

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0157	
1. Location	site bounded by no. 1 Weston Heights to the east and no's 15-19 Weston Meadow to the north, at Weston Park, Lucan, Co. Dublin.		
2. Development	3 No. two storey (5 bedroomed) detached dwellings to (c. 0.152 Ha) with a vehicular access from Weston Heights.		
3. Date of Application	21/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/05/97 2. 06/08/97	1. 09/06/97 2. 21/08/97
4. Submitted by	Name: Philip J. Staunton Architects, Address: 46 Grafton Street, Dublin 2.		
5. Applicant	Name: Weston Properties Ltd., Address: Site Office, Weston Way, Weston Park, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2070 Date 17/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	12/11/97	Written Representations	
9. Appeal Decision	11/03/98	Grant Permission	
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.			

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S97A/0157

APPEAL by Weston Park Residents' Association of 1 Weston Heights, Weston Park, Lucan, County Dublin and by Weston Properties Limited care of Philip J. Staunton Architects of The Old Coach House, 22 Aungier Street, Dublin against the decision made on the 17th day of October, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Weston Properties Limited for development comprising the erection of three five bedroom detached houses on site (0.152 hectares) bounded by number 1 Weston Heights to the east and numbers 15 to 19 Weston Meadow to the north with vehicular access from Weston Heights, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the zoning provisions for the site and the existing pattern of development in the area, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the revised plans and particulars received by the planning authority on the 9th day of June, 1997 and the 21st day of August, 1997, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

Dan.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

8. Prior to the commencement of development, the developer shall pay the sum of £4,260 (four thousand two hundred and sixty pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of road improvement works and traffic management facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

9. Prior to the commencement of development, the developer shall pay the sum of £3,000 (three thousand pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of Class 1 public open space in the area facilitating the proposed development.

Dawn

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 2070	Date of Decision 17/10/97
Register Reference S97A/0157	Date 21st March 1997

Applicant Weston Properties Ltd.,

Development 3 No. two storey (5 bedroomed) detached dwellings to
(c. 0.152 Ha) with a vehicular access from Weston Heights.

Location site bounded by no. 1 Weston Heights to the east and no's
15-19 Weston Meadow to the north, at Weston Park, Lucan,
Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/05/97 /09/06/97

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 (17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 17/10/97
for **SENIOR ADMINISTRATIVE OFFICER**

Philip J. Staunton Architects,
46 Grafton Street,
Dublin 2.

Copy of decision
forwarded to
P. Staunton
Fax No. 4757272

20/10/97
AP

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

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DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Conditions and Reasons

- 1 subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority on the 9th June and 21st August 1997.
REASON:
In the interest of the proper planning and development of the area.
- 2 External finishes to the proposed dwellings, including roof materials and colours, shall be in keeping with finishes on adjacent dwellings to the east.
REASON:
In the interests of residential amenity.
- 3 Boundary treatment to the sites shall be in keeping with boundary treatment on existing adjacent sites to the east.
REASON:
In the interest of the proper planning and development of the area.
- 4 The eastern elevation to the sun room on Unit A shall be permanently fitted with obscure glass.
REASON:
In the interests of residential amenity.
- 5 Prior to the first occupation of each dwelling front side and rear garden areas shall be levelled, graded and seeded

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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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 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.

- 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 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 8 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.
- 9 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 10 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.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

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DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular the applicant shall submit fully detailed foul and surface water drainage layout including pipe sizes, gradients, cover and invert levels up to and including discharge to public sewer and ensure full and complete separation of foul and surface water systems.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 12 The footpath and kerb at the site frontages shall be dished and ramped to the satisfaction of the Planning Authority. A kerb shall be provided at the road edge of the existing grass margin.

