	South Dublin County Council	Plan Register No.
	Local Government	
х - 28 д н > X8 И и и 4 А д н	(Planning & Development)	\$96A/0507/C2
	Acts 1963 to 1993 Planning Register (Part 1)	
1. Location	On lands bounded by the Lucan-Newlan Griffeen Regional Park to the west a	ds Road to the north, nd located south of a
ین ۲ ۲ ه. ۲ ۳ ه. ۲	permitted residential development pe	r Planning Permission
	Reg.Ref.S95A/0481, in the townland o County Dublin.	f Esker Soun, Lucan,
2. Development	126 dwellings comprising 42 no. two detached houses (House Type A3) inte	rchangable with 42 no.
v <sup>r. s</sup> =	two storey three bedroom semi-detach	ed houses (House Type
	B3) and 84 no. two storey 3 bedroom site development and landscape works	
* * * ÷ ÷ ÷	200 m extension of road known at Gri	ffeen Road approx. 7.5m
	wide which links to Griffeen Way; a	single vehicular access
	off Griffeen Road, all on approx. 5. Compliance re Conditions 3,4,6,7 & 2	2 T L L - 9 9 8 7 2 1 5 1 5 1 1
3, Date of		e Further Particulars
Application		Requested (b) Received
3a. Type of	Compliance with Conditions 1.	
Application		
× % & II		
4. submitted by	Name: O'Mahony Pike Architects, Address: Owenstown House, Foster's	
5. Applicant	Name: Jetview Property Developm	
	Addreas	a basa v ∞ x x y a a a a a a a a a a a a a a a a a a
	81, Main Street, Blackroc	k, Co. Dublin.
6. Decision	O,C.M. No. Effect CC	APPROVE THE COMPLIANCE
× s .	Date SUBMISS	
7. Grant	O.C.M. No. Effect	
	Date	
ко веф <sup>2</sup> > - 4		
*************************************		
1 8 8 8 8 1 0 1 0		
		α <sup>8</sup> ε ε τ ε ε ε τ τ <sup>9</sup> τ <sup>2</sup> τ <sup>4</sup> 
u x ≥ to to to t		
* 4 <sup>32</sup> . * _=		
		ົ່ງ ນີ້ນີ້ມີພະຍະການ ແລະ ເຊ ີ້ ສະສະ ທີ່ ທະເອັດເອ ສະສະ ທີ່ ທີ່ມີສະຫັດທີ່ຊູ່ສະຊີ
		원 ······원 ····························

