

South Dublin County Council
Local Government
(Planning & Development)
Acts 1963 to 1993
Planning Register (Part 1)

Plan Register No.

S97A/0184

1. Location On lands to the south of a permitted residential development per Planning Permission Reg. Ref. S96A/0509 and east of Griffeen Road; in the townlands of Balgaddy and Esker South, Lucan, Co. Dublin.
2. Development Development of 32 no. two storey three bedroom semi-detached houses; site development and landscape works; vehicular access via permitted estate road off Griffeen Road to be known as Moy Glas Road pursuant to Planning Authority Reg. Ref. S96A/0509; all on approx. 0.75 hectares.
3. Date of Application 01/04/97 Date Further Particulars
(a) Requested (b) Received
- 3a. Type of Application Permission 1. 1.
2. 2.
4. Submitted by Name: McHugh Consultants,
Address: Chartered Town Planners, 16 Herbert Place, Dublin 2.
5. Applicant Name: Castlethorn Construction Ltd.,
Address: Carysfort Cottage, Carysfort Park, Blackrock, Co. Dublin.
6. Decision O.C.M. No. 1034 Effect
AP GRANT PERMISSION
Date 29/05/97
7. Grant O.C.M. No. 1352 Effect
AP GRANT PERMISSION
Date 09/07/97
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.

dd

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
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McHugh Consultants,
Chartered Town Planners,
16 Herbert Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1352	Date of Final Grant 09/07/97
Decision Order Number 1034	Date of Decision 29/05/97
Register Reference S97A/0184	Date 1st April 1997

Applicant Castlethorn Construction Ltd.,

Development Development of 32 no. two storey three bedroom semi-detached houses; site development and landscape works; vehicular access via permitted estate road off Griffeen Road to be known as Moy Glas Road pursuant to Planning Authority Reg. Ref. S96A/0509; all on approx. 0.75 hectares.

Location On lands to the south of a permitted residential development per Planning Permission Reg. Ref. S96A/0509 and east of Griffeen Road; in the townlands of Balgaddy and Esker South, Lucan, Co. Dublin.

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 (25) 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, 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 Prior to the first occupation of each dwelling front side and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow. Details for tree planting in the front gardens of dwellings, including specifications, shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interest of the proper planning and development of the area, visual and residential amenity.

- 3 Prior to the commencement of development full details for proposed boundary treatment to the dwellings and the site shall be submitted to and be to the satisfaction of the Planning Authority, including in particular, boundary treatment to the Griffeen Road.

REASON:

In the interests of the proper planning and development of the area, visual and residential amenity.

- 4 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 5 Other than where "extended kitchen areas" adjoin each other, a 1.8 metres high privacy wall, plastered on both sides and capped, shall be erected for a distance of 2 metres from the rear party wall of each attached dwelling.

REASON:

In the interests of visual amenity.

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- 6 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.
REASON:
In the interests of residential amenity.
- 7 The proposed ground floor gable end windows to the dining areas of house type D3 shall be omitted. These proposed windows may be replaced with high level windows only with a cill height of not less than 1.8 metres above finished floor level.
REASON:
In the interests of residential amenity.
- 8 A minimum distance of 2.3 metres shall be provided between the gable ends of each pair of dwellings and each dwelling shall have a minimum rear garden depth of 11 metres.
REASON:
In the interest of the proper planning and development of the area and residential amenity.
- 9 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON:
In the interest of reducing air pollution.
- 10 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 11 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.
- 12 All services to the proposed development, including electrical, telephone and television shall be placed underground throughout the site and any overhead cables crossing the site shall be placed underground throughout the site.
REASON:
In the interests of residential and visual amenity.
- 13 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

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REASON:

In the interest of amenity and public safety.

- 14 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 15 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.

- 16 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 17 That an acceptable street naming and house numbering scheme be submitted to and approved by the 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.

