

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0566	
1. Location	Finnstown, Newcastle Road, Lucan.		
2. Development	Revision of road lay-out incorporating revised location of access to Newcastle Road.		
3. Date of Application	23/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor & Assoc, Address: Architects, 11A Greenmount House, Harolds Cross Road,		
5. Applicant	Name: Tiernan Homes, Address: Abbey House, 17 Abbey Street, Dublin 1.		
6. Decision	O.C.M. No. 2435 Date 17/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0191 Date 30/01/97	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
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John F. O'Connor & Assoc,
Architects,
11A Greenmount House,
Harolds Cross Road,
Dublin 6W.

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

Final Grant Order Number 0191	Date of Final Grant 30/01/97
Decision Order Number 2435	Date of Decision 17/12/96
Register Reference S96A/0566	Date 23rd October 1996

Applicant Tiernan Homes,

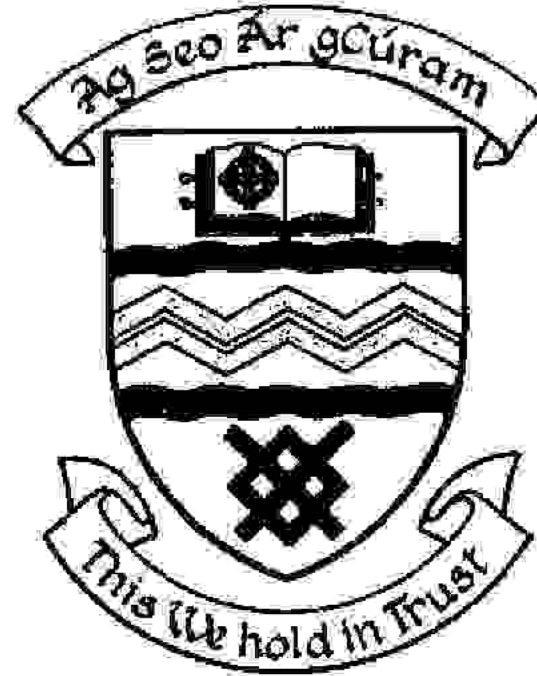
Development Revision of road lay-out incorporating revised location of access to Newcastle Road.

Location Finnstown, Newcastle Road, Lucan.

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 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. S93A/0039 including the financial conditions thereof.
REASON:
In the interests of the proper planning and development of the area.
- 2 Full details of the proposed access, including pavement build-up, surface finishes, lighting, drainage, road markings including "ghost islands" and right-hand turning lane shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development. All work, including works to the public road shall be undertaken to the satisfaction of the Planning Authority and at the developers expense.
REASON:
In the interests of the proper planning and development of the area and the avoidance of the creation of a traffic hazard.
- 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 The access point from the development to the Newcastle Road, at Road 20 (Finnsgrreen) shall not be utilised without first receiving a separate planning permission from South Dublin County Council.
REASON:
In the interests of the prevention of the creation of a traffic hazard having regard to the location of the revised access as granted under this planning permission.

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- 5 That arrangements be made with regard to the payment of the financial contribution in the sum of £321,200 (three hundred and twenty one thousand two hundred pounds) in respect of the overall development as required by Condition No. 2 of planning permission granted by An Bord Pleanála under Register Reference S93A/0039; 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 developer 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. 3 of planning permission granted by An Bord Pleanála under Register Reference S93A/0039; 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 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 £1,000,000 (one million 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 £600,000 (six hundred thousand pounds) to be applied by the Council at its absolute discretion if such services

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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
 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.

.....*D*..... 31 January 1997
 for SENIOR ADMINISTRATIVE OFFICER