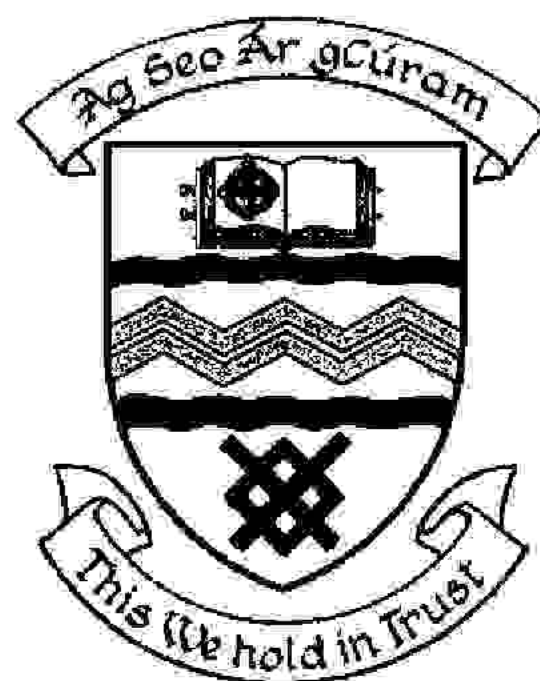


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0508	
1. Location	On lands bounded by the Lucan-Newlands Road to the north and Griffeen Regional Park to the west in the townland of Esker South, Lucan.		
2. Development	Modifications to permitted development pursuant to Planning Permission Reg. Ref. S95A/0481 comprising change of house types and revised housing layout to consist of 36 dwell- ings comprising 10 no. 2 storey four bedroom semi detached houses (House Type A) interchangeable as 10 no. 2 storey three bedroom houses (House Type C1) and 26 no. 2 storey three bedroom semi detached houses (House Type C1); site development and landscape works; vehicular access via per- mitted estate road system linked to proposed road, known as Griffeen Road which in turn links to Griffeen Way all on site of approx. 1.45 Ha.		
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, Co. Dublin.		
6. Decision	O.C.M. No. 2240 Date 18/11/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0028 Date 09/01/97	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

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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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 0028	Date of Final Grant 09/01/97
Decision Order Number 2240	Date of Decision 18/11/96
Register Reference S96A/0508	Date 23rd September 1996

Applicant Jetview Property Developments Ltd.

Development Modifications to permitted development pursuant to Planning Permission Reg. Ref. S95A/0481 comprising change of house types and revised housing layout to consist of 36 dwellings comprising 10 no. 2 storey four bedroom semi detached houses (House Type A) interchangeable as 10 no. 2 storey three bedroom houses (House Type C1) and 26 no. 2 storey three bedroom semi detached houses (House Type C1); site development and landscape works; vehicular access via permitted estate road system linked to proposed road, known as Griffeen Road which in turn links to Griffeen Way all on site of approx. 1.45 Ha.

Location On lands bounded by the Lucan-Newlands Road to the north and Griffeen Regional Park to the west in the townland of Esker South, 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,

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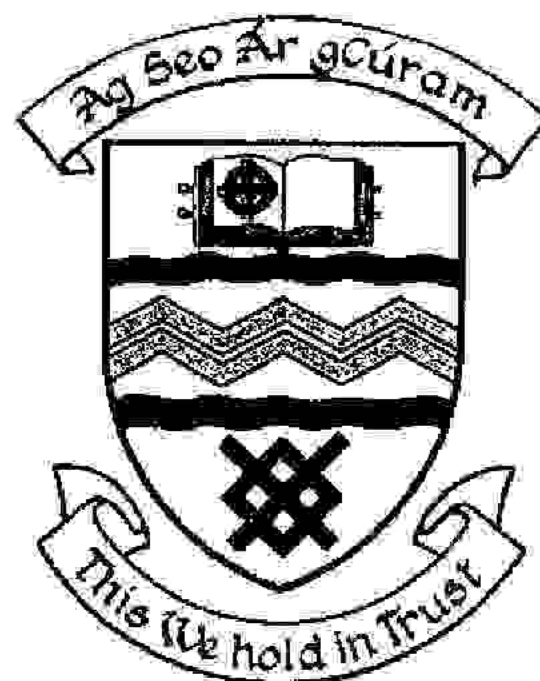


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subject to the following (10) conditions.

