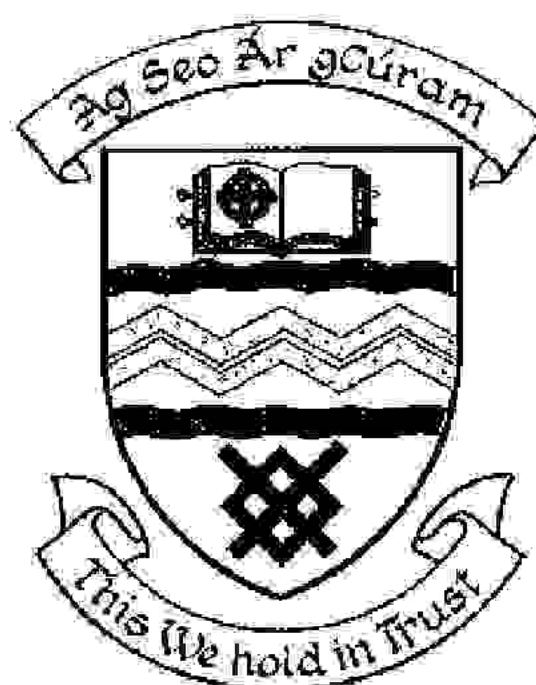


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0432
1. Location	Glebe Esker and Ballyowen, Lucan	
2. Development	Permission sought for change of house type from 14 no 3 bed B type houses to 14 no. 4 bed C type houses on site numbers 1-8, Castle Road and no.s 17-22 road 2 on site of existing permitted development.	
3. Date of Application	04/07/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Fenton-Simons Address: Planning and Development Consultants, 29 Fitzwilliam Place,	
5. Applicant	Name: Dwyer Nolan Developments Ltd Address: Stonebridge House, Stonebridge Close, Shankill Village, Shankill, Co. Dublin	
6. Decision	O.C.M. No. 1758 Date 02/09/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2060 Date 16/10/97	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.

REG REF. S97A/0432 SOUTH DUBLIN COUNTY COUNCIL
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Bosca 4122,
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Fenton-Simons
Planning and Development Consultants,
29 Fitzwilliam Place,
Dublin 2

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2060	Date of Final Grant 16/10/97
Decision Order Number 1758	Date of Decision 02/09/97
Register Reference S97A/0432	Date 4th July 1997

Applicant Dwyer Nolan Developments Ltd

Development Permission sought for change of house type from 14 no 3 bed B type houses to 14 no. 4 bed C type houses on site numbers 1-8, Castle Road and no.s 17-22 road 2 on site of existing permitted development.

Location Glebe Esker and Ballyowen, Lucan

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 (8) Conditions.

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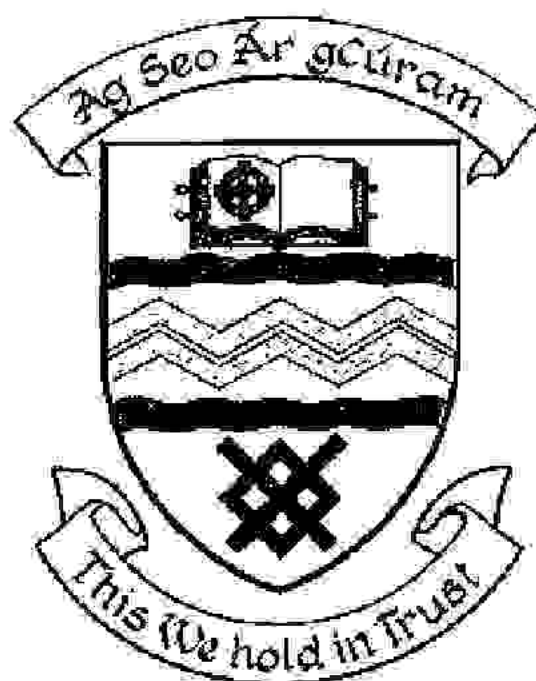
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Conditions and Reasons

- 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 including the financial conditions thereof.
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 interests 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 County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 That arrangements be made with regard to the payment of the financial contribution in the sum of £160,000 (one hundred and sixty thousand pounds), in respect of the overall development, as required by Condition No. 4 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0408; arrangements to be made prior to commencement of development on site.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

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- 5 That arrangements be made with regard to the payment of the 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 Jan 1991 updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by Central Statistics Office to the value pertaining at the time of payment in respect of the overall development, as required by Condition No. 34 of planning permission granted under Reg. Ref. S95A/0408; arrangements to be made prior to 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 road improvement works and traffic management schemes facilitating the proposed development.

- 6 That arrangements be made with regard to the payment of the financial contribution in the sum of £150 (one hundred and fifty pounds), per house, as required by Condition No. 3 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0408; arrangements to be made prior to commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the Council in respect of the development of public open space at Griffeen Valley Regional Park facilitating the proposed development.

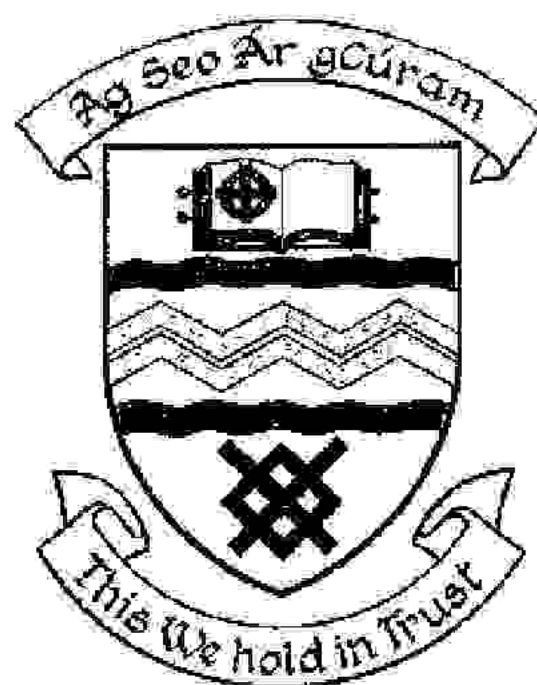
- 7 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £450,000 (four hundred and fifty thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

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Or./...

- b. Lodgement with the Council of a cash sum of
£260,000 (two hundred and sixty 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./...

- 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.

- 8 That a bond or cash lodgement of £24,000 (twenty four
thousand pounds) shall be lodged with the planning authority
before development commences, to ensure the protection of
trees on the site and to repair any damage caused during the
construction period.

REASON:

To ensure the protection of valuable trees on the site.

- (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.

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 16 October 1997
for SENIOR ADMINISTRATIVE OFFICER