- 18 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

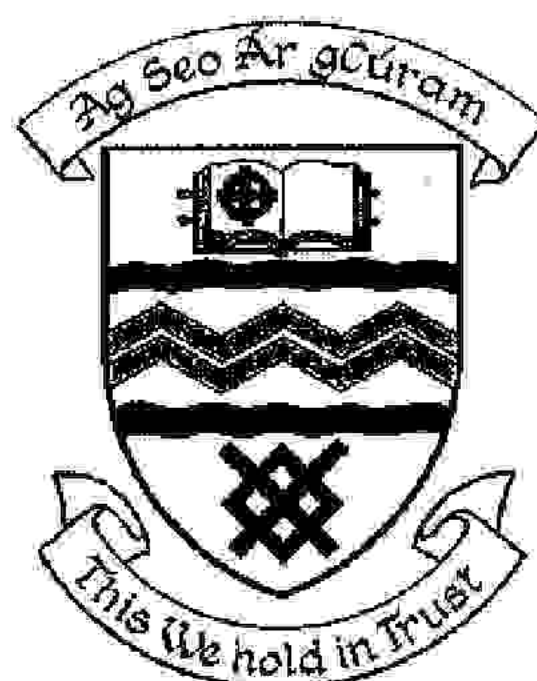
REASON:

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

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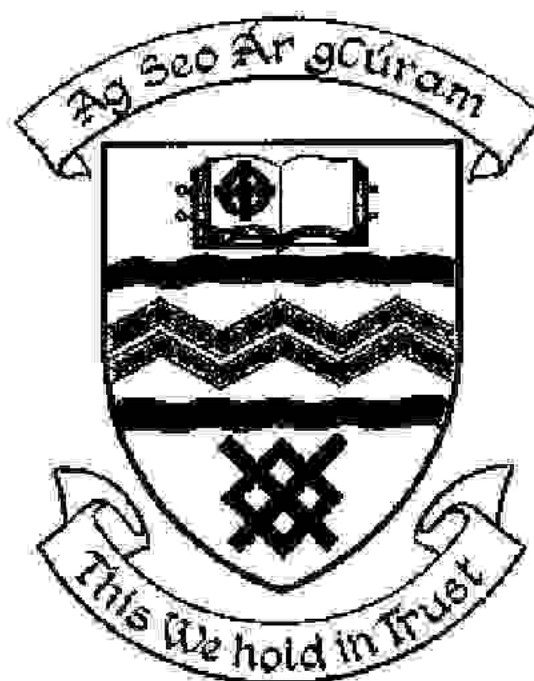


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- 19 On street and off street parking provision shall be in accordance with the requirements as set down in the Dublin County Development Plan 1993.
REASON:
In the interests of the proper planning and development of the area.
- 20 That a financial contribution in the sum of £10,500 (the thousand, five hundred 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.
- 21 That a financial contribution in the sum of £100 (one hundred pounds) per dwelling be paid by the proposer to South Dublin County Council towards Esker Pumping Station Upgrading Scheme which will 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.
- 22 That a financial contribution in the sum of £50 (fifty pounds) per dwelling be paid by the proposer to South Dublin County Council towards the cost of the proposed improvement to the Griffeen River drainage catchment which will facilitate the proposed 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.
- 23 That in respect of the overall development of which this development forms part, that construction not be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by

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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 £250,000 (two 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.
OR...../
- b. Lodgement with the Council of a Cash Sum of £140,000 (one hundred and forty 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:

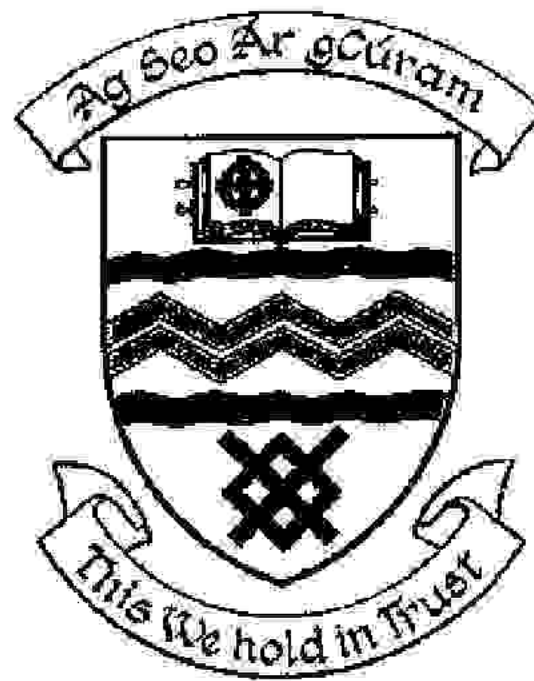
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 24 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 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.

