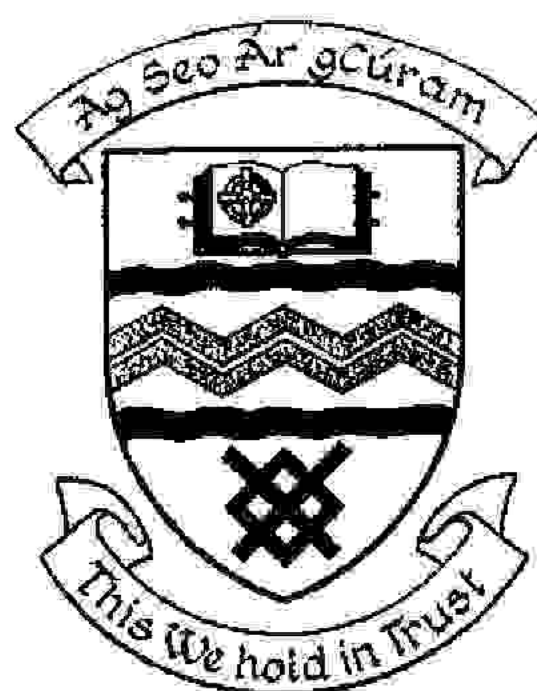


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0541	
1. Location	Ballyowen Lane, Lucan.		
2. Development	Residential development comprising of 1 No. four bedroom detached, 4 No. four bedroom semi-detached, and 18 No. three bedroom semi-detached houses and associated site development works with access to Ballyowen Lane, Lucan.		
3. Date of Application	10/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 06/12/96 2.	1. 20/12/96 2.
4. Submitted by	Name: John McGivern & Associates Address: 25 Millview Lawns, Malahide, Co. Dublin,		
5. Applicant	Name: Mycete Construction Ltd. Address: Glen Road, Kilcock, Co. Meath.		
6. Decision	O.C.M. No. 0333 Date 18/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0634 Date 07/04/97	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/0541 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

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

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0634	Date of Final Grant 07/04/97
Decision Order Number 0333	Date of Decision 18/02/97
Register Reference S96A/0541	Date 20th December 1996

Applicant Mycete Construction Ltd.

Development Residential development comprising of 1 No. four bedroom detached, 4 No. four bedroom semi-detached, and 18 No. three bedroom semi-detached houses and associated site development works with access to Ballyowen Lane, Lucan.

Location Ballyowen Lane, Lucan.

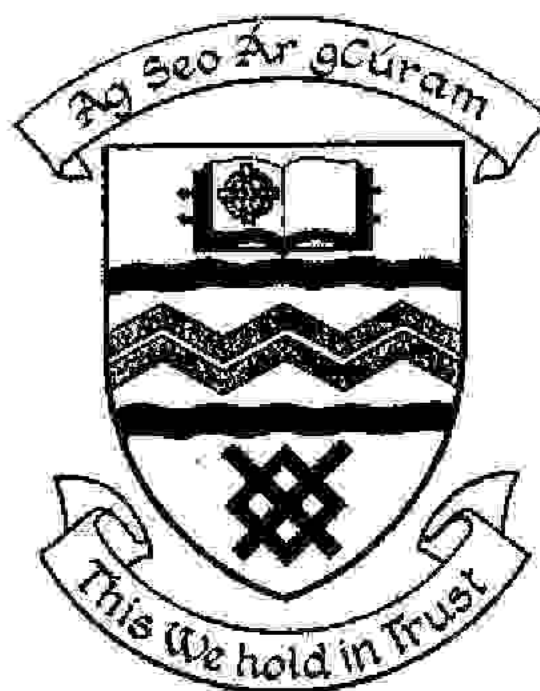
Floor Area 0.000 Sq Metres
Time extension(s) up to and including 31/12/96
Additional Information Requested/Received 06/12/96 /20/12/96

A Permission has been granted for the development described above,
subject to the following (3~~2~~) Conditions.

