

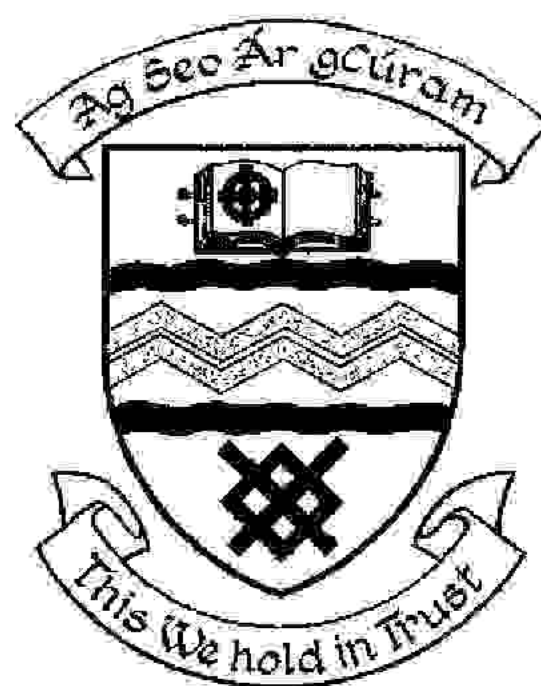
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0583	
1. Location	Sites 13 to 18, Caislean Riada Avenue, Lucan.		
2. Development	Revisions to approved house type.		
3. Date of Application	01/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/11/96 2.	1. 10/12/96 2.
4. Submitted by	Name: John McGivern & Assoc., Address: 25 Millview Lawns, Malahide, Co. Dublin.		
5. Applicant	Name: Casandra Developments Ltd., Address: Unit 13, Village Centre, Lucan.		
6. Decision	O.C.M. No. 0083  Date 16/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0419  Date 27/02/97	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.	



REG REF. S96A/0583 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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John McGivern & Assoc.,  
25 Millview Lawns,  
Malahide.  
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0419	Date of Final Grant 27/02/97
Decision Order Number 0083	Date of Decision 16/01/97
Register Reference S96A/0583	Date 10th December 1996

Applicant Casandra Developments Ltd.,

Development Revisions to approved house type.

Location Sites 13 to 18, Caislean Riada Avenue, Lucan.

Floor Area 620.000 Sq Metres

Time extension(s) up to and including

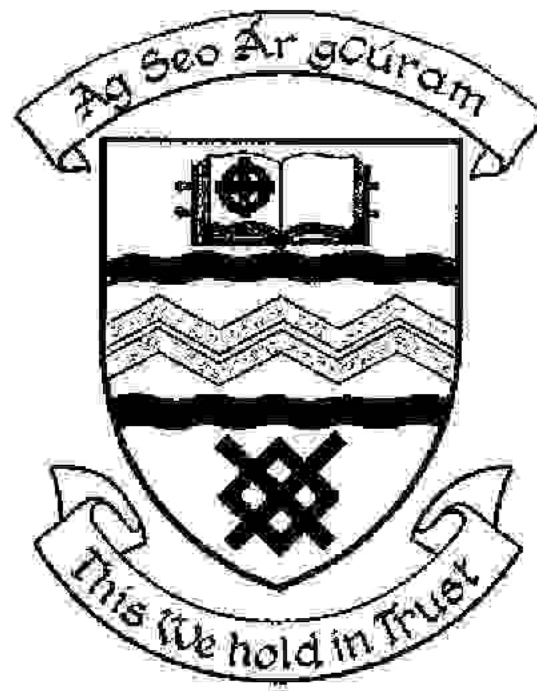
Additional Information Requested/Received 26/11/96 /10/12/96

A Permission has been granted for the development described above,  
subject to the following (6) Conditions.

