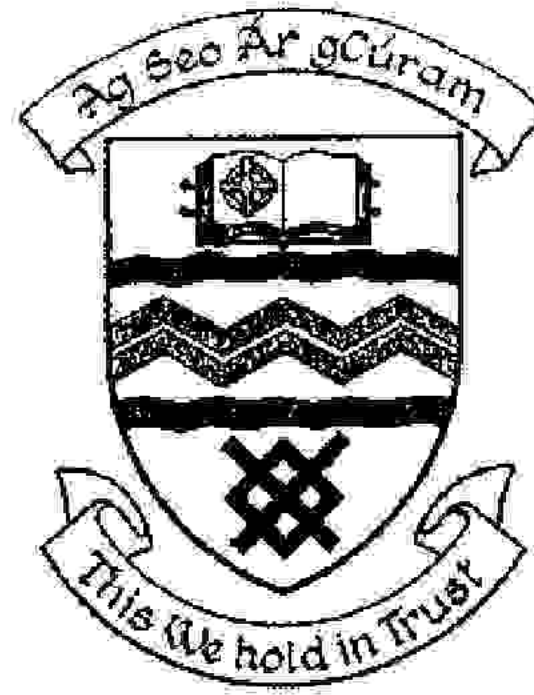
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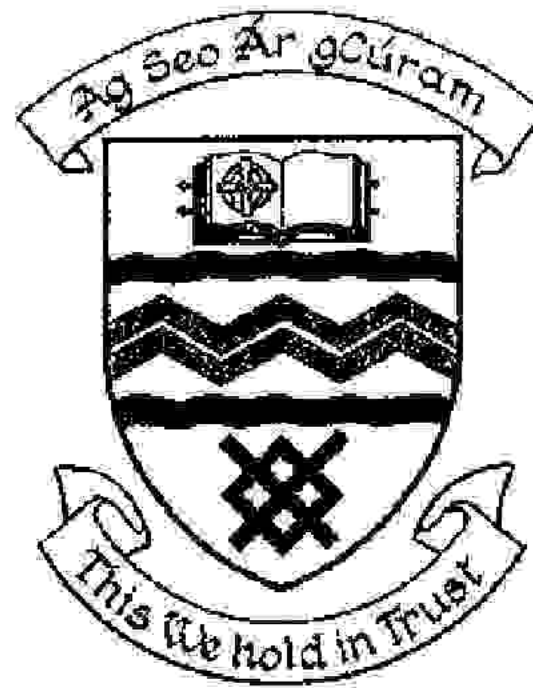
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 3049	Date of Decision 30/10/97
Register Reference S97A/0559	Date 2nd September 1997

Applicant Castlethorn Construction Limited,
App. Type Permission
Development 767 dwellings consisting of 103 no. two storey 4 bedroom detached houses, 278 no. two storey 4 bedroom semi detached houses, 350 no. two storey 3 bedroom semi detached houses, and 36 no. two storey 2 bedroom semi detached houses; site development and landscape works; provision of approx. 16.2 hectares of Class 1 open space/amenity land to serve as an extension to Griffeen Valley Park; provision of an east west distributor road approx. 7.5 metres wide located south of the existing Griffeen Valley Park linking Esker Road to Griffeen Road via three new roundabouts; all on a site of approx. 49 hectares.

Location Lands bounded by the Griffeen Valley Park to the North, Hayden's Lane and Esker Road to the west and traversed by the Dublin - Cork railway line in the south, in the townlands of Esker South and Adamstown, Lucan, Co. Dublin.

Dear Sir / Madam,

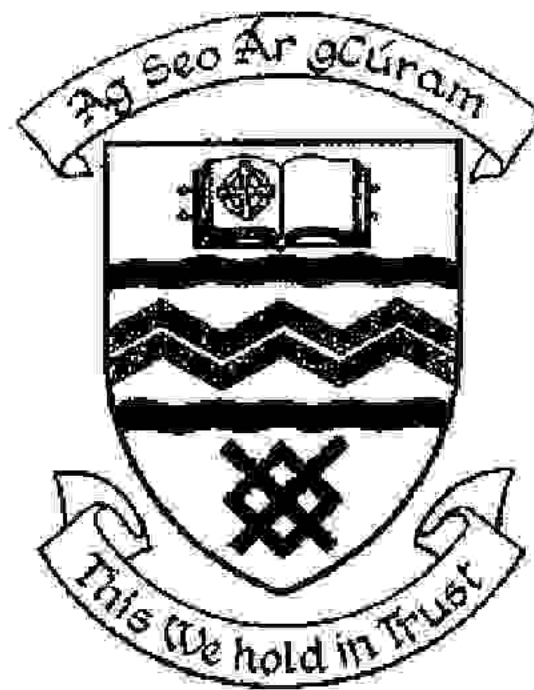
In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 28/11/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

30/10/97

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