

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/0254 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1537	Date of Final Grant 30/07/97
Decision Order Number 1221	Date of Decision 20/06/97
Register Reference S97A/0254	Date 24th April 1997

Applicant Castlethorn Construction Ltd.,

Development Alterations to permitted development pursuant to Planning Permission Reg. Ref. S96A/0507 comprising change of house type from 4 no. four bedroom semi detached houses on Site Nos. 115 to 118 inclusive (House Type A3) to 4 no. three bedroom semi detached houses (House Type C3); minor alterations to the site boundaries of House Nos. 89 to 94 and 111 to 114 inclusive; site development and landscape works; vehicular access via permitted estate road system linked to Griffeen Road which in turn links to Griffeen Way; all on a site of approx. 0.4 hectare.

Location On lands bounded by the Griffeen Valley Regional Park to the west and the permitted development pursuant to Planning Reg. Ref. S95A/0481 to the north, in the townland of Esker South, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres

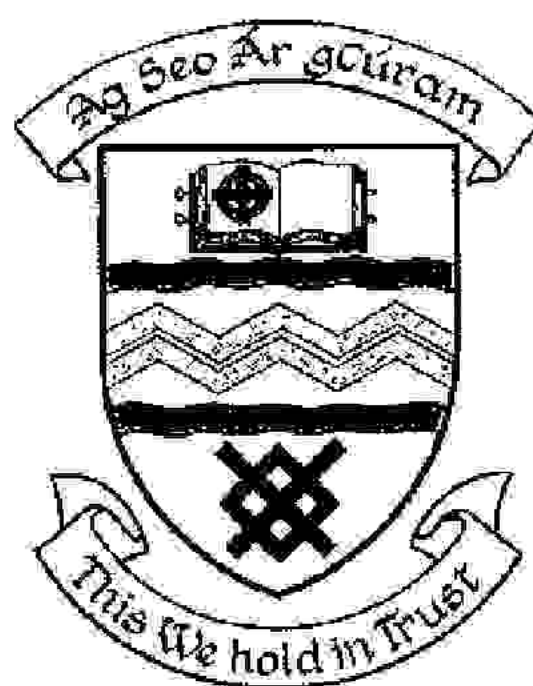
Time extension(s) up to and including

Additional Information Requested/Received /

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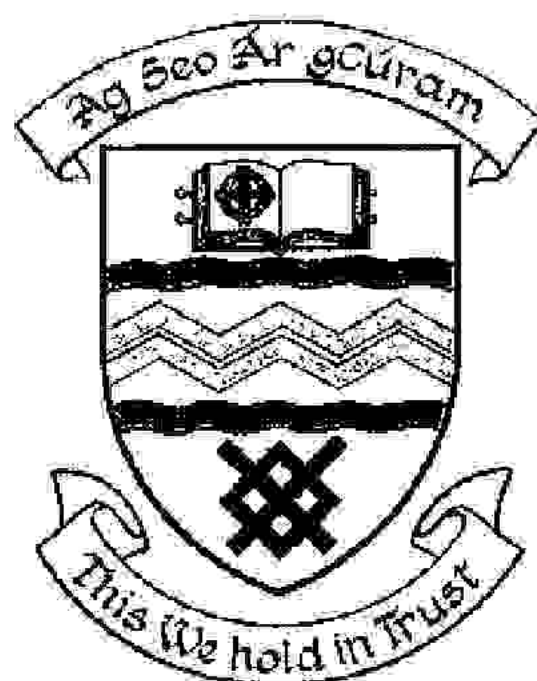
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A Permission has been granted for the development described above,  
subject to the following (8) conditions.

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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. S96A/0507.  
REASON:  
In the interest of the proper planning and development of the area.
- 2 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.
- 3 That the arrangements made with regard to the payment of the financial contribution in the sum of £91,620 (ninety one thousand six hundred and twenty pounds) in respect of the overall development, as required by Condition No. 27 of planning permission granted under Reg. Ref. S96A/0507 be strictly adhered to in respect of this proposal.  
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.
- 4 That the arrangements 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 in respect of the overall development, as required by Condition No. 26 of planning permission granted under Reg. Ref. S96A/0507 be strictly adhered to in respect of this proposal.  
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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- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £50 (fifty pounds) PER HOUSE in respect of the overall development, as required by Condition No. 29 of planning permission granted under Reg. Ref. S96A/0507 be strictly adhered to in respect of this proposal.

REASON:

The provision of such services in the area of the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 6 That arrangements be made with regard to the payment of the financial contribution in the sum of £100 (one hundred pounds) PER HOUSE in respect of the overall development, as required by Condition No. 28 of planning permission granted under Reg. Ref. S96A/ 0507; 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.

- 7 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £200,000 (two hundred thousand pounds) or a Cash Lodgement in the sum of £130,000 (one hundred and thirty thousand pounds) as required by Condition No. 30 of planning permission granted under Reg. Ref. S96A/0507; these arrangements to be made prior to the commencement of this proposal.

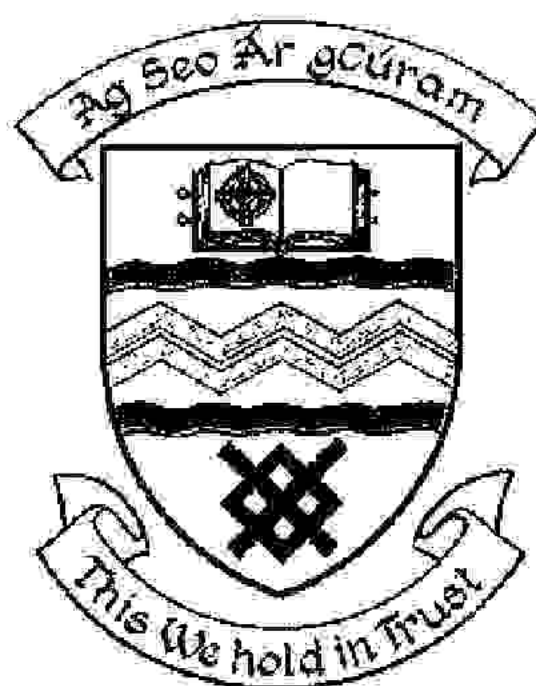
REASON:

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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- 8 That arrangements be made with regard to the payment of the financial contribution in the sum of £400 (four hundred pounds) PER HOUSE in respect of the overall development, as required by Condition No. 31 of planning permission granted under Reg. Ref. S96A/0507; 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.

- (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.

 ..... 29 July 1997  
for SENIOR ADMINISTRATIVE OFFICER