

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0183	
1. Location	On lands bounded by the Lucan/Newlands Road to the north and by Griffeen Road to the west, in the townlands of Balgaddy and Esker South, Lucan, Co. Dublin.		
2. Development	Alterations to permitted development pursuant to Planning Permission Reg. Ref. S96A/0509 comprising change of house type from 18 no. semi detached houses (House Type D3) on site nos. 147 - 164 inclusive, to 18 no. semi-detached houses (House Type A6); site development and landscape works; vehicular access via permitted estate road system linked to proposed road known as Griffeen Road pursuant to Reg. Ref. S96A/0509; all on a site of approx. 0.45 hectares.		
3. Date of Application	01/04/97	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, 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. 1020 Date 28/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1352 Date 09/07/97	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

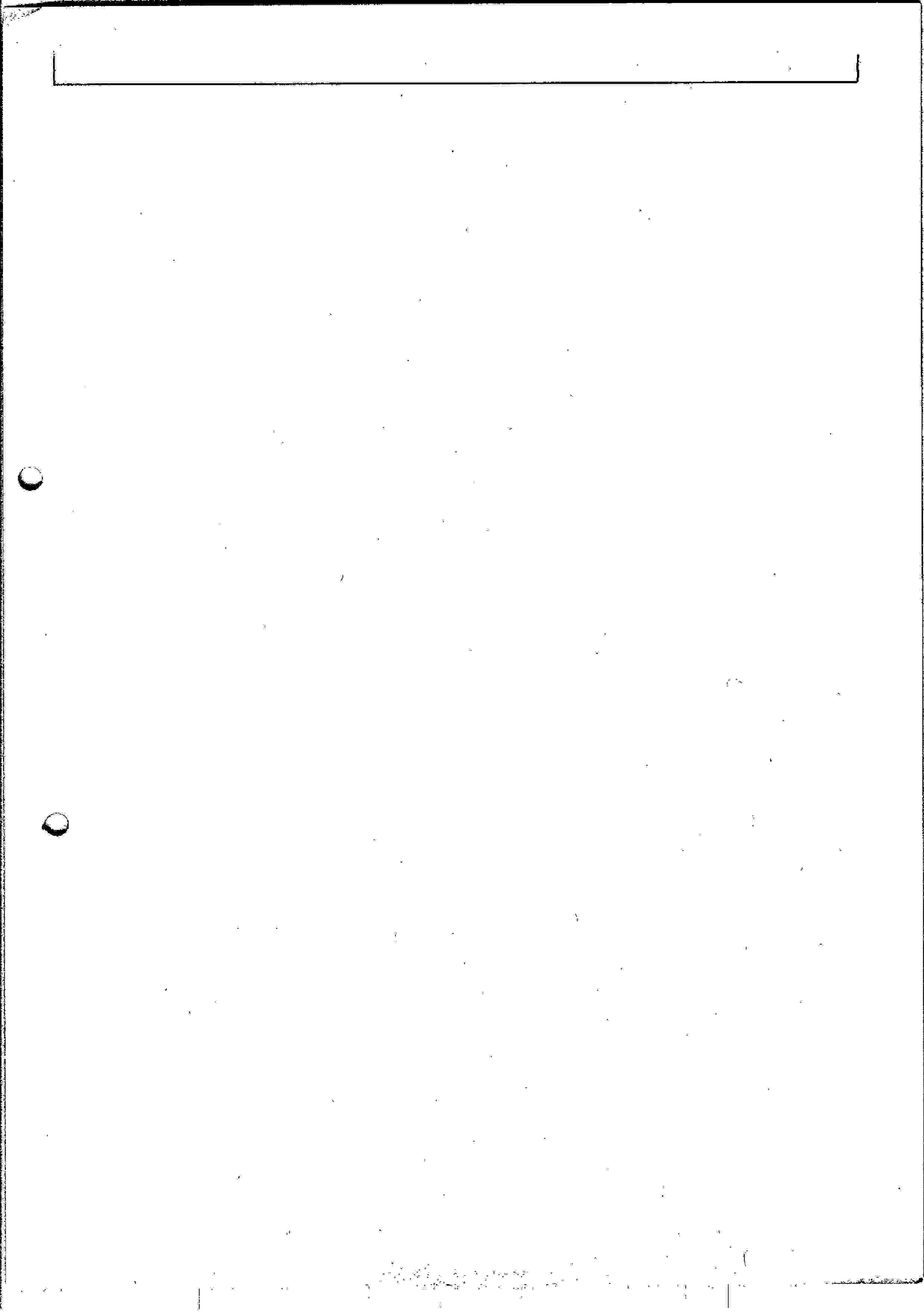
E.I.S. Appeal

14.
Registrar

.....
Date

.....
Receipt No.

