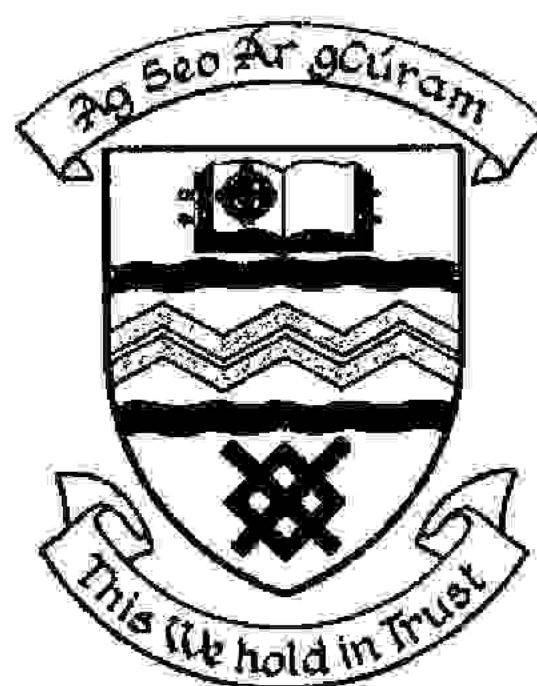


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0509	
1. Location	On lands bounded by the Lucan-Newlands Road to the North, the proposed road known as Griffeen Road to the west in the townlands of Balgaddy and Esker South, Lucan, Co. Dublin.		
2. Development	120 no. two storey three bedroom semi detached houses; site development and landscape works; provision of an approx. 200m extension of road known as Griffeen Road approx. 7.5 m wide which links to Griffeen Way; a single vehicular access off Griffeen Road and also vehicular access via permitted estate road system off Griffeen Road pursuant to Planning Authority Reg. Ref. S95A/0481; (All on Approx. 4.8 hectares).		
3. Date of Application	23/09/96	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,		
5. Applicant	Name: Jetview Property Developments Ltd. Address: 81, Main Street, Blackrock, County Dublin.		
6. Decision	O.C.M. No. 2476 Date 19/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0199 Date 30/01/97	Effect	

8. Appeal Notified		
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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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 0199	Date of Final Grant 30/01/97
Decision Order Number 2476	Date of Decision 19/12/96
Register Reference S96A/0509	Date 23rd September 1996

Applicant Jetview Property Developments Ltd.

Development 120 no. two storey three bedroom semi detached houses; site development and landscape works; provision of an approx. 200m extension of road known as Griffeen Road approx. 7.5 m wide which links to Griffeen Way; a single vehicular access off Griffeen Road and also vehicular access via permitted estate road system off Griffeen Road pursuant to Planning Authority Reg. Ref. S95A/0481; (All on Approx. 4.8 hectares).

Location On lands bounded by the Lucan-Newlands Road to the North, the proposed road known as Griffeen Road 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 27/12/96
Additional Information Requested/Received /

A Permission has been granted for the development described above,

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subject to the following (31) 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 as amended by the revised plans and details received by the Planning Authority on the 14th October, 1996 and the 5th December, 1996.
REASON:
In the interests of the proper planning and development of the area.
- 2 An area extending to not less than 10 acres shall be reserved for the purposes of community and other associated facilities to the south of the site of this planning application on lands within the ownership of the applicant. The exact positioning of this "reserved site" shall be submitted to and be to the satisfaction of the Planning Authority prior to the substantial completion, as determined by the Planning Authority, of the first 20 dwellings in this development.
REASON:
In the interests of the proper planning and development of the area and to ensure that a centrally located site is reserved for the provision of community and other associated facilities to serve this development area and to ensure compliance with the Action Area Plan for the overall development area.
- 3 Prior to the commencement of development a detailed landscaping 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.
- 4 Prior to the first occupation of each dwelling front side and rear garden areas shall be levelled, graded and seeded

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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.

- 5 The areas shown edged green on drawing ref. no.'s P007DR and P009DR received by the Planning Authority on the 5th December, 1996 shall be provided as open space areas for the development and shall be retained as such in perpetuity. These open space areas 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.

- 6 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, including in particular, boundary treatment to the Griffeen Road and the proposed Outer Ring Road.

REASON:

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

- 7 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.

- 8 Other than where "extended kitchen areas" adjoin each other, 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.

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REASON:

In the interests of residential amenity.

- 9 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.

- 10 The proposed ground floor gable end windows to the dining areas of house types D3 and E3 shall be omitted. These proposed windows may be replaced with high level windows only with a cill height of not less than 1.8 metres above finished floor level.

REASON:

In the interests of residential amenity.

- 11 A minimum 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.

- 12 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.

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

REASON:

To prevent unauthorised development.

