

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0084	
1. Location	on lands bounded by the Lucan - Newlands Road to the North and the proposed Outer Ring Road to the West in the townland of Balgaddy, Lucan, Co. Dublin.		
2. Development	Development comprising 1 No. two storey three bedroom detached house and 26 No. two storey three bedroom semi detached houses, site development and landscape works; vehicular access to Lucan - Newlands Road opposite Ballyowen Lane via existing vehicular access to be improved; demolition of a habitable dwelling and ancillary structures, all on a site of approx. 1.4 hectares.		
3. Date of Application	24/02/97	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. 0730 Date 22/04/97	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.dd



# 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

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 1112	Date of Final Grant 10/06/97
Decision Order Number 0730	Date of Decision 22/04/97
Register Reference S97A/0084	Date 24th February 1997

**Applicant** Castlethorn Construction Ltd.,

**Development** Development comprising 1 No. two storey three bedroom detached house and 26 No. two storey three bedroom semi detached houses, site development and landscape works; vehicular access to Lucan - Newlands Road opposite Ballyowen Lane via existing vehicular access to be improved; demolition of a habitable dwelling and ancillary structures, all on a site of approx. 1.4 hectares.

**Location** on lands bounded by the Lucan - Newlands Road to the North and the proposed Outer Ring Road to the West in the townland of Balgaddy, 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,

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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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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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subject to the following (30) conditions.

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 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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**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 Proposed house nos. 1 and 2 adjacent to the western boundary of the site shall be omitted from the development and the area of these sites shall be incorporated into the open space area for the development and provided as public open space for the development.  
**REASON:**  
 In the interests of the provision of an adequate amount of useable public open space to serve the occupants of the proposed dwellings in accordance with the requirements of the County Development Plan.
- 3 House no. 27 shall be omitted and the site of this dwelling house shall be incorporated into the gardens areas of adjoining sites. A distance of at least 3 metres shall be maintained between the gable end of house no. 26 and the eastern site boundary.  
**REASON:**  
 In the interests of the proper planning and development of the area and to prevent overlooking of adjoining property.
- 4 Prior to the commencement of development a detailed landscaping and planting scheme shall be submitted to and be to the satisfaction of the Planning Authority. The landscaping scheme shall include a full works specification, a timetable for implementation, a maintenance programme (for a period of at least 18 months from the date of the completion of the landscaping programme), and a bill of quantities for the development of the open space within the development as well as details for grading, top soiling, seeding, pathways, drainage, tree, bulb and shrub planting. Details for the storage of top soil related to the



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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  
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development shall also be provided.

**REASON:**

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

- 5 That the areas shown, and required as open space shall be levelled, soiled and seeded and landscaped to the satisfaction of the Planning Authority and be available for the use of the residents on completion of their dwellings.

**REASON:**

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

- 6 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 garden 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 interests of the proper planning and development of the area, visual and residential amenity.

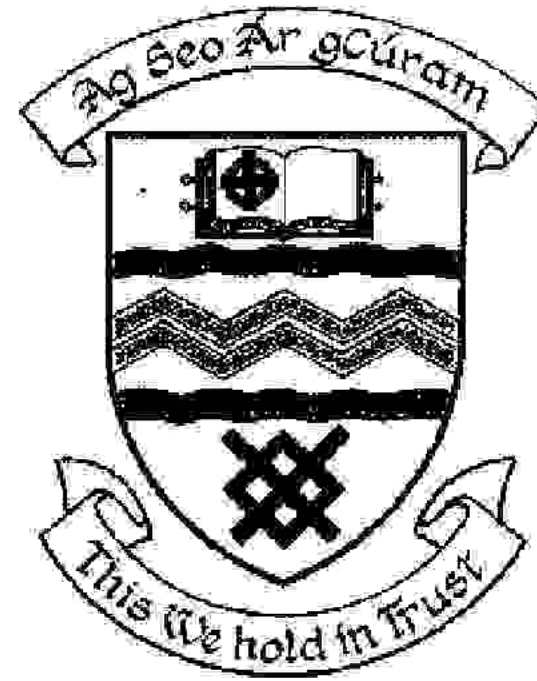
- 7 Prior to the commencement of development full details for proposed boundary treatment to the dwellings and the site shall be submitted to and be to the satisfaction of the Planning Authority. Boundary treatment shall include the following:

- (a) To the proposed Outer Ring Road boundary treatment shall comprise decorative railings on a plinth wall from the north-west boundary of the site to the front building line of house no. 3 and thereafter a 2.0m high solid wall plastered or dashed and capped from the front building line of house no. 3 to the rear boundary line of that house;
- (b) To the southern and eastern boundaries a 1.8m high wall or solid fence shall be provided;

**REASON:**

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

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

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DEPARTMENT  
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- 8 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.