REG. REF. S96A/0541 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

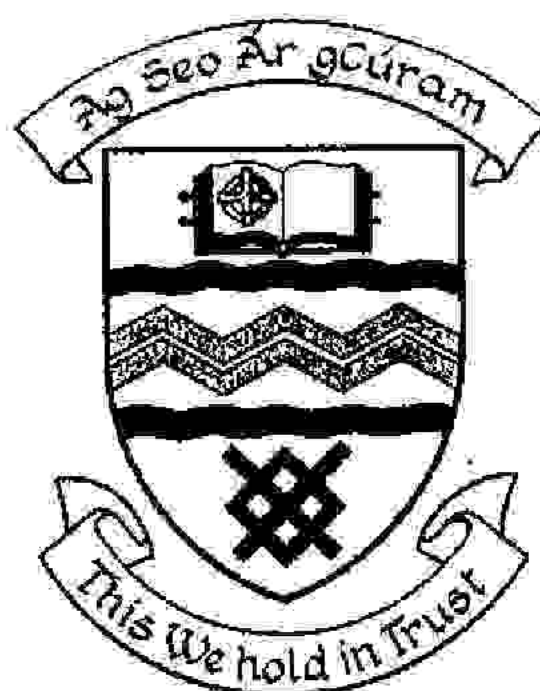
Conditions and Reasons

- 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 20th December, 1996.
REASON:
In the interests of the proper planning and development.
- 2 Prior to the commencement of development the existing earth mound at the southern boundary of the site shall be removed from the site. This area shall be levelled and incorporated into the rear garden area of dwelling nos. 10 to 18.
REASON:
In the interests of the proper planning and development of the area and the provision of an adequate amount of rear garden area for the affected dwellings.
- 3 The existing random stone wall on the eastern boundary of the site shall be retained.
REASON:
In the interest of the proper planning and development of the area and visual amenity.
- 4 Prior to the commencement of development a detailed landscape and planting scheme for the site 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 interest of the proper planning and development of the area, visual and residential amenity.

REG REF. S96A/0541 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

- 5 The existing trees and hedgerow on the northern boundary of the site shall be protected by a robust post and wire fence extending at least as far as the crown spread of the trees. The trees and hedgerow shall be retained thereafter. The existing hedgerow on the Ballyowen Lane frontage of the site, north of the access road shall be retained other than those sections which it is necessary to remove to provide the site access.
REASON:
In the interests of the visual amenities 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 gardens 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 The areas shown as "open space" on drawing Ref. No. BL-02A received by the Planning Authority on the 20th December 1996 shall be provided as an open space area for the development and shall be retained as such in perpetuity. The open space area shall be fenced off during the construction period and shall not be used for the purposes of site compounds or for the storage of plant, machinery, materials or spoil.
REASON:
In the interests of the proper planning and development of the area and the provision of an adequate amount of open space for the occupiers of the dwellings in the development.
- 8 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.

REG. REF. S96A/0541 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

- 9 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.

- 10 A 1.8 metre 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.

- 11 The first floor bathroom window and the stairwell window to house no. 20 shall be feature windows. Details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interests of visual amenity having regard to the prominent position of the gable of this dwelling in the development.

- 12 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.

- 13 A minimum of distance of 2.3 metres shall be provided between the gable ends of each pair of dwellings and each dwelling shall have a minimum rear garden depth of 11 metres.

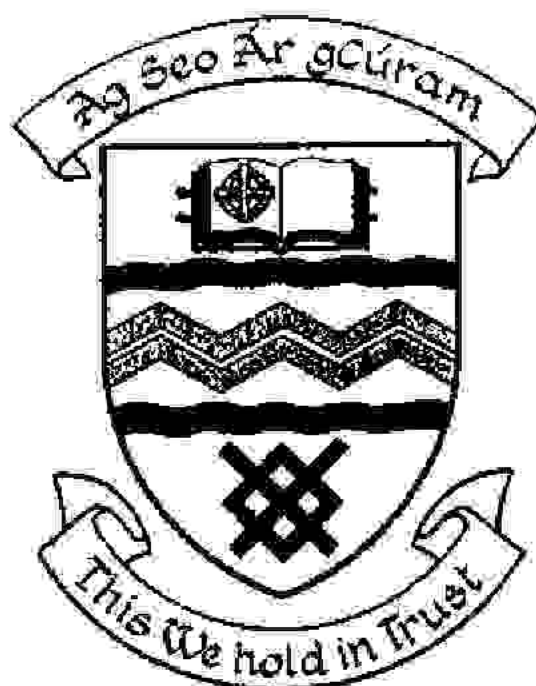
REASON:

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

REG REF. S96A/0541 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.