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- 25 That a financial contribution in the sum of £400 (four hundred pounds) PER HOUSE by paid by the proposer to South Dublin County Council towards the cost of the Lucan Water Supply Improvement Scheme which will facilitate the proposed development; this contribution to be paid before the commencement of development on the site.

REASON:

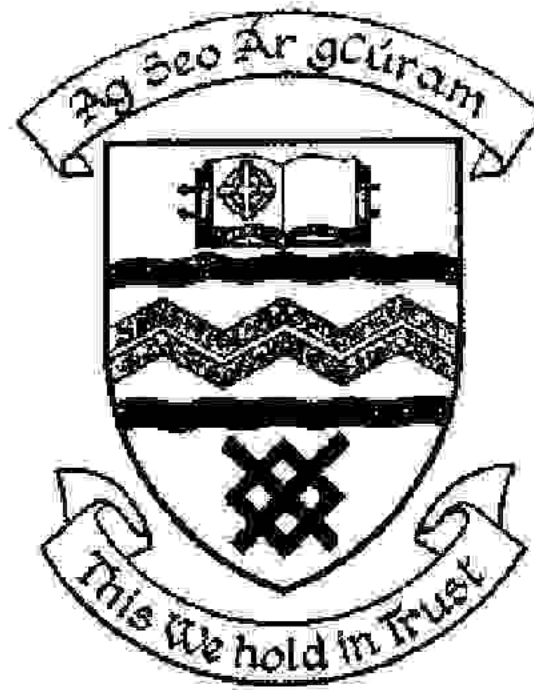
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- (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.

 10 July 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1034	Date of Decision 29/05/97
Register Reference S97A/0184	Date 1st April 1997

Applicant Castlethorn Construction Ltd.,

Development Development of 32 no. two storey three bedroom semi-detached houses; site development and landscape works; vehicular access via permitted estate road off Griffeen Road to be known as Moy Glas Road pursuant to Planning Authority Reg. Ref. S96A/0509; all on approx. 0.75 hectares.

Location On lands to the south of a permitted residential development per Planning Permission Reg. Ref. S96A/0509 and east of Griffeen Road; in the townlands of Balgaddy and Esker South, 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 Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

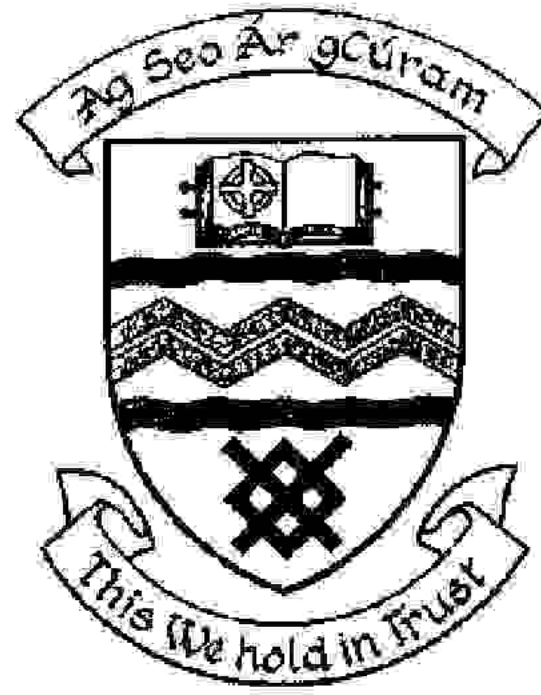
Subject to the conditions (25) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

29/05/97

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

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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, 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 Prior to the first occupation of each dwelling front side and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow. Details for tree planting in the front gardens of dwellings, including specifications, shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interest of the proper planning and development of the area, visual and residential amenity.

