

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0396	
1. Location	Lands bounded by Lucan-Newlands Road, Griffeen Way and the Caislean Riada housing scheme in the townlands of Ballyowen and The Glebe, Lucan, Co. Dublin.		
2. Development	Permission sought for alterations to Planning Permission Reg Ref. S94A/0603 comprising a revised layout consisting of 20 no. two storey 3 bedroom semi detached houses on proposed house site no.s 39, 40 and 43 to 60 inclusive; site development and landscape works; vehicular access via permitted estate road system off Griffeen way per Planning Permission Reg. Ref. S94A/0603; all on a site of approx 1 hectare.		
3. Date of Application	21/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/08/97 2.	1. 21/08/97 2.
4. Submitted by	Name: McHugh Consultants, Address: Chartered Town Planners, Development Consultants,		
5. Applicant	Name: Jetview Property Developments Ltd., Address: 81 Main Street, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 1968 Date 29/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4070 Date 13/11/97	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.

REG REF. S97A/0396 SOUTH DUBLIN COUNTY COUNCIL
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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 4070	Date of Final Grant 13/11/97
Decision Order Number 1968	Date of Decision 29/09/97
Register Reference S97A/0396	Date 21st August 1997

Applicant Jetview Property Developments Ltd.,

Development Permission sought for alterations to Planning Permission Reg Ref. S94A/0603 comprising a revised layout consisting of 20 no. two storey 3 bedroom semi detached houses on proposed house site no.s 39, 40 and 43 to 60 inclusive; site development and landscape works; vehicular access via permitted estate road system off Griffeen way per Planning Permission Reg. Ref. S94A/0603; all on a site of approx 1 hectare.

Location Lands bounded by Lucan-Newlands Road, Griffeen Way and the Caislean Riada housing scheme in the townlands of Ballyowen and The Glebe, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/08/97 . /21/08/97

A Permission has been granted for the development described above,
subject to the following (8) conditions.

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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 accord with the terms and conditions of planning permission ref.; PL.06S.095997 (South Dublin County Council ref.; S94A/0603) including the financial conditions thereof.
REASON:
In the interests of the proper planning and development of the area.
- 2 House nos. 55 and 56 shall be omitted and this area shall be incorporated into the proposed open space to the south of the proposed units.
REASON:
In the interests of visual amenity having regard to the orientation and proximity of the proposed dwellings to the proposed roundabout and open space at the junction of Griffeen Way and Lucan-Newlands Road and public health and a proper standard of development with regard to the proximity of the rear boundary walls of unit nos. 55 and 56 to the twin 500 mm. rising mains to the south of these sites.
- 3 The precise line of the site boundaries and boundary treatment in the vicinity of the south-western corner of the site shall be determined in accordance with the requirements of South Dublin County Council for the provision of roundabout and associated works at the junction of Griffeen Way and Lucan-Newlands Road. Details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area.
- 4 A wayleave not less than 5 metres either side of the twin 500 mm. rising mains shall be provided to South Dublin County Council where these mains cross the application site. Details shall be submitted to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:

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In the interests of public health and a proper standard of development.

- 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 the arrangements made with regard to the payment of the financial contribution in the sum of £221,400 (two hundred and twenty one thousand four hundred pounds), in respect of the overall development, as required by Condition No. 2 of planning permission granted by An Bord Pleanála under Reg. Ref. S94A/0603; be strictly adhered to in respect of this development.
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.
- 7 That the arrangement made with regard to the payment of the financial contribution in the sum of £1,420 (one thousand four hundred and twenty pounds) PER HOUSE as required by Condition No. 3 (1) of planning permission granted by An Bord Pleanála under Reg. Ref. S94A/0603; be strictly adhered to in respect of this development.
REASON:
It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of the provision of road infrastructure facilitating the proposed development and to ensure adequate road infrastructure in the interest of the proper planning and development of the area.
- 8 That the arrangements made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an

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approved company in the sum of £565,000 (five hundred and sixty five thousand pounds) or a Cash Lodgement in the sum of £350,000 (three hundred and fifty thousand pounds) as required by Condition No. 4 of planning permission granted by An Bord Pleanála under Reg. Ref. S94A/0603; be strictly adhered to in respect of this proposal.

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.

 14 November 1997
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1968	Date of Decision 29/09/97
Register Reference S97A/0396	Date 18th June 1997

Applicant Jetview Property Developments Ltd.,

Development Permission sought for alterations to Planning Permission Reg Ref. S94A/0603 comprising a revised layout consisting of 20 no. two storey 3 bedroom semi detached houses on proposed house site no.s 39, 40 and 43 to 60 inclusive; site development and landscape works; vehicular access via permitted estate road system off Griffeen way per Planning Permission Reg. Ref. S94A/0603; all on a site of approx 1 hectare.