						6 <del>6</del> 6 6	65 - 5	
•		n		* * <sub>X</sub>	s ** e		e	3
а 12 д	- 8 (; i) 	•1	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	= - ``` ≪* *; ≈	h ≫ = 8 100 2 55 ng ca 2 = 3 t % _ = 10 0 26 56		"""s 2 <sub>5</sub> 28 7 h <sub>2</sub> 2 s	• * •
8.	Appeal	> 489 > 0 ★ 3 X		26 5 6 5 <u>5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5</u>		a μ - α - α - α - α - α - α - α - α - α -	$\sum_{i=1}^{N} \frac{V_{i}^{2}}{2} \sum_{i=1}^{N} \frac{V_{i}^{2}}{2} $	
= Z	Notified	285 2 8 ≈3 811 5 8 ≫ige βet =	ំ រំ				-≪ ::×⊮ : 	
	™.1 8 2 M NM 11 N 108 8	= °, 'w 3 × m × 1 ° × × >		2 8 8 55 5 100 x 3 100 x 100		and and a set of the	en s <sup>er</sup> s a <sup>er</sup> s a	*x ***2* * ™ "
÷ .	ji z * <sup>™</sup> a z ∮				ठ ठ -≪ ≡ २ २ 	ੇ 5° 4° 5° 18 γ 8° 4° 389 5° 18° γ 18° 8° 18° 18° 18° γ	3 X	
9.	Appeal			an a		, =		
	Decision	· · · · ·		* ω = <sup>≟</sup> ≈ ∞ = ***		_7 × 21 1		2 43 9 2 
	i i i i i i i i i i i i i i i i i i i	= ***	- g = 1 w 2 30 25 - g = 1 w 2 30 25 - S = 2 - S - S - S - S - S - S - S - S - S -			ente a ser ente ente ente ente ente ente ente en	:e wi ~ . _ ns _ a s s s∧	, <sup></sup>
	Material Contrav				нани — — — — — — — — — — — — — — — — — — —		ст <u>ав</u> 2. Л. 2. К. 1. 2. Л. 2. К. 2. П. 2. К.	1000 - 1000 - 1000 
10.	Material contra	veurrou					≈ 3 ≈ ×_=	si e <sup>™</sup> 8 <sub>X</sub> a
		**************************************			<u>a 1827 5 5 5</u> 5 8 18 18 5 5 5	x 2 = 5 = 5 = 5 = 5 = 5 = 5 = 5 = 5 = 5 =	e' ' 	
11.	Enforcement	Comp	ensation		urchase Not			25 25
e	2	* x U * x *		s su By so seese		<sup>4</sup> m <sup>2</sup> <sup>− − − − − − − − − − − − − − − − − − −</sup>	ent ne s ent en se	· · ·
	****			× •••			e en .	× •_
12.	Revocation or An	nendment		ий жазан Алария Салар	ఆ వి సి. - జ. సార్థి		i i	м х 1
a ≥ = ₹ 2 <sup>3</sup>		2 	* * * * ; * * * !!	ee <sub>n a</sub> wing = ```				* *
13.	E.I.S. Requested	1	S.I.S. Receive	વા દ	.I.S. Appea		. 8 7 70 8 8 7 8 8 8 9 8 1 8	n <sup>3</sup>
8041 12		< <sup>17</sup> × ···································	× = === *			× = × = × = × -× -×	, ), '' *u =	2 <sup>6</sup> 4 8 -
14.	а 2 а а собъекси на селото на с При пара селото на село	асад <u>э</u> лсан ал			્રેટ્ટ્રે સ્ટ્રેસ્ટ્		8 7 7 88 8 8 7 8 8	* * * * "
	Registrar	· · · · · · · · · · · · · · · · · · ·	Date	R	eceipt No.		- <sup>2</sup> =28 × <sup>2</sup> 3 3	* "-
	vi =× _i ≈×	- <sup>21</sup>			್ಷ ವಿಶೇಷ ಕ್ಷೇತ್ರ ಕ್ಷೇತ್ರ ಕ್ಷೇತ್ರ ಕ್ಷೇತ್ರ ಕ್ಷೇತ್ರ ಕ್ಷೇತ್ರ ಕ್ಷೇತ್ರ ಕ್		(4.≪ ** ∩ ∎	IVI R
		• • • • • • • • • • • • • • • • • • •				a		
80 - ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	e	· · · · · · · · · · · · · · · · · · ·	==== * <sup>2</sup> ≈ ∞ ≈ ≈ × •			≈2 <sup>01</sup> × 100 1 • × = 3 × 10 		ी≣ > ∕≏ੈ * ⊮≘
ъ. с Т	* * * * * * * *	iki ⊂ e e e e √ <sup>2</sup> e					ne v 2010 ≣ak ∦n = 10 =	≥ € ≈ * *
× * *	່ ສີ່ <sub>≣ອ</sub> ເຮັ້ະ ຮູ້ນາຍ	* = =	· · · · · · · · ·				• * * * * *	
- 		· · · · · ·		ini ini p Inni ini p Inni ini p	5 * 50 * * * * * * * * * * * * * * * * *		α <sup>τ</sup>	5 0 
	ve ************************************	°≡ 2×			i si san s San san san san san san san san san san s	**************************************		
े और व		, x∞,		<sup>™</sup> ¥ - <sup>™</sup> *** ■ <sup>™</sup> * <sup>™</sup> * * ■ = <sup>™</sup> * *		n and a second sec		28" 28",0 36 % 20
· - ·			× state to the state of the st					
200 BX 1		1 N N 10 P	а мина 1971 г. 1971 г.	= = <sup>*</sup>			کت <sup>می</sup> میں اللہ میں میں	
· · .	پ <sup>مر</sup> " ۲۵ ک ۲۵ ک	×. ±		184	್ಗಳು ಕೇಶ್ ಶ ಕ್ಷ್ಮ ಮಹಿಸುವ ಹೇ ಕೊಡ್ ಇತಿ			s aŭ ≫ ⊓
3. :× 3								
32	= £			× ,	ಷ್ ಎಂಗ್ ಇತಿ	* \$5 _= X	× =, •	200 11

\*\*\*\* \*\*\*\* \* ≈ =

£ ( ( ; \_ =

ઽ ૾પ<sub>ક</sub>ાં ≪્ સ ີ ເັ້ນ ແ ສີ່ຮັດເວທີ 

REG. REF. : S96A/0507/C2

DATE: 23.12.1998

RE: <u>126 dwellings on lands bounded by the Lucan - Newlands Road to the north</u>. <u>Griffeen Regional Park to the west and located south of a permitted residential</u> <u>development per Planning Permission Reg. Ref. S95A/0481, in the townland of</u> <u>Esker South, Lucan, Co. Dublin for Jetview Property Developments Ltd.</u>

295

Dear Sìr,

I refer to your submission received on 23,06.1997 to comply with Condition No.'s 3, 4, 6, 7 and 25 of grant of permission, Order No. 0198, dated 30.01.1997, in connection with the above.