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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. S95A/0481 including the financial conditions thereof.
REASON:
In the interest of the proper planning and development of the area.

- 2 All utility room, bathroom and landing windows shall be fitted with obscure glass. Openings, if provided, 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 Road design and construction details including pavement build-up, surface finishes, markings, road width dimensions as well as on-street and off-street parking provision to be to the satisfaction of the Planning Authority.
REASON:
In the interests of the proper planning and development of the area.

- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £156,000 (one hundred and fifty six thousand pounds) in respect of the overall development as required by Condition No. 2 of planning permission granted under Register Reference S95A/0481 be strictly adhered to in respect of this proposal.
REASON:
The provision of such services in the area by the Council

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 6 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 in respect of the overall development as required by Condition No. 4 of planning permission granted under Register Reference S95A/0481 be strictly adhered to in respect of this proposal.

REASON:

In the interest of the proper planning and development of the area and as the provision of these infrastructural roads facilitate the development it is considered reasonable that the developer should contribute towards their cost.

- 7 That the arrangements made with regard to the payment of the financial contribution in the sum of £26,300 (twenty six thousand three hundred pounds) in respect of the overall development as required by Condition No. 3 of planning permission granted under Register Reference S95A/0481 be strictly adhered to in respect of this proposal.

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.

- 8 That the arrangements made with regard to the payment of the financial contribution in the sum of £13,125 (thirteen thousand one hundred and twenty five pounds) in respect of the overall development as required by Condition No. 5 of planning permission granted under Register Reference S95A/0481 be strictly adhered to in respect of this proposal.

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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- 9 That the arrangements made with regard to the payment of the financial contribution in the sum of £400 (four hundred pounds) PER HOUSE in respect of the overall development as required by Condition No. 26 of planning permission granted under Register Reference S95A/0481 be strictly adhered to in respect of this proposal.

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.

- 10 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £450,000 (four hundred and fifty thousand pounds) or a cash lodgement of £280,000 (two hundred and eighty thousand pounds) in respect of the overall development as required by Condition No. 6 of planning permission granted under Reg. Ref. S95A/0481 be strictly adhered to.

REASON:

To ensure that a ready sanction may be available 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.

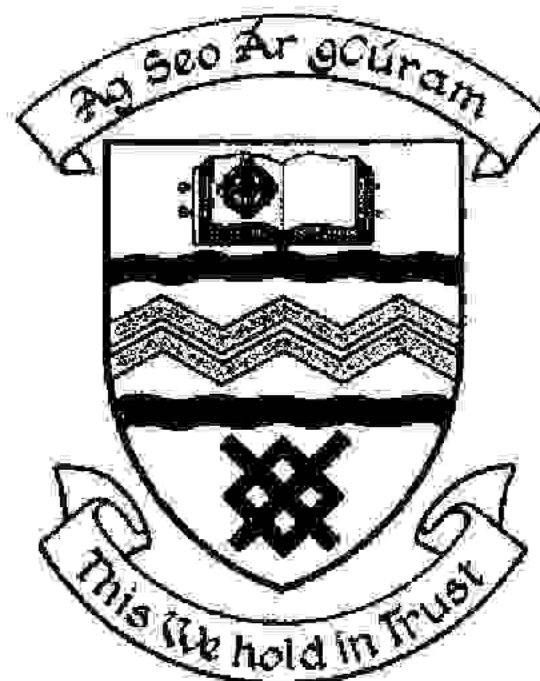
In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

signed on behalf of South Dublin County Council.

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.....*9th* January 1997
for SENIOR ADMINISTRATIVE OFFICER