Location Lands bounded by Lucan-Newlands Road, Griffeen Way and the Caislean Riada housing scheme in the townlands of Ballyowen and The Glebe, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/08/97 /21/08/97

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

subject to the conditions (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

29/09/97

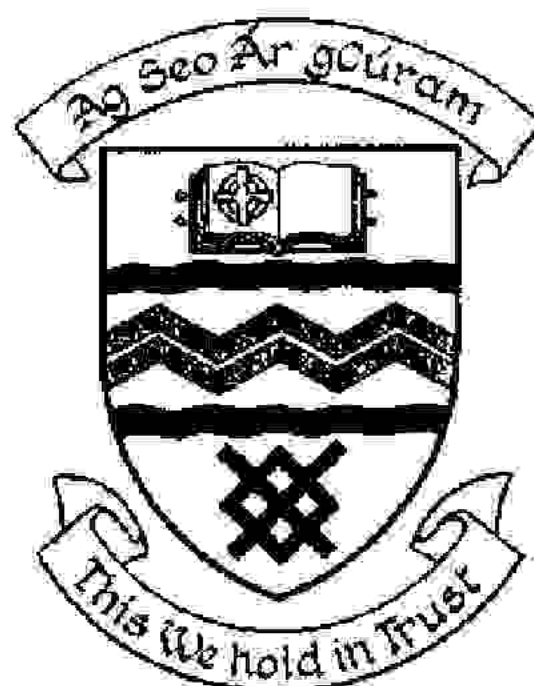
McHugh Consultants,
Chartered Town Planners,
Development Consultants,
16 Herbert Place,
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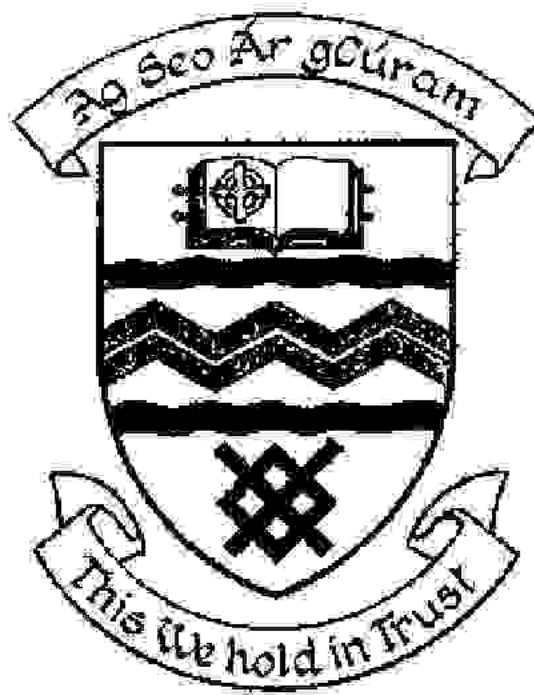
Conditions and Reasons

- 1 subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of planning permission ref.; PL.06S.095997 (South Dublin County Council ref.; S94A/0603) including the financial conditions thereof.
REASON:
In the interests of the proper planning and development of the area.

- 2 House nos. 55 and 56 shall be omitted and this area shall be incorporated into the proposed open space to the south of the proposed units.
REASON:
In the interests of visual amenity having regard to the orientation and proximity of the proposed dwellings to the proposed roundabout and open space at the junction of Griffeen Way and Lucan-Newlands Road and public health and a proper standard of development with regard to the proximity of the rear boundary walls of unit nos. 55 and 56 to the twin 500 mm. rising mains to the south of these sites.

- 3 The precise line of the site boundaries and boundary treatment in the vicinity of the south-western corner of the site shall be determined in accordance with the requirements of South Dublin County Council for the provision of roundabout and associated works at the junction of Griffeen

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REG. REF. S97A/0396

Way and Lucan-Newlands Road. Details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

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

- 4 A wayleave not less than 5 metres either side of the twin 500 mm. rising mains shall be provided to South Dublin County Council where these mains cross the application site. Details shall be submitted to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interests of public health and a proper standard of development.

- 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 the arrangements made with regard to the payment of the financial contribution in the sum of £221,400 (two hundred and twenty one thousand four hundred pounds), in respect of the overall development, as required by Condition No. 2 of planning permission granted by An Bord Pleanála under Reg. Ref. S94A/0603; be strictly adhered to in respect of this development.