In this regard I wish to inform you that the submission in respect of Condition No.'s 3, 4 and

6 is acceptable.

No details with regard to Condition No. 7 dealing with the screen walling to rear of gardens in open view have been submitted. With regard to Condition No. 25, it has been ascertained that the two types of rumble strips which have been constructed are acceptable but are significantly different from the details originally submitted. In view of this, revised drawings of the two types of rumble strips are required and in addition, a map showing where each type of rumble strip has been positioned is also deemed necessary.

Accordingly, the compliance submission in respect of Condition No.'s 7 and 25 is incomplete and is therefore not acceptable.

Yours faithfully,

c,

Ŷ.

ŝ

E & 888 &

1AL-

for Senior Administrative Officer

O'Mahoney Pike Architects, Owenstown House, Foster's Avenue, Blackrock, Co. Dublin.

	Sou	රොට්ර් ගැනමිනියා මා මා දියා දියා දීකාවී ක		<b>1</b>	Plan Register	NO.
		Planning & Dev Acts 1963 t	elopment) o 1993		S96A/0507	
		aming kegisie	Ngamer ( 2009) Professioner Professioner			
Location	Griffeen ) permitted Reg.Ref.S	Regional Park residential d 95A/0481, in t	to the we evelopmen	st and loca t per Plann	ted south of a ing Permission	
Development	detached 1 two store B3) and 8 site deve 200 m extended wide which	houses (House y three bedroo 4 no. two stor lopment and la ension of road h links to Gri	Type A3) m semi-de ey 3 bedr ndscape w known at ffeen Way	interchanga tached hous oom semi-de orks;provis Griffeen R ; a single	ble with 42 no. es (House Type tached houses; ion of an approx oad approx. 7.5m vehicular access	
Date of Application	23/09/96				รัตถึง เรา ว่า ร้างสิน	
Type of Application	Permissio			2		
Submitted by	Name: Address:		- W		bert Place,	
Appl Icant	Name: Address:					
Decision	O.C.M. No Date	.2475 19/12/96	Eff Ap		ERMISSION	
Grant			Eff	ect		
	Date	30/01/97				
		್ಯಾಂಗ್ ಗ್ರಾಂಕ್ ಮೇಲೆ ಗಳ ಕೊಡೆತಿ ಕ್ರಾಂಗ್ ಕೊಡೆ ಗ್ರಾಂಕ್ ಗ್ರಾಂಕ್ ಗ್ರಾಂಗ್ ಕೊಡೆ ಗ್ರಾಂಕ್ ಗ್ರಾಂಕ್ ಗ್ರಾಂಗ್ ಕೊಡೆ ಗ್ರಾಂಕ್ ಗ್ರಾಂಕ್ ಗ್ರಾಂಕ್				
	Date of Application Type of Application Submitted by Applicant	DevelopmentIcolationDevelopment126 dwell Getached two store B3) and 8 site deve 200 m ext wide whic off GriffDate of Application23/09/96 PermissionType of ApplicationPermissionSubmitted byName: Address: Address:ApplicantName: Address:DecisionO.C.M. No DateGrantO.C.M. No	Iocal Sover (Planning & Dev Acts 1963 t Planning RegisterLócationOn lands bounded by the Griffeen Regional Park permitted residential d Reg.Ref.S95A/0481, in t County Dublin.Development126 dwellings comprisin detached houses (Bouse two storey three bedrood B3) and 84 no. two store site development and la 200 m extension of road 200 m extension of road 200 m extension and site development and la 200 m extension of road 23/09/96 ApplicationDate of Application23/09/96 Permission Address: B1, Main StrSubmitted byName: McHugh Consu Address: B1, Main StrDecisionO.C.M. No. 2475 Date 19/12/96GrantO.C.M. No. 0198	Local Sovernment (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1LocationOn lands bounded by the Lucan-Ne Griffeen Regional Park to the we permitted residential developmen Reg.Ref.S95A/0481, in the townla County Publin.Development126 dwellings comprising 42 no. detabled houses (Bouse Type A3) two storey three bedroom semi-de B3) and 84 no. two storey 3 bedr site development and landscape w 200 n extension of road known at wide which links to Griffeen Way off Griffeen Road, all on approxDate of Application23/09/96 Permission Address: Chattered Town Planne Address: 81, Main Street, BlacDecisionO.C.M. No. 0198Eff APDecisionO.C.M. No. 0198Eff	(Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)LocationOn lands bounded by the Lucan-Newlands Road Griffeen Regional Park to the vest and loca permitted residential development per Plann Reg.Ref.895A/0481, in the townland of Esker County Dublin.Development126 dwellings comprising 42 no. two storey detached houses (Bouse Type A3) interphang two storey three bedroom semi-detached house 31) and 84 no. two storey 3 bedroom semi-de site development and landscape works:provis 200 m extension of road known at Griffeen R wide which links to Griffeen Way; a single off Griffeen Road, all on approx. 5.4 hectaDate of Application23/09/96Date Furth (a) ReguesType of ApplicationPermission1. 2.Submitted byName: McHegs: B1, Main Street, Blackrock, Co.Date 19/12/96DecisionO.C.M. No. 0198Effect	Inordit Government (Planning & Development) Acts 1953 to 1933 Planning Register (Fart 1) S96A/0507   Location On Iands bounded by the Ludan-Wewlands Road to the horth, Griffeen Regional Park to the west and located south of a permitted residential development per Planning Permission Reg.Ref. \$58,20(\$8], in the townland of Esker South Jucan, County publin.   Development 126 dwellings comprising 42 no. two storey 4 bedroom semi- detaolide houses (Bouse Type A3) interchangable with 42 no. two storey three bedroom semi-detaoled houses, Weith 42 no. We storey three bedroom semi-detacled houses, Weith 42 no. We storey three bedroom semi-detacled houses, You B3) and 84 no. two storey 3 bedroom \$emi-detacled houses, 200 m stenesion of road known at Griffeen Road approx. 7.5m wide which links to Griffeen Way; a single vehicular access off Griffeen Road, all on approx. 5.4 hectares of Land.   Date of Application 23/09/96 Date Further Perticulars (a) Requested (b) Received (b) Received (c) Received Type of Application   Submitted by Adress: Name: MoRugh Consultants, Address: 14. 2.   Submitted by Adress: Name: MoRugh Consultants, Address:   Adress: 81. Main Street, Blackrock, CG. Dublin.   Decision O.C.M. No. 2475 Date Effect A3 GRANT FERMISSION   Grant O.C.M. No. 2198 Effect