dd



SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 1020	Date of Decision 28/05/97
Register Reference S97A/0183	Date 1st April 1997

Applicant Castlethorn Construction Ltd.,

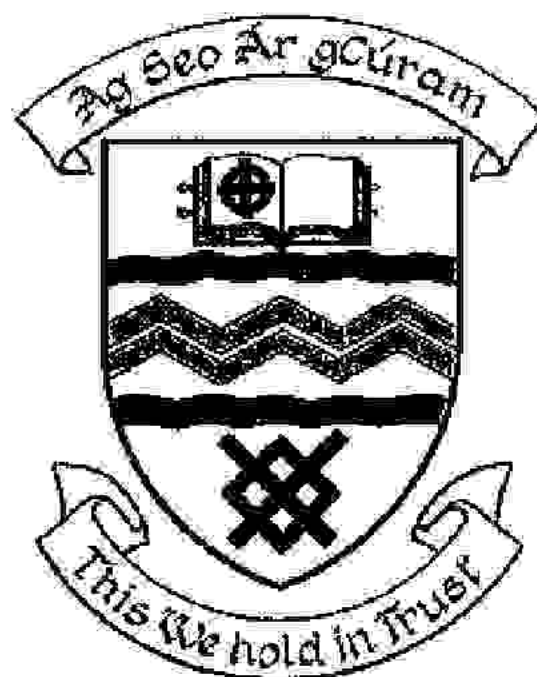
Development Alterations to permitted development pursuant to Planning Permission Reg. Ref. S96A/0509 comprising change of house type from 18 no. semi detached houses (House Type D3) on site nos. 147 - 164 inclusive, to 18 no. semi-detached houses (House Type A6); site development and landscape works; vehicular access via permitted estate road system linked to proposed road known as Griffeen Road pursuant to Reg. Ref. S96A/0509; all on a site of approx. 0.45 hectares.

Location On lands bounded by the Lucan/Newlands Road to the north and by Griffeen Road to the west, 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 (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 be in accordance with the terms and conditions of planning permission Ref. S96A/0509 including the financial conditions thereof.
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 arrangements be made with regard to the payment of the financial contribution in the sum of £82,740 (eighty two thousand seven hundred and forty pounds) in respect of the overall development, as required by Condition No. 26 of planning permission granted under Reg. Ref. S96A/0509; 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.

- 4 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. 27 of planning permission granted under Reg. Ref. S96A/0509; 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.

- 5 That arrangements be 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

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Condition No. 28 of planning permission granted under Reg. Ref. S96A/0509; 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.

- 6 That arrangements be 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. 30 of planning permission granted under Reg. Ref. S96A/0509; 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.

- 7 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/0509; 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.

- 8 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 £120,000 (one hundred and twenty thousand pounds) as required by Condition No. 29 of planning permission granted under Reg. Ref. S96A/0509; 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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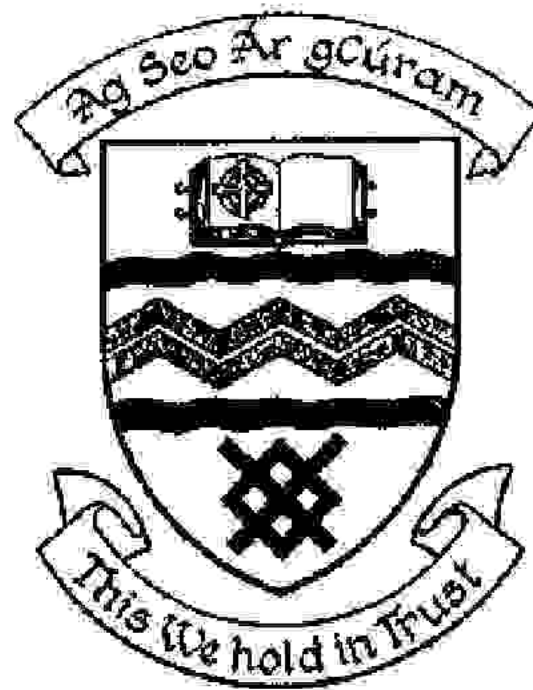
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety 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

**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 1020	Date of Decision 28/05/97
Register Reference S97A/0183	Date 1st April 1997

Applicant Castlethorn Construction Ltd.,

Development Alterations to permitted development pursuant to Planning Permission Reg. Ref. S96A/0509 comprising change of house type from 18 no. semi detached houses (House Type D3) on site nos. 147 - 164 inclusive, to 18 no. semi-detached houses (House Type A6); site development and landscape works; vehicular access via permitted estate road system linked to proposed road known as Griffeen Road pursuant to Reg. Ref. S96A/0509; all on a site of approx. 0.45 hectares.