- 9 other than where " extended kitchen areas" adjoin each other, a 1.8m 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 interest of residential amenity.

- 10 A minimum of distance of 2.3 metres shall be provided between the gable end of each pair of dwellings and each dwellings shall have a minimum rear garden depth of 11 metres. Front garden lengths shall be a minimum of 9 metres.

REASON:

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

- 11 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.

- 12 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

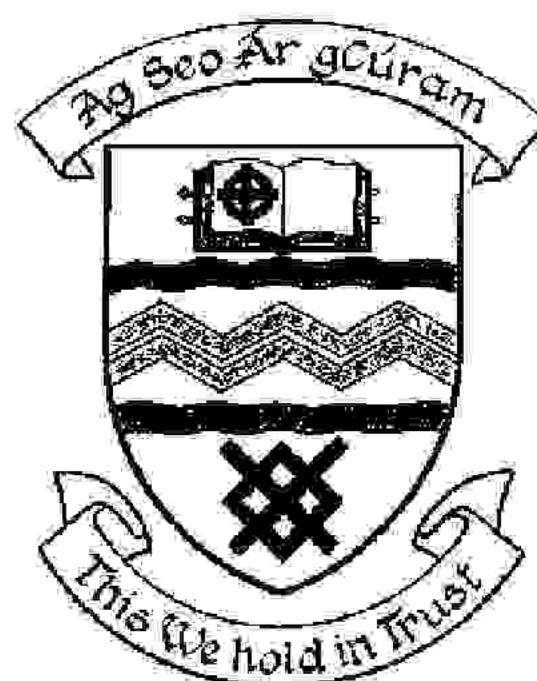
- 13 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other



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Lár an Bhaile, Tamhlacht,  
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Telefon: 01-462 0000  
Facs: 01-462 0104



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DEPARTMENT**  
P.O. Box 4122,  
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Dublin 24.

Telephone: 01-462 0000  
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debris on adjoining roads during the course of the works.

**REASON:**

To protect the amenities of the area.

- 14 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 interest of residential and visual amenity.

- 15 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.

- 16 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.

- 17 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.

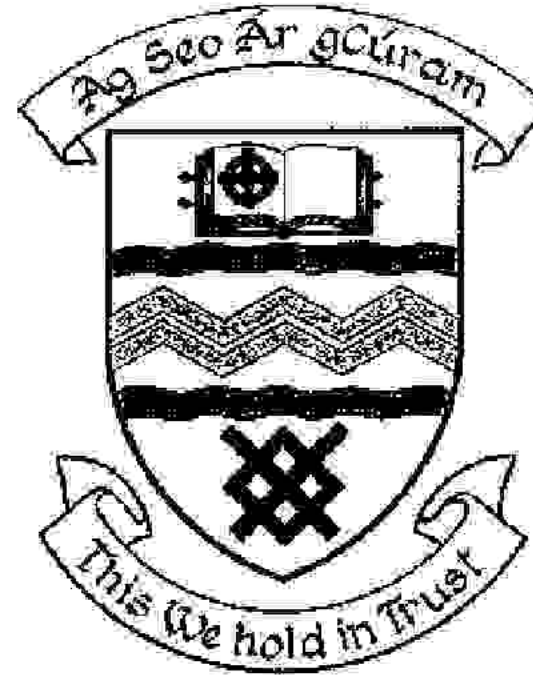
- 18 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

**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



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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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DEPARTMENT  
P.O. Box 4122,  
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Dublin 24.

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

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Facs: 01-462 0104

proposed development it is considered reasonable that the Council should recoup the cost.