- 3 Prior to the commencement of development full details for proposed boundary treatment to the dwellings and the site shall be submitted to and be to the satisfaction of the Planning Authority, including in particular, boundary treatment to the Griffeen Road.

REASON:

In the interests of the proper planning and development of the area, visual and residential amenity.

- 4 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be

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provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 5 Other than where "extended kitchen areas" adjoin each other, a 1.8 metres high privacy wall, plastered on both sides and capped, shall be erected for a distance of 2 metres from the rear party wall of each attached dwelling.

REASON:

In the interests of visual amenity.

- 6 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.

REASON:

In the interests of residential amenity.

- 7 The proposed ground floor gable end windows to the dining areas of house type D3 shall be omitted. These proposed windows may be replaced with high level windows only with a cill height of not less than 1.8 metres above finished floor level.

REASON:

In the interests of residential amenity.

- 8 A minimum distance of 2.3 metres shall be provided between the gable ends of each pair of dwellings and each dwelling shall have a minimum rear garden depth of 11 metres.

REASON:

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

- 9 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

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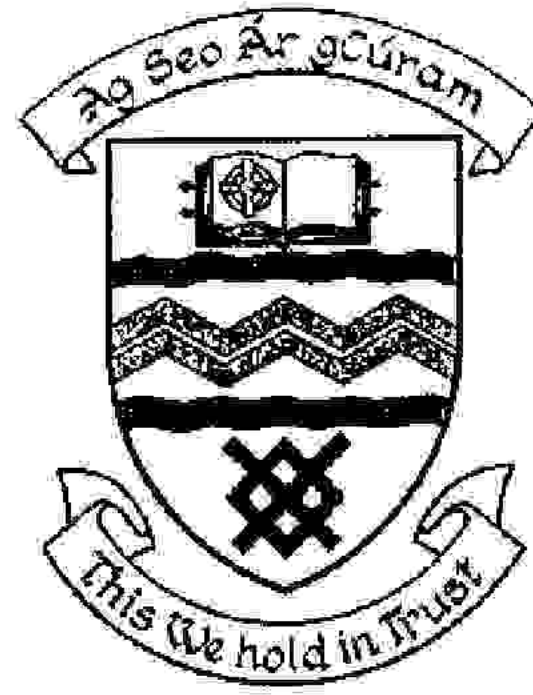
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- 10 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 11 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 12 All services to the proposed development, including electrical, telephone and television shall be placed underground throughout the site and any overhead cables crossing the site shall be placed underground throughout the site.
REASON:
In the interests of residential and visual amenity.
- 13 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 14 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 15 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.
- 16 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof

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be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 17 That an acceptable street naming and house numbering scheme be submitted to and approved by the 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.

- 18 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

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

- 19 On street and off street parking provision shall be in accordance with the requirements as set down in the Dublin County Development Plan 1993.

REASON:

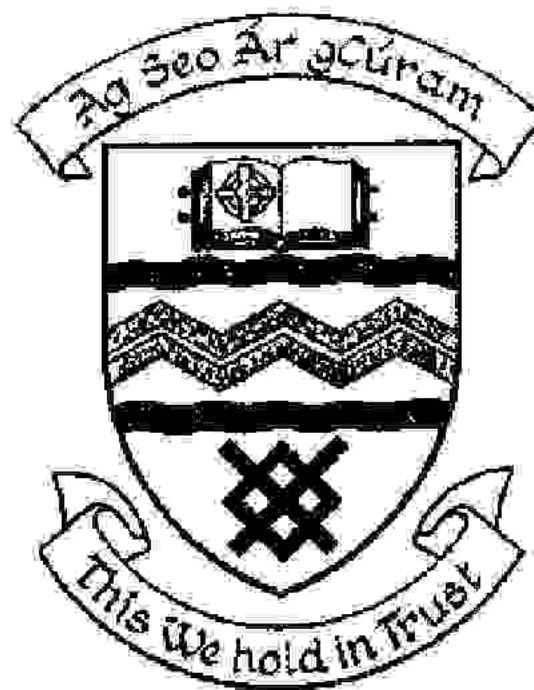
In the interests of the proper planning and development of the area.