Location On lands bounded by the Lucan/Newlands Road to the north and by Griffeen Road to the west, 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 (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

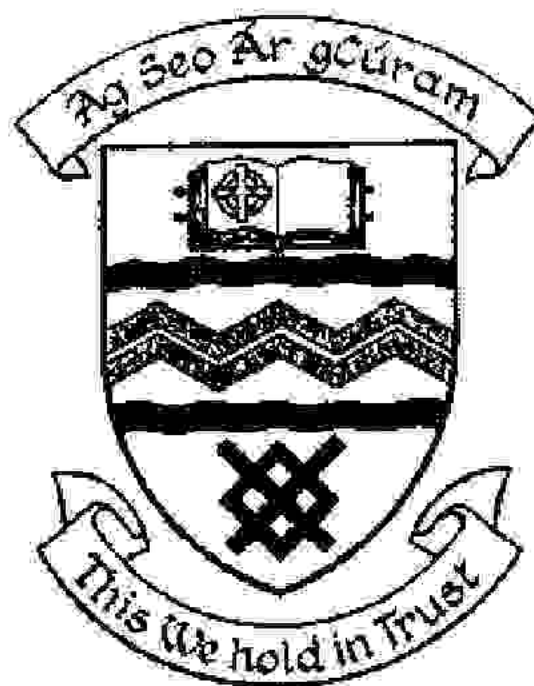
29/05/97

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

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~~REG REF. S97A/0183~~

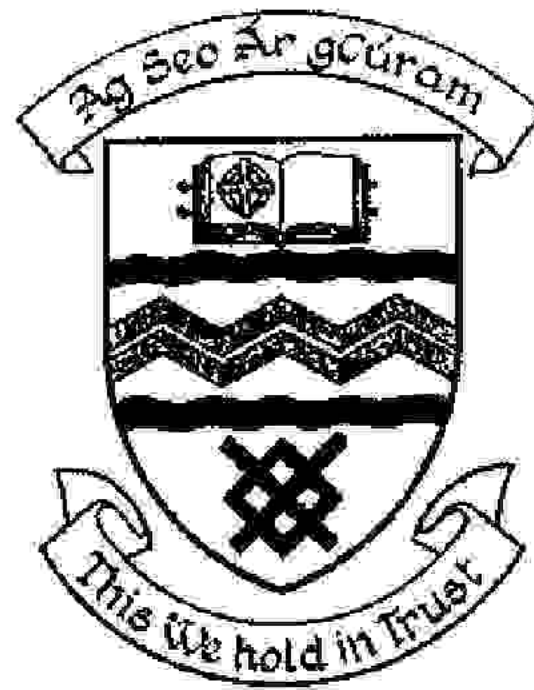
Conditions and Reasons

- 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 the terms and conditions of planning permission Ref. S96A/0509 including the financial conditions thereof.
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 arrangements be made with regard to the payment of the financial contribution in the sum of £82,740 (eighty two thousand seven hundred and forty pounds) in respect of the overall development, as required by Condition No. 26 of planning permission granted under Reg. Ref. S96A/0509; 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

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~~REG. REF. S97A/0183~~

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

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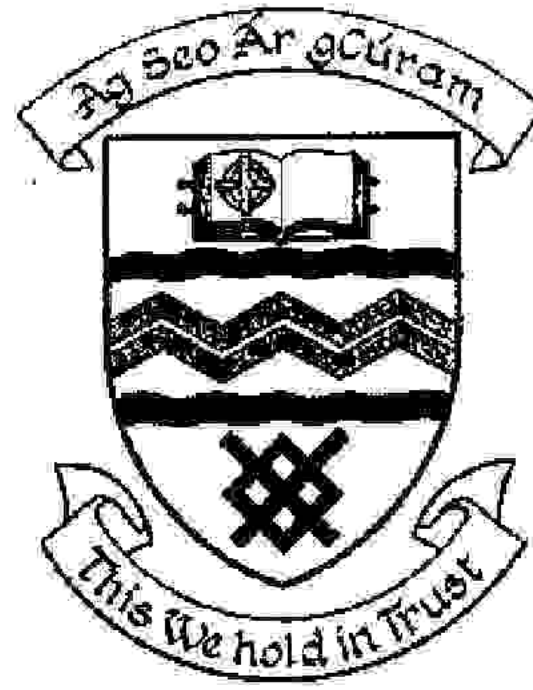
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REASON:

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- 7 That arrangements be made with regard to the payment of the financial contribution in the sum of £400 (four hundred

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REASON:

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3. Date of Application	01/04/97	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, 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. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			