- 19 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.
- 20 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.
- 21 Rumble strip platforms at the entrance to the cul-de-sac shall be extended to the satisfaction of the Planning Authority and additional rumble strips shall be provided within the cul-de-sac areas. Revised details including drainage, colour and material differentiation and details of thresholds shall be submitted to and be to the satisfaction of the Planning Authority prior to commencement of development.  
REASON:  
In the interests of residential amenity.
- 22 Reservations for the Outer Ring Road shall be set out on site and shall be submitted to the satisfaction of the Planning Authority prior to the commencement of development.  
REASON;  
In the interests of the proper planning and development of the area.
- 23 Details of visibility splays at the site entrance along with horizontal and vertical alignment of roads shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.  
REASON:



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In the interests of the prevention of the creation of a traffic hazard.

**24 Foul and Surface Water**

- (a) All sewers with the potential to be taken in charge to be in public open space or in roads and footpaths;
- (b) No building to be within 5m of a proposed foul or surface water sewer with the potential to be taken in charge;
- (c) All existing watercourses/drains to be drained via open jointed spigot and socket pipes laying on a filter bed and connected to the proposed surface water system;
- (d) All surface and foul water manhole covers shall comply with IS.EN 124 D400 class and shall have circular cover and square frame;
- (e) Manhole chambers (surface and foul) shall be a minimum of 1200mm dia for pipe sizes below 375mm dia pipes 1350 mm dia for pipes of 375 - 450mm dia. An internal minimum diameter of 1200mm is required for manhole shafts up to 3m deep. An intermediate platform shall be provided in manholes of 6m or greater depth.

**REASON:**

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

- 25** That a financial contribution in the sum of £20,400 (twenty thousand four 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:**

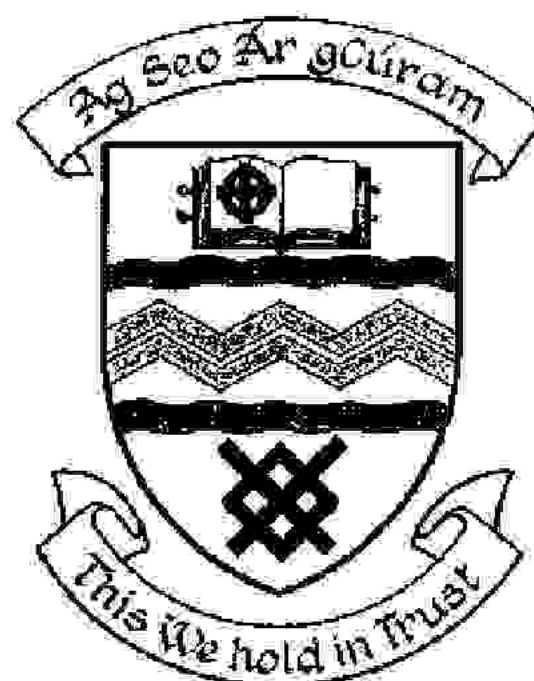
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.



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- 26 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 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.

- 27 That a financial contribution in the sum of £50 (fifty pounds) PER DWELLING be paid by the proposer to South Dublin County Council towards Griffeen River improvements 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.

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

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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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29 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 £40,000 (forty 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 £25,000 (twenty five 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.

30 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. This contribution to be paid before the commencement of development on the site.

**REASON:**

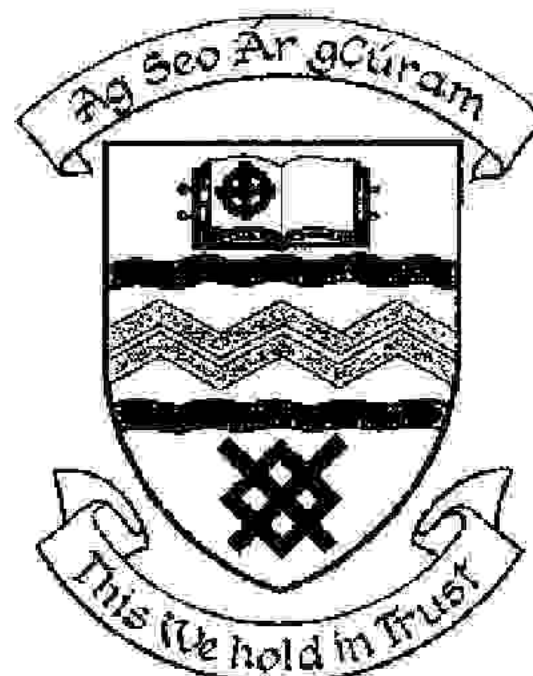
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.