REASON:

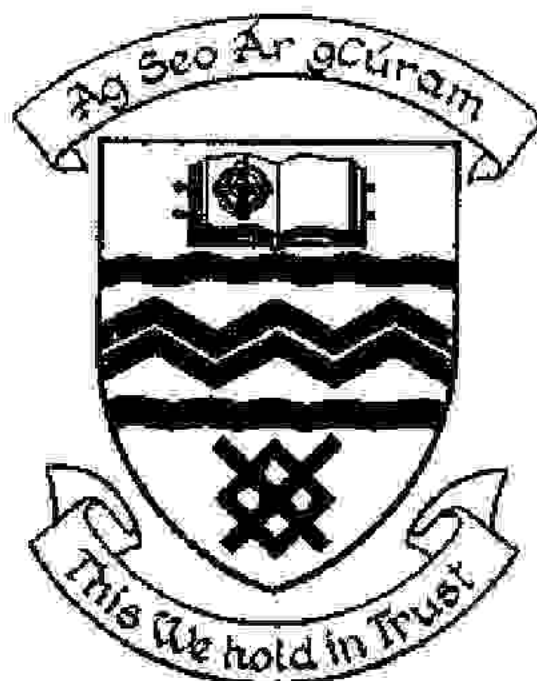
In the interest of the proper planning and development of the area.

- 13 That a financial contribution in the sum of money equivalent to the value of £4,260 (four thousand two hundred and sixty pounds) 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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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

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DEPARTMENT
P.O. Box 4122,
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Fax: 01-462 0104

- 14 That a financial contribution in the sum of £2,250 (two thousand two hundred and fifty 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.

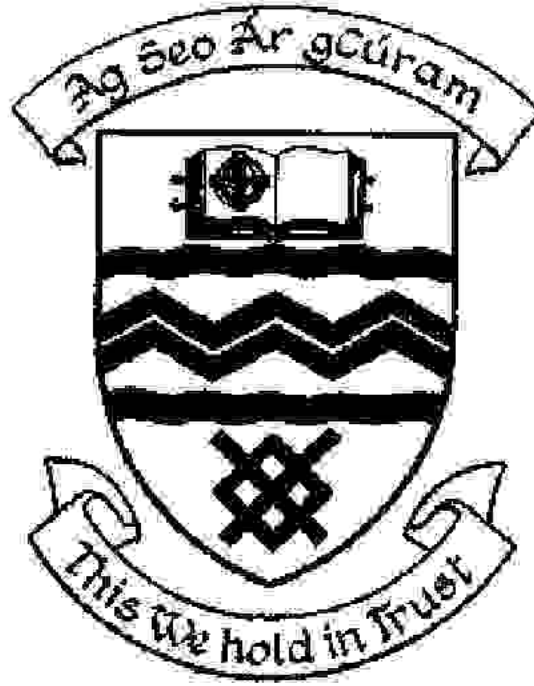
- 15 That a financial contribution in the sum of £3,000 (three thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the 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 the provision and development of amenity lands in the area which will facilitate the proposed development.

- 16 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 £5,000 (five thousand pounds) until such time as the Roads, Open Spaces,

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
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Dublin 24.

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Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

- b. Lodgement with the Council of a Cash Sum of £3,000 (three 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:

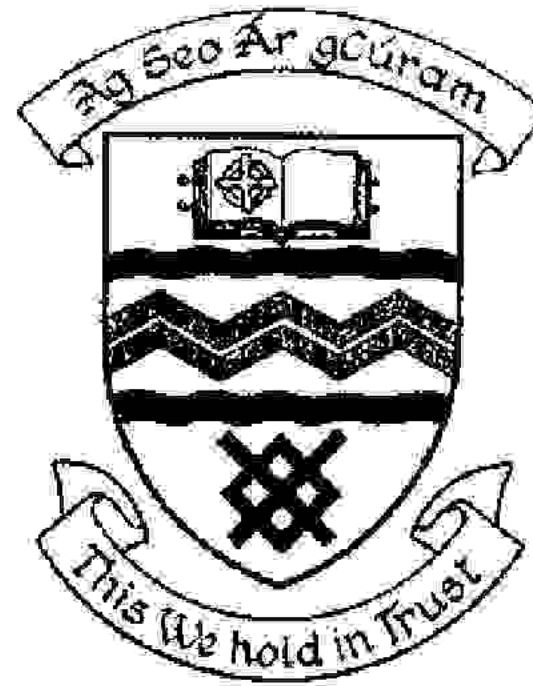
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 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.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 1569	Date of Decision 06/08/97
Register Reference S97A/0157	Date 21st March 1997

Applicant Weston Properties Ltd.,
App. Type Permission
Development 3 No. two storey (5 bedroomed) detached dwellings to
(c. 0.152 Ha) with a vehicular access from Weston Heights.
Location site bounded by no. 1 Weston Heights to the east and no's
15-19 Weston Meadow to the north, at Weston Park, Lucan,
Co. Dublin.