- 14 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:

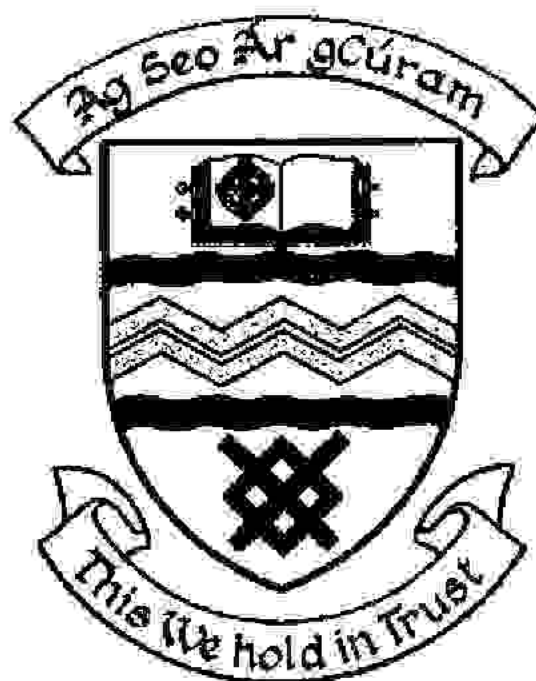
To protect the amenities of the area.

- 15 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.

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- 16 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.
- 17 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.
- 18 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.
- 19 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.
- 20 That an acceptable street naming and house numbering scheme be submitted to the satisfaction of the Planning Authority 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.
- 21 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads,

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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.

- 22 Prior to the commencement of development a detailed phasing programme, including construction details, for the construction of the Griffeen Road and the proposed Outer Ring Road shall be submitted to and be to the satisfaction of the Planning Authority. The proposed Griffeen Road extension shall be constructed at the developer's expense. Details relating to the Outer Ring Road shall include a survey of existing and proposed dwellings and boundaries adjacent to the Outer Ring Road between the Lucan-Newlands Road and the proposed roundabout approximately 550 metres to the south.

REASON:

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

- 23 Road construction details throughout the development including the Griffeen Road, cycle track and footpaths providing details of cross sections, cul-de-sac bay dimensions, pavement build up, surface finishes, signs, marking and public lighting 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.

- 24 On street and off street parking provision shall be in accordance with the requirements as set down in the Dublin County Development Plan 1993.

REASON:

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

- 25 Rumble strip platforms at the entrance to the cul-de-sacs 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 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 residential amenity.

- 26 That a financial contribution in the sum of £82,740 (eighty two thousand seven hundred and forty 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.

- 27 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 which will 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 £50 (fifty pound) per dwelling be paid by the proposer to South Dublin County Council towards the cost of the proposed improvement to the Griffeen River drainage catchment which will facilitate the proposed 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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- 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 £200,000 (two hundred 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 £120,000 (one hundred and 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.

- 30 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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- 31 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 which will facilitate the proposed 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.

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.

.....*[Signature]*..... 31st January 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2266	Date of Decision 21/11/96
Register Reference S96A/0509	Date 23rd September 1996

Applicant Jetview Property Developments Ltd.
App. Type Permission
Development 120 no. two storey three bedroom semi detached houses; site development and landscape works; provision of an approx. 200m extension of road known as Griffeen Road approx. 7.5 m wide which links to Griffeen Way; a single vehicular access off Griffeen Road and also vehicular access via permitted estate road system off Griffeen Road pursuant to Planning Authority Reg. Ref. S95A/0481; (All on Approx. 4.8 hectares).

Location On lands bounded by the Lucan-Newlands Road to the North, the proposed road known as Griffeen Road to the west in the townlands of Balgaddy and Esker South, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 27/12/96

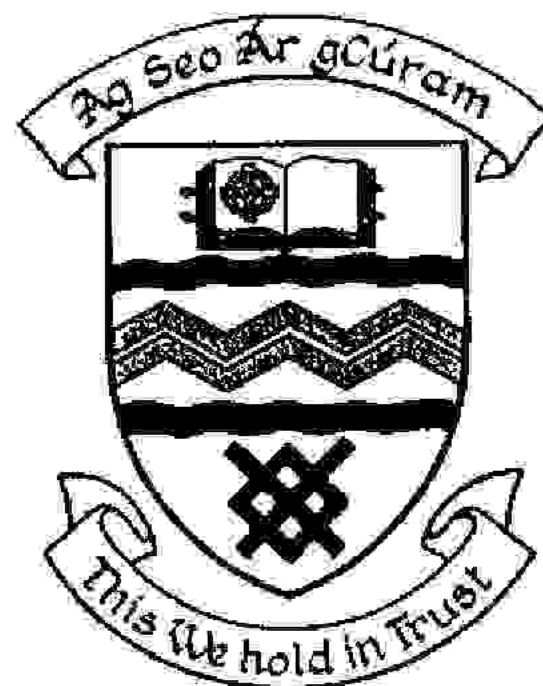
Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

22/11/96

McHugh Consultants.
Chartered Town Planners,

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