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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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Telefon: 01-462 0000  
Facs: 01-462 0104



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DEPARTMENT**  
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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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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
Facs: 01-462 0111



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DEPARTMENT**  
P.O. Box 4122,  
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Telephone: 01-462 0000  
Fax: 01-462 0111

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

Decision Order Number 0730	Date of Decision 22/04/97
Register Reference S97A/0084	Date 24th February 1997

**Applicant** Castlethorn Construction Ltd.,

**Development** Development comprising 1 No. two storey three bedroom detached house and 26 No. two storey three bedroom semi detached houses, site development and landscape works; vehicular access to Lucan - Newlands Road opposite Ballyowen Lane via existing vehicular access to be improved; demolition of a habitable dwelling and ancillary structures, all on a site of approx. 1.4 hectares.

**Location** on lands bounded by the Lucan - Newlands Road to the North and the proposed Outer Ring Road to the West in the townland of Balgaddy, 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 ( 30 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

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

.....  
for SENIOR ADMINISTRATIVE OFFICER

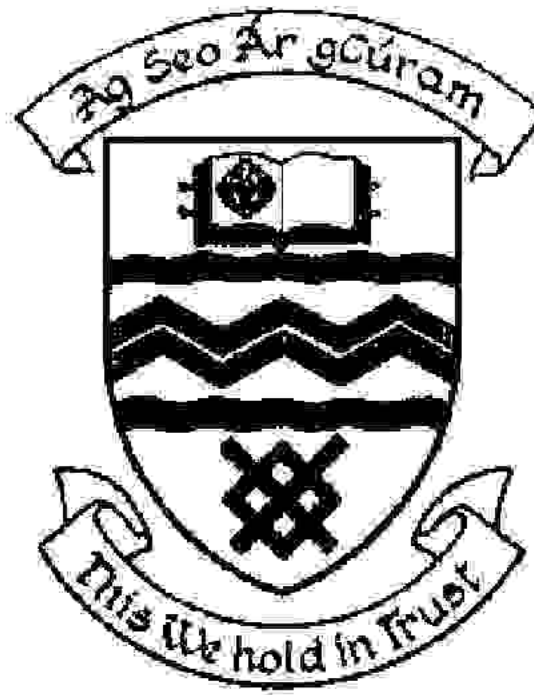
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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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Telefon: 01-462 0000  
Facs: 01-462 0111  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0111

**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 Proposed house nos. 1 and 2 adjacent to the western boundary of the site shall be omitted from the development and the area of these sites shall be incorporated into the open space area for the development and provided as public open space for the development.  
REASON:  
In the interests of the provision of an adequate amount of useable public open space to serve the occupants of the proposed dwellings in accordance with the requirements of the County Development Plan.
- 3 House no. 27 shall be omitted and the site of this dwelling house shall be incorporated into the gardens areas of adjoining sites. A distance of at least 3 metres shall be maintained between the gable end of house no. 26 and the eastern site boundary.



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REASON:

In the interests of the proper planning and development of the area and to prevent overlooking of adjoining property.

- 4 Prior to the commencement of development a detailed landscaping and planting scheme shall be submitted to and be to the satisfaction of the Planning Authority. The landscaping scheme shall include a full works specification, a timetable for implementation, a maintenance programme (for a period of at least 18 months from the date of the completion of the landscaping programme), and a bill of quantities for the development of the open space within the development as well as details for grading, top soiling, seeding, pathways, drainage, tree, bulb and shrub planting. Details for the storage of top soil related to the development shall also be provided.

REASON:

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

- 5 That the areas shown, and required as open space shall be levelled, soiled and seeded and landscaped to the satisfaction of the Planning Authority and be available for the use of the residents on completion of their dwellings.

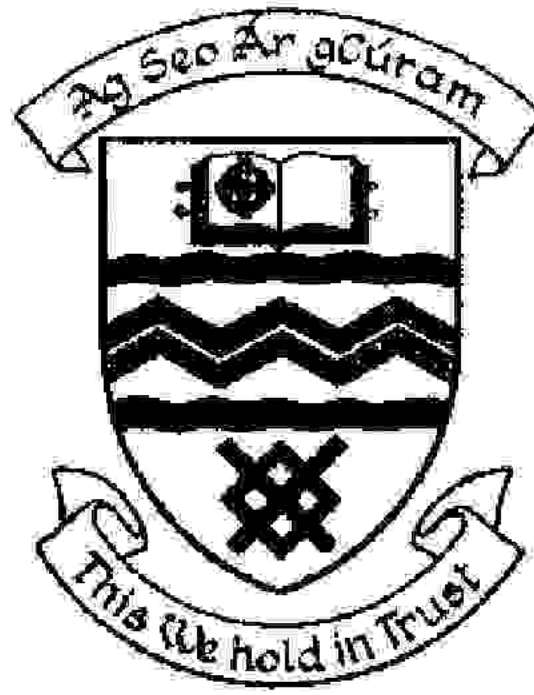
REASON:

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

- 6 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 garden of dwellings, including specifications, shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.