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**Conditions and Reasons**

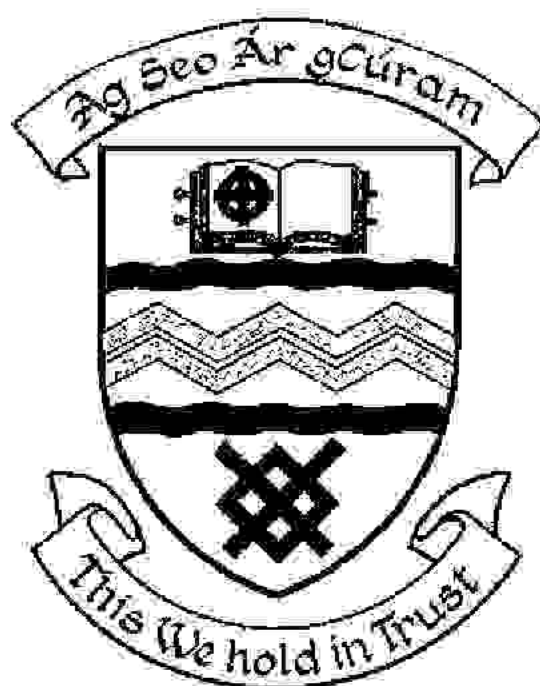
- 1 subject to the conditions set out below the development shall be undertaken strictly in accordance with the submitted plans and details and shall otherwise be strictly in accordance with the terms and conditions of planning permission Ref. PL 06S.095997 (Planning Authority Ref. S94A/0603) including the financial conditions thereof.  
REASON:  
In the interests of the proper planning and development of the area.
- 2 All bathroom 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.
- 3 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.
- 4 That the arrangements made with regard to the payment of the financial contribution in the sum of £221,400 (two hundred and twenty one thousand four hundred pounds) as required by Condition No. 2 of planning permission granted by An Bord Pleanála under Register Reference S94A/0603 be strictly adhered to in respect of this development.  
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.
- 5 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 as required by Condition No. 3 (1) of planning permission granted by An Bord Pleanála under Register Reference S94A/0603 be strictly



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adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of the provision of road infrastructure facilitating the proposed development and to ensure adequate road infrastructure in the interest of the proper planning and development of the area.

- 6 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 £565,000 (five hundred and sixty five 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 £350,000 (three hundred and fifty 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.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than

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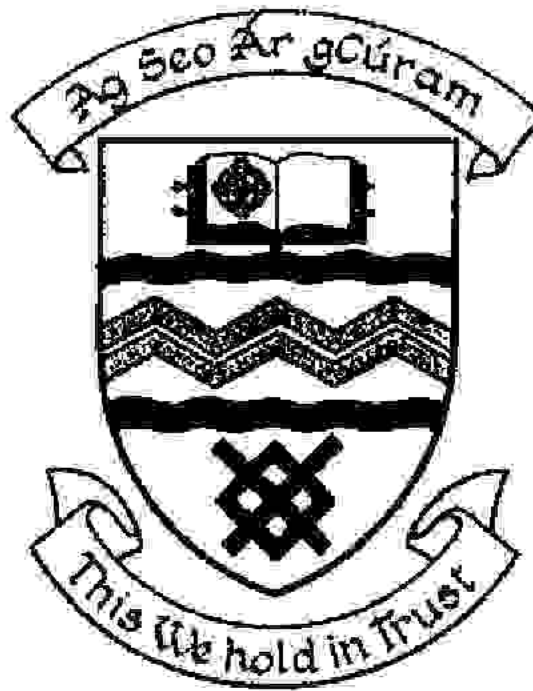
exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

.....*28th* February 1997  
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 2275	Date of Order 26/11/96
Register Reference S96A/0583	Date 1st November 1996

**Applicant** Casandra Developments Ltd.,  
**Development** Revisions to approved house type.  
**Location** Sites 13 to 18, Caislean Riada Avenue, Lucan.

Dear Sir/Madam,

An inspection carried out on 21/11/96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

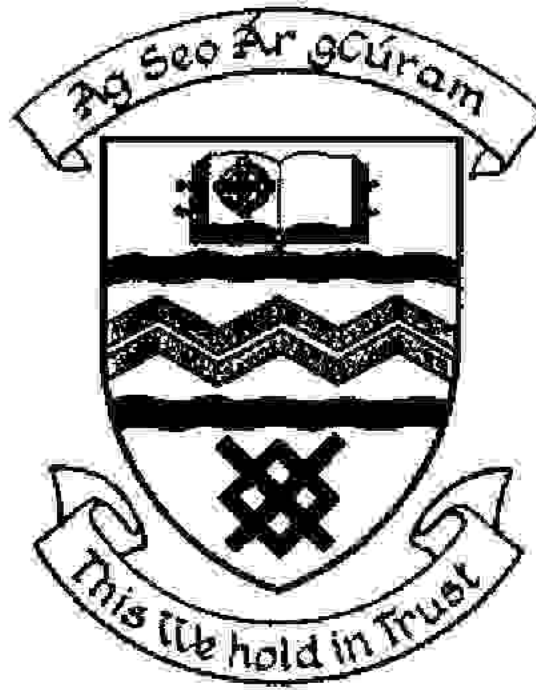
The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.
  - (c) nature and extent of development including number of dwellings (if any)

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- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

27/11/96