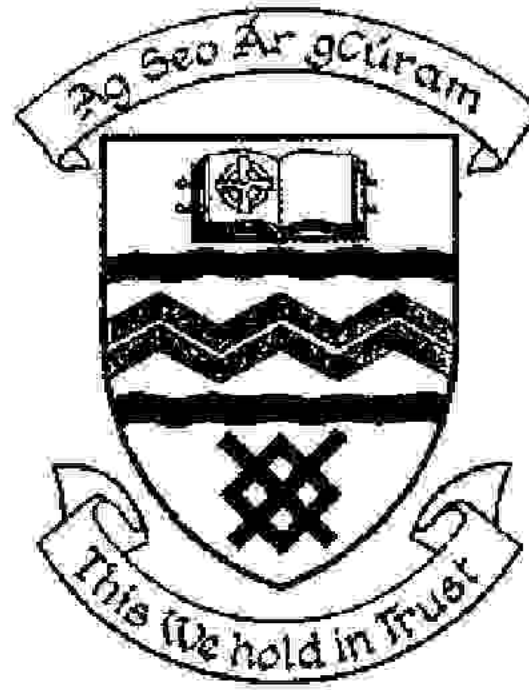
REASON:

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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REASON:

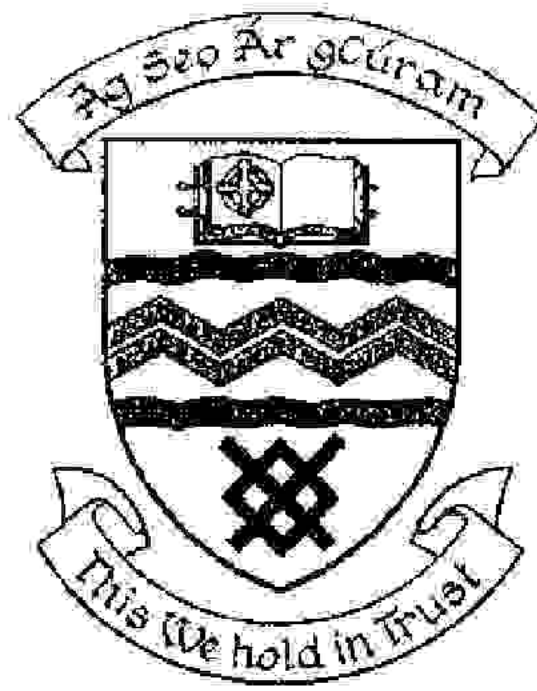
It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of the provision of road infrastructure facilitating the proposed development and to ensure adequate road infrastructure in the interest of the proper planning and development of the area.

- 8 That the arrangements made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £565,000 (five hundred and sixty five thousand pounds) or a Cash Lodgement in the sum of £350,000 (three hundred and fifty thousand pounds) as required by Condition No. 4 of planning permission granted by An Bord Pleanála under Reg. Ref. S94A/0603; be strictly adhered to in respect of this proposal.

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.

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

Decision Order Number 1641	Date of Decision 15/08/97
Register Reference S97A/0396	Date 18th June 1997

Applicant Development Jetview Property Developments Ltd.,
Permission sought for alterations to Planning Permission Reg Ref. S94A/0603 comprising a revised layout consisting of 20 no. two storey 3 bedroom semi detached houses on proposed house site no.s 39, 40 and 43 to 60 inclusive; site development and landscape works; vehicular access via permitted estate road system off Griffeen way per Planning Permission Reg. Ref. S94A/0603; all on a site of approx 1 hectare.

Location Lands bounded by Lucan-Newlands Road, Griffeen Way and the Caislean Riada housing scheme in the townlands of Ballyowen and The Glebe, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/06/97 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 Clarification is required as to how the proposed revised layout provides for the planned roundabout at the junction of Griffeen Way and Lucan - Newlands Road. In this regard it is noted that Condition No. 3(2) of the permission granted under Reg. Ref. S94A/0603 (PL06S.095997) required that:-
"The proposed layout plan shall be revised to provide for the construction of a roundabout at the junction of the Lucan-Newlands Road and Griffeen Way. Details of the design and construction of the roundabout shall be submitted to and agreed with the Planning Authority prior to the commencement of development".

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

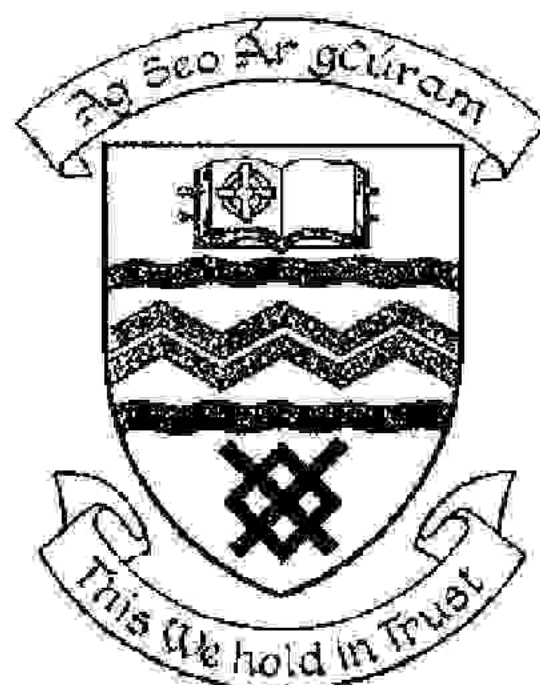
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There is no record that these details have been submitted in
accordance with the terms of the above condition.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

15/08/97