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REASON:

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

- 7 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. Boundary treatment shall include the following:
- (a) To the proposed Outer Ring Road boundary treatment shall comprise decorative railings on a plinth wall from the north-west boundary of the site to the front building line of house no. 3 and thereafter a 2.0m high solid wall plastered or dashed and capped from the front building line of house no. 3 to the rear boundary line of that house;
  - (b) To the southern and eastern boundaries a 1.8m high wall or solid fence shall be provided;

REASON:

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

- 8 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.

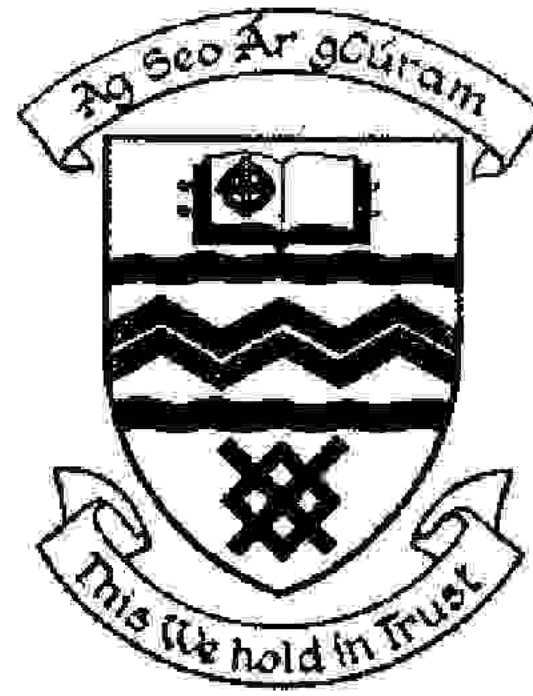
REASON:

In the interest of visual amenity.

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



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DEPARTMENT  
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rear party wall of each attached dwelling.

REASON:

In the interest of residential amenity.

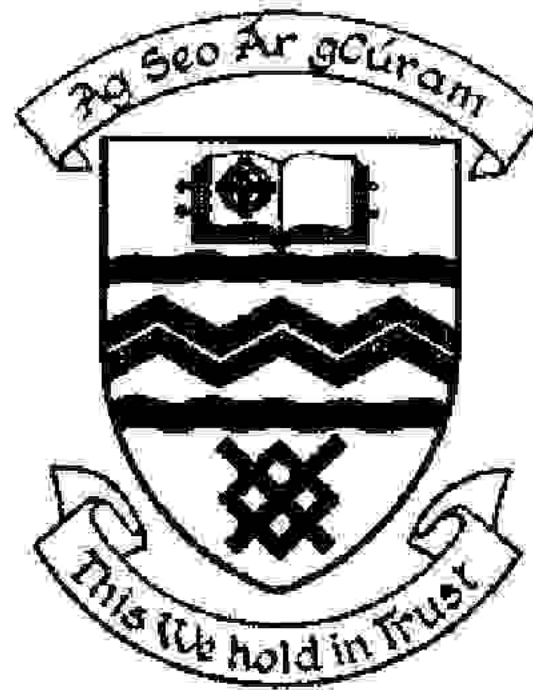
- 10 A minimum of distance of 2.3 metres shall be provided between the gable end of each pair of dwellings and each dwellings shall have a minimum rear garden depth of 11 metres. Front garden lengths shall be a minimum of 9 metres.  
REASON:  
In the interests of the proper planning and development of the area and residential amenity.
- 11 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.
- 12 That each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 13 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.
- 14 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 interest of residential and visual amenity.