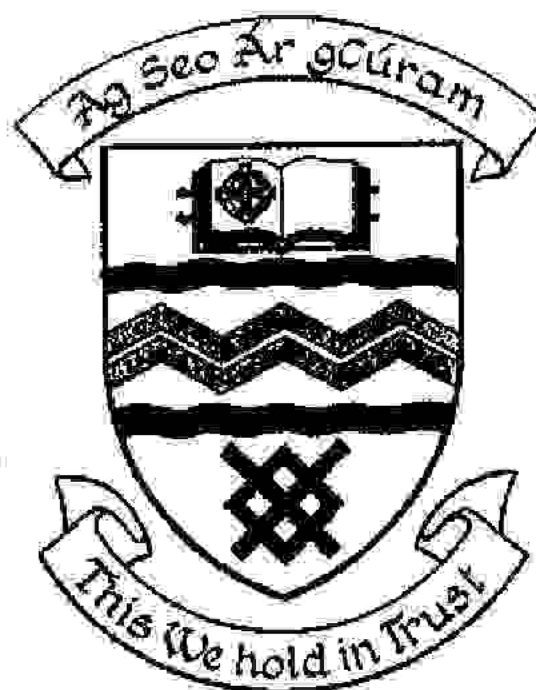
Telephone: 01-462 0000
Fax: 01-462 0104

-
- 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 interests of residential and visual amenity.
- 15 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 16 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.
- 17 Prior to the commencement of development road construction details throughout the development providing details of cross sections, cul-de-sac turning bay dimensions, pavement build-up, surface finishes, signs, marking and public lighting shall be submitted to the and be to the satisfaction of the Planning Authority.
REASON:
In the interests of the proper planning and development of the area.
- 18 Prior to the commencement of development details of the proposed junction with Ballyowen Lane, including visibility splays shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interests of the proper planning and development of the area.
- 19 Prior to commencement of development details of required improvements to Ballyowen Lane shall be submitted to and be to the satisfaction of the Planning Authority. Improvements to Ballyowen Lane shall be undertaken at the developers expense and shall be carried out to the satisfaction of the

REG. REF. S96A/0541 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

Planning Authority.

REASON:

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

- 20 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.

- 21 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.

- 22 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.

- 23 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.

- 24 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, watermain or drains, forming part of the development, until taken in charge by the Council.

REG REF. S96A/0541 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

REASON:

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

- 25 That the developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on the site.

REASON:

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

- 26 That a financial contribution in the sum of money equivalent to the value of £28,400 (Twenty eight thousand four hundred and pounds) i.e. £1,420 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.

- 27 That a financial contribution in the sum of £14,400 (fourteen 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.

REG. REF. S96A/0541 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

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 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 £32,000 (thirty two 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 £20,000 (twenty 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.

29

That a financial contribution in the sum of £500 (five hundred pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost and development of Class 1 Public Open Space in the Griffeen Valley Park; 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 was proposed to be incurred by the Council on the

REG REF. S96A/0541 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

provision and development of amenity lands in the area which will facilitate the proposed development.

- 30 That a financial contribution in the sum of £2,500 (two thousand five hundred pounds) be paid by the developer towards the cost to the Council of upgrading Esker Pumping station which will facilitate the development; this contribution to be paid before commencement of development.

REASON:

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

- 31 That a financial contribution in the sum of £1,250 (one thousand two hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River to which the development outfalls. This contribution to be paid before development commences.

REASON:

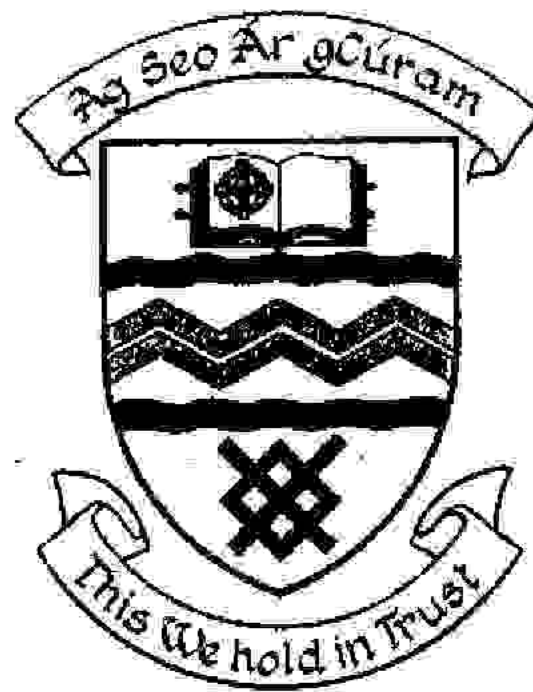
The provision of such works in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (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.

REG. REF. S96A/0541 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

signed on behalf of South Dublin County Council.

.....April 1997
for SENIOR ADMINISTRATIVE OFFICER

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

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

Decision Order Number 2355	Date of Decision 06/12/96
Register Reference S96A/0541	Date 10th October 1996

Applicant Mycete Construction Ltd.
Development Residential development comprising of 1 No. four bedroom detached, 4 No. four bedroom semi-detached, and 18 No. three bedroom semi-detached houses and associated site development works with access to Ballyowen Lane, Lucan.