- 20 That a financial contribution in the sum of £10,500 (the thousand, five hundred 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

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~~REG REF: S97A/0184~~

reasonable that the developer should contribute towards the cost of providing the services.

- 21 That a financial contribution in the sum of £100 (one hundred pounds) per dwelling be paid by the proposer to South Dublin County Council towards Esker Pumping Station Upgrading Scheme which will 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.

- 22 That a financial contribution in the sum of £50 (fifty pounds) per dwelling be paid by the proposer to South Dublin County Council towards the cost of the proposed improvement to the Griffeen River drainage catchment which will facilitate the proposed development; this contribution to be paid before the commencement of development on the site.

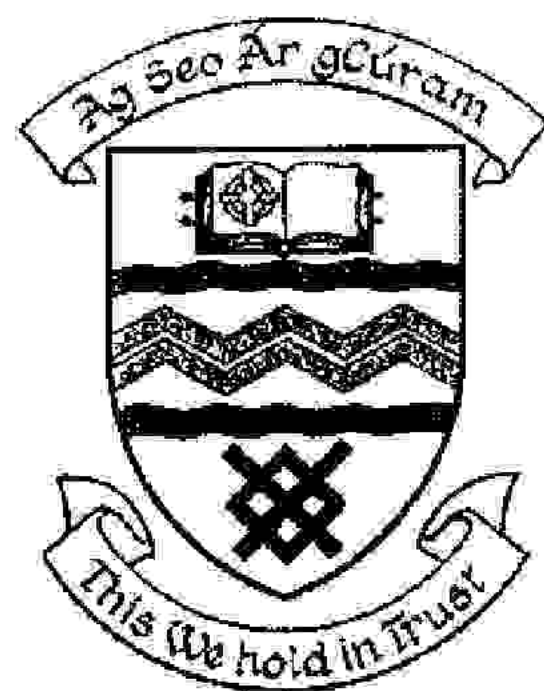
REASON:

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.

- 23 That in respect of the overall development of which this development forms part, that construction not 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 £250,000 (two 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.
OR...../
- b. Lodgement with the Council of a Cash Sum of £140,000

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(one hundred and forty 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.

- 24 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 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.

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Dublin 24. --

Telephone: 01-462 0000
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~~REG REF. S97A/0184~~

- 25 That a financial contribution in the sum of £400 (four hundred pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the Lucan Water Supply Improvement Scheme which will facilitate the proposed 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.

Plan Register No.

S97A/0184

- | | | | | |
|-----|-------------------------|--|---|----|
| 1. | Location | On lands to the south of a permitted residential development per Planning Permission Reg. Ref. S96A/0509 and east of Griffeen Road; in the townlands of Balgaddy and Esker South, Lucan, Co. Dublin. | | |
| 2. | Development | Development of 32 no. two storey three bedroom semi-detached houses; site development and landscape works; vehicular access via permitted estate road off Griffeen Road to be known as Moy Glas Road pursuant to Planning Authority Reg. Ref. S96A/0509; all on approx. 0.75 hectares. | | |
| 3. | Date of Application | 01/04/97 | Date Further Particulars
(a) Requested (b) Received | |
| 3a. | Type of Application | Permission | 1. | 1. |
| | | | 2. | 2. |
| 4. | Submitted by | Name: | McHugh Consultants, | |
| | | Address: | Chartered Town Planners, 16 Herbert Place, Dublin 2. | |
| 5. | Applicant | Name: | Castlethorn Construction Ltd., | |
| | | Address: | Carysfort Cottage, Carysfort Park, Blackrock, Co. Dublin. | |
| 6. | Decision | O.C.M. No. | Effect | |
| | | Date | | |
| 7. | Grant | O.C.M. No. | Effect | |
| | | Date | | |
| 8. | Appeal Lodged | | | |
| 9. | Appeal Decision | | | |
| 10. | Material Contravention | | | |
| 11. | Enforcement | Compensation | Purchase Notice | |
| | 0 | 0 | 0 | |
| 12. | Revocation or Amendment | | | |
| 13. | E.I.S. Requested | E.I.S. Received | E.I.S. Appeal | |