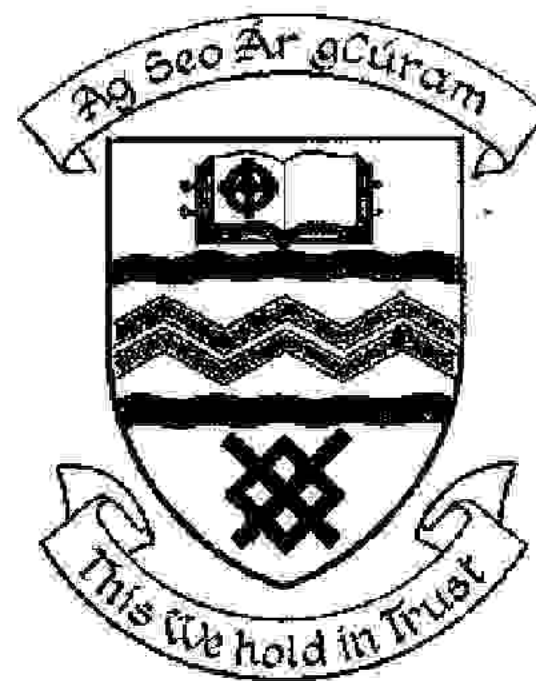


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0107	
1. Location	Lands bounded by the Lucan Newlands Road to the North and Griffeen Regional Park to the west in the townlands of Balgaddy and Esker South, Lucan, Co. Dublin.		
2. Development	Permanent retention of House Nos. 2 and 4 as House Type D3 from approved House Type G (Existing Planning Reg. Ref. S95A/0481 Site Nos. 269 and 270)		
3. Date of Application	28/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: O'Mahony Pike Architects, Address: Owenstown House, Fosters Avenue, Blackrock,		
5. Applicant	Name: Jetview Property Developments Ltd., Address: Carysfort Cottage, Carysfort Avenue, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 0778 Date 24/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1112 Date 10/06/97	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.	

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



**PLANNING
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O'Mahony Pike Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1112	Date of Final Grant 10/06/97
Decision Order Number 0778	Date of Decision 24/04/97
Register Reference S97A/0107	Date 28th February 1997

Applicant Jetview Property Developments Ltd.,

Development Permanent retention of House Nos. 2 and 4 as House Type D3 from approved House Type G (Existing Planning Reg. Ref. S95A/0481 Site Nos. 269 and 270)

Location Lands bounded by the Lucan Newlands Road to the North and Griffeen Regional Park 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 (7) conditions.

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Conditions and Reasons

- 1 subject to 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. S95A/0481.

REASON:

In the interests 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 £156,000 (one hundred and fifty six thousand pounds) in respect of the overall development, as required by Condition No. 2 of planning permission granted under Reg. Ref. S95A/0481 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. 4 of planning permission granted under Reg. Ref. S95A/0481 be strictly adhered to in respect of this proposal.

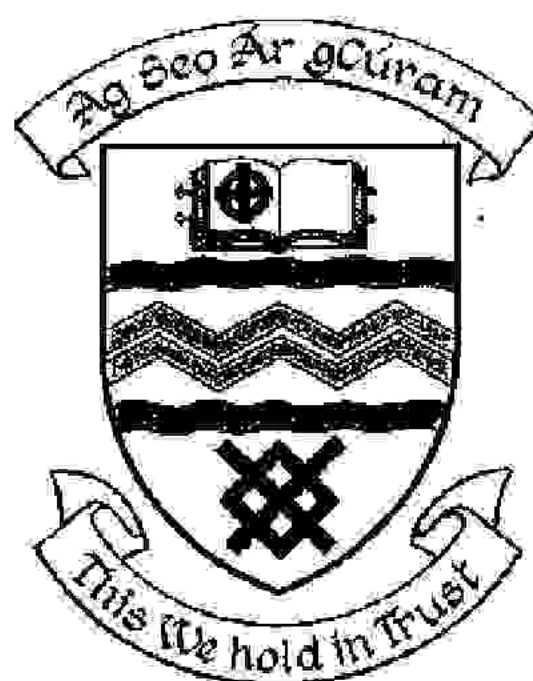
REASON:

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 £13,125 (thirteen thousand one hundred and twenty five pounds) in respect of the overall development, as required by Condition No. 5 of planning permission granted under Reg. Ref. S95A/0481 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.

- 6 That the arrangements made with regard to the payment of the financial contribution in the reduced sum of £300 (three hundred pounds) PER HOUSE in respect of the overall development, as required by Condition No. 26 of planning permission granted under Reg. Ref. S95A/0481 and approved by Order No. PCN/58/96 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.

- 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 £450,000 (four hundred and fifty thousand pounds) or a Cash Lodgement in the sum of £280,000 (two hundred and eighty thousand pounds) as required by Condition No. 6 of planning permission granted under Reg. Ref. S95A/0481; these arrangements to be made on receipt of final grant of permission.

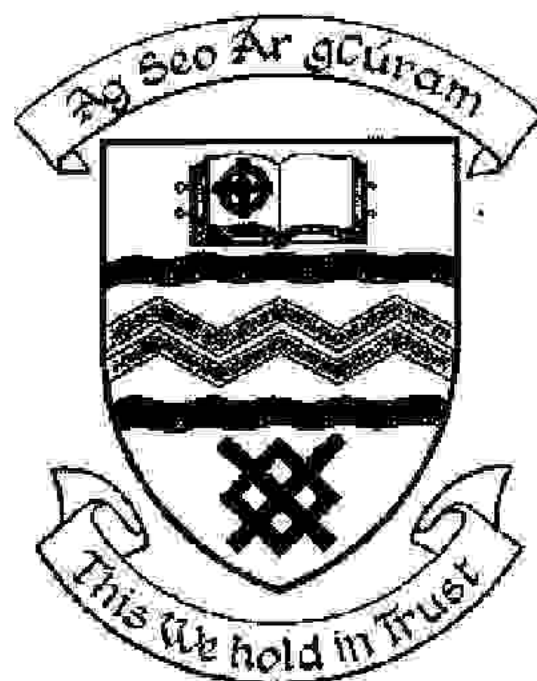
REASON:

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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- (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.

 June 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 0778	Date of Decision 24/04/97
Register Reference S97A/0107	Date 28th February 1997

Applicant Jetview Property Developments Ltd.,

Development Permanent retention of House Nos. 2 and 4 as House Type D3 from approved House Type G (Existing Planning Reg. Ref. S95A/0481 Site Nos. 269 and 270)

Location Lands bounded by the Lucan Newlands Road to the North and Griffeen Regional Park 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 (7) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*LB*..... 24/04/97
for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

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Conditions and Reasons

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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.

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