Location Ballyowen Lane, Lucan.

App. Type Permission

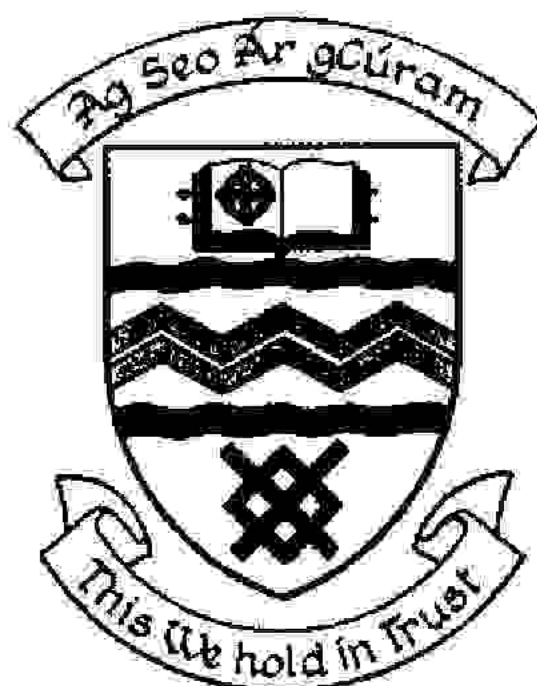
Dear Sir/Madam,
With reference to your planning application, received on 10/10/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

1 FOUL SEWER

- a) Applicant to submit a drawing to a scale of 1:2500 showing the extent and ownership of lands across which both foul and surface water sewers are to be laid, indicating the extent of agreed wayleave with Gable Developments Limited. The location of manholes into which applicant proposes to connect to be shown on drawing also.
- b) Applicant to obtain and submit wayleave from ~~of~~ ^{LB} South Dublin County Council to lay both foul and surface water sewers across their land.

John McGivern & Associates
25 Millview Lawns,
Malahide,
co. Dublin,

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

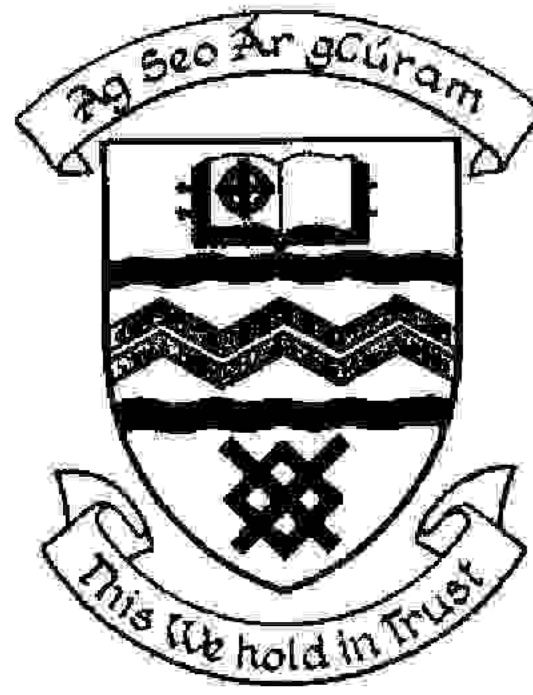
PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

REG REF. S96A/0541

- c) Longitudinal sections generally show insufficient cover to sewers. Applicant to resubmit longitudinal sections for the approval of Environmental Services Department, to show a minimum cover of 1.2m in Roads and footpaths and 0.9m in open spaces, or, where this is not physically possible, to show a concrete surround in 20N40 (class C) concrete where cover is less than 1.2m in road and footpaths and 0.9m in open spaces.
- d) Applicant to indicate on longitudinal section the level and position of 150mm AC watermain on Ballyowen lane at point where sewers cross.
- e) Sewer line from MHF7 to MHF8 is shown on drawings no. 01 as 150mm diameter. This to be upgraded to 225mm diameter.
- f) All sewers with the potential to be taken in charge to be incorporated in roads or public open spaces.
- g) No building/structure to be closer than 5m to sewers with the potential to be taken in charge.
- h) Applicant to ensure full and proper separation of foul and surface water systems.
- i) All construction materials and methods shall comply with the requirements of the Environmental Services Department.