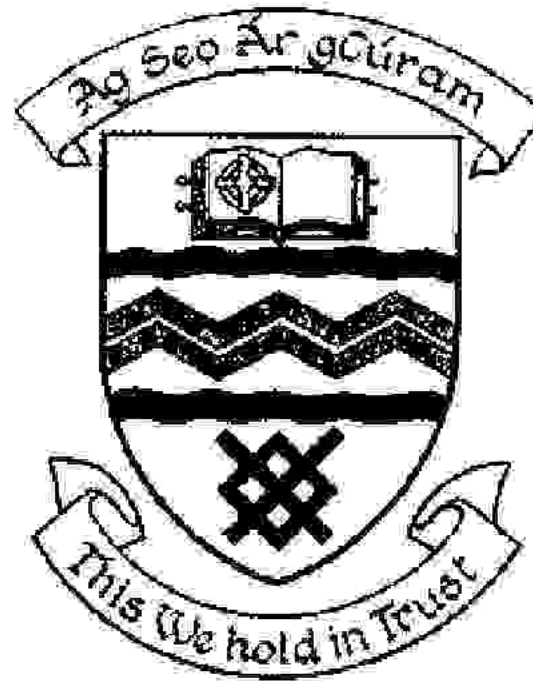
Dear Sir / Madam,

With reference to your planning application, additional information received on 9th June 1997 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is requested to submit details of proposed cascades.
- 2 The applicant is requested to check and confirm level on existing public sewer manhole to which it is intended to connect.

Philip J. Staunton Architects,
46 Grafton Street,
Dublin 2.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

- 3 The applicant is requested to submit revised surface water proposals taking account of gradients and falls.
- 4 The applicant is requested to submit details to provide for full and complete separation of foul and surface water systems.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

07/08/97

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 0942	Date of Decision 19/05/97
Register Reference S97A/0157	Date 21st March 1997

Applicant Weston Properties Ltd.,
Development 3 No. two storey (5 bedroomed) detached dwellings to
(c. 0.152 Ha) with a vehicular access from Weston Heights.

Location site bounded by no. 1 Weston Heights to the east and no's
15-19 Weston Meadow to the north, at Weston Park, Lucan,
Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/03/97 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 The applicant is requested to submit site location map at scale not less than 1:10560 in accordance with the Local Government (Planning and Development) Regulations 1994, as amended.
- 2 The applicant is requested to submit at scale not less than 1:500 showing all other land in the control or ownership of the applicant adjacent to the application site and all boundaries including fence lines, hedgerows and properties in the vicinity of the application site. In this regard it is noted that there is an existing semi-detached dwelling to the south-west of the application site which is not shown on the submitted 1:500 site plan layout and that

Philip J. Staunton Architects,
46 Grafton Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tarnhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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the same applicant has made an application for two dwellings to the south of the application site. (Ref. S97A/ 0232).

- 3 The applicant is requested to submit details for the provision of open space to serve both the application site and the overall Weston Park development area in accordance with the requirements of the County Development Plan. In this regard, it is noted that the area to the east of the application site as far south as the Celbridge Road is part of the open space for the development area.
- 4 The applicant to provide complete foul and surface water drainage details including pipe sizes, gradients, invert and cover levels up to and including connection to the existing private system and pipe sizes downstream of proposed connection.
- 5 Any section of the proposed foul or surface water drainage system with the potential to be taken in charge to be upgraded to a minimum of 225 mm.
- 6 The applicant to submit written agreement to connect to existing private foul and surface water sewers.
- 7 The applicant to ensure that each road gully to be individually connected to the proposed surface water sewer. Gully connection pipework to be 150mm minimum diameter.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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- 8 The applicant is requested to submit contours for the site and any lands in the vicinity of the application site in the ownership or control of the applicant as well as finished floor levels for the proposed dwellings as well as relationship of proposed dwelling to those applied for under Ref. S97A/0232.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

19/05/97