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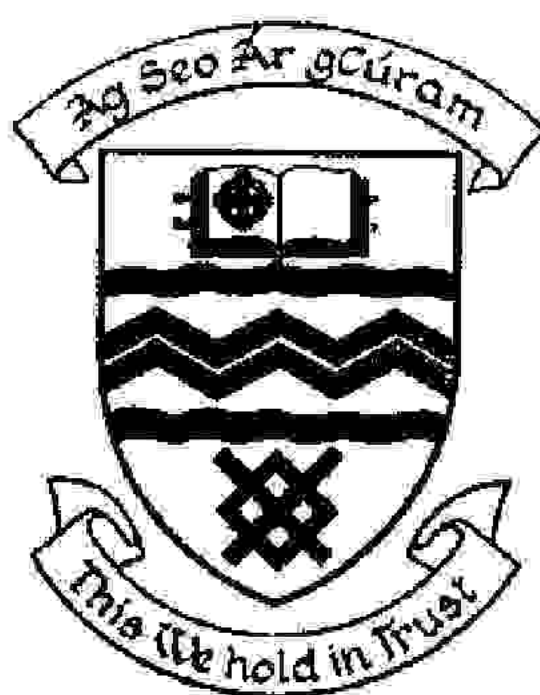
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- 15 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.  
REASON:  
In the interest of amenity and public safety.
- 16 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.
- 17 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.
- 18 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 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.
- 19 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.



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REASON:

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

- 20 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.

- 21 Rumble strip platforms at the entrance to the cul-de-sac shall be extended to the satisfaction of the Planning Authority and additional rumble strips shall be provided within the cul-de-sac areas. Revised details including drainage, colour and material differentiation and details of thresholds shall be submitted to and be to the satisfaction of the Planning Authority prior to commencement of development.

REASON:

In the interests of residential amenity.

- 22 Reservations for the Outer Ring Road shall be set out on site and shall be submitted to the satisfaction of the Planning Authority prior to the commencement of development.

REASON;

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

- 23 Details of visibility splays at the site entrance along with horizontal and vertical alignment of roads shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:



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In the interests of the prevention of the creation of a  
traffic hazard.

24 Foul and Surface Water

- (a) All sewers with the potential to be taken in charge to be in public open space or in roads and footpaths;
- (b) No building to be within 5m of a proposed foul or surface water sewer with the potential to be taken in charge;
- (c) All existing watercourses/drains to be drained via open jointed spigot and socket pipes laying on a filter bed and connected to the proposed surface water system;
- (d) All surface and foul water manhole covers shall comply with IS.EN 124 D400 class and shall have circular cover and square frame;
- (e) Manhole chambers (surface and foul) shall be a minimum of 1200mm dia for pipe sizes below 375mm dia pipes 1350 mm dia for pipes of 375 - 450mm dia. An internal minimum diameter of 1200mm is required for manhole shafts up to 3m deep. An intermediate platform shall be provided in manholes of 6m or greater depth.

REASON:

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

- 25 That a financial contribution in the sum of £20,400 (twenty thousand four 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



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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.

- 26 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 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.

- 27 That a financial contribution in the sum of £50 (fifty pounds) PER DWELLING be paid by the proposer to South Dublin County Council towards Griffeen River improvements 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.

- 28 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



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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.

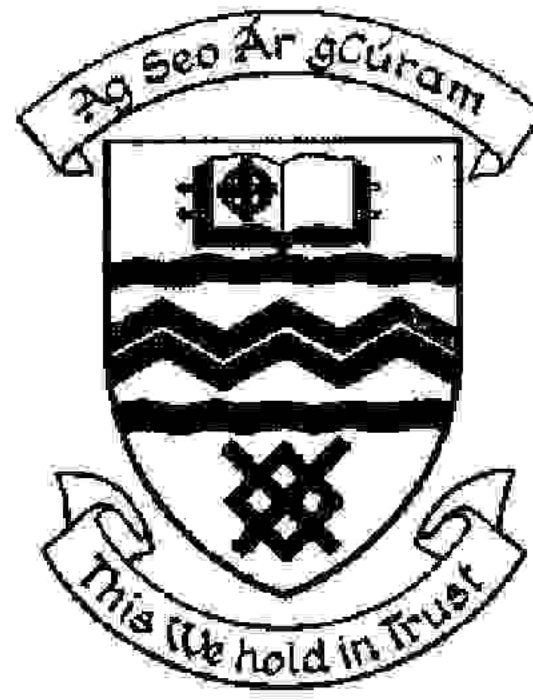
- 29 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £40,000 (forty 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 £25,000 (twenty five 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.



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- 30 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. 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.