**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

REG. REF. S96A/0541

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

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

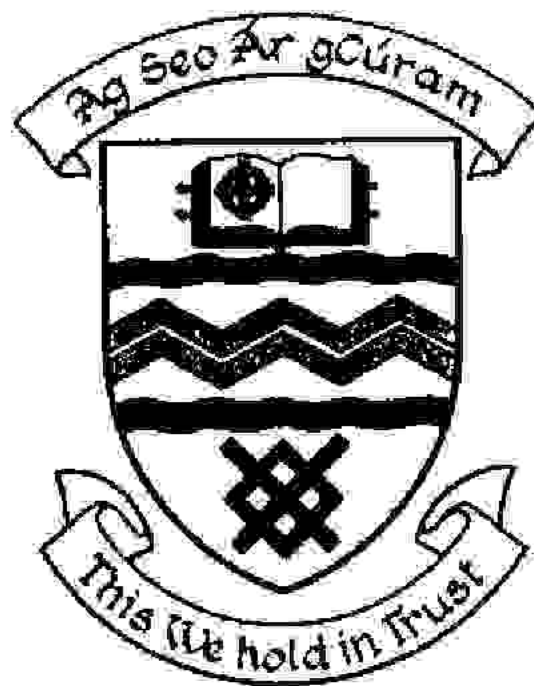
2 SURFACE WATER

- a) Applicant to submit surface water runoff calculations to confirm capacity of system, with particular reference to sewerline from existing manhole to MHSI, which seems to be undersized at proposed gradient. Calculations to confirm ~~of~~ ^{LB} capacity of receiving sewers also to be submitted.
- b) Longitudinal sections generally show insufficient cover to sewers. Applicant to resubmit longitudinal sections for the approval of Environmental Services Department, to show a minimum cover of 1.2m in Roads and footpaths and 0.9m in open spaces, or, where this is not physically possible, to show a concrete surround in 20N40 (class C) concrete where cover is less than 1.2m in road and footpaths and 0.9m in open spaces.
- c) All sewers with the potential to be taken in charge to be incorporated in roads or public open spaces.
- d) No building/structure to be closer than 5m to sewers with the potential to be taken in charge.
- e) All construction materials and methods shall comply with the requirements of the Environmental Services Department,

3 WATER SUPPLY

submit detailed layout.

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

REG. REF. S96A/0541

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

Telephone: 01-462 0000

Fax: 01-462 0104

- 4 The development, in the form proposed would result in the destruction of a number of mature beech trees on the northern boundary of the site and at the entrance. Applicant is requested to submit revised proposals which would ensure the retention of these trees.

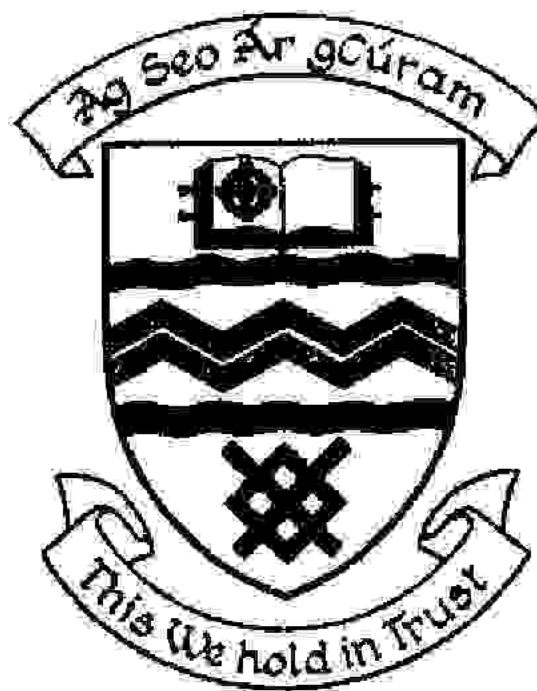
- 5 submit schedule of proposed areas of open space for the development in accordance with Development Plan requirements.

NOTE: You are advised that the Council does not propose to upgrade Ballyowen Lane. Furthermore, it is Council policy to retain the present character of the Lane, and possibly above it at its northern and southern limits. Applicant to submit proposals to maintain existing hedgerows at the site frontage. You are further advised to contact the appropriate sections of the Council before submitting the above further information.

- 6 To facilitate the proposed development a section of Ballyowen Lane will have to be upgraded and this must be carried out by the applicant and at his expense. Details of the upgrading of that section of Ballyowen Lane apposite applicants frontage should be detailed by the applicant. These works should provide for widening of road provision of footpath, verge and road drainage and lighting.

Signed on behalf of South Dublin County Council

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

REG. REF. S96A/0541

PLANNING
DEPARTMENT

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

Telephone: 01-462 0000

Fax: 01-462 0104

.....
for Senior Administrative Officer

06/12/96