1000, 8 			
8	Appeal: Notifled		
9	Appeal Decision		
10.	Material Contraventio		
	Enforcement	Compensation	Purchase Notice
	Revocation or Amendme	nic	
	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
			그는 것이 같아요. 그렇는 말 했지? 것은 것을 것 않는 것 같아요. 같이 많이 하는 것이 같아요. 같이 많이 나는 것이 같아요. 같이 많이 나는 것이 같아요. 같이 많이 나는 것이 같아요. 말 하는 것이 않는 것이 같아요. 말 하는 것이 않는 것이 같아요. 말 하는 것이 같아요. 말 하는 것이 같아요. 말 하는 것이 같아요. 말 않는 것이 같아요. 말 않는 것이 같아요. 말 하는 것이 같아요. 말 않는 것이 같아요. 말 하는 것이 않는 것이 않는 것이 같아요. 말 하는 것이 않는 것이 않는 것이 같아요. 말 않는 것이 않아요. 말 하는 것이 않아요. 말 않아요. 말 하는 것이 않아요. 말 않아요. 말 하는 것이 않아요. 말 않이 않아요. 말 ? 않아요. 말 않아요. 말 않아요. 말 않아요. 말 않아요
	Registrar	Date	Receipt No.
	Regustrar	8.651 (* F.) 서 1, 19 19 20 20 20 20 20 20 20 20 20 20 20 20 20	· · · · · · · · · · · · · · · · · · ·

ి సిర్మానికి స్పార్ సినిమి సినిమి సినిమి సినిమి ఇంటా గ్రామి సినిమి సినిమి సినిమి సినిమి సినిమి ఇంటా సినిమి క్రామి సినిమి సినిమి సినిమి సినిమి ఎ. సినిమి క్రామి సినిమి సినిమి సినిమి సినిమి 



### PLANNING DEPARTMENT

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

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

Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-462 0000 Facs: 01-462 0104

> 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 0198	Date of Final Grant 30/01/97 Date of Decision 19/12/96		
Decision Orde	er Number 2475			
Register Refe	erence S96A/0507	Date 23rd September 1996		
Applicant Development	detached houses (House two storey three bedrow B3) and 84 no. two stor site development and la 200 m extension of road wide which links to Gra	opments Ltd., ng 42 no. two storey 4 bedroom semi- Type A3) interchangable with 42 no. om semi-detached houses (House Type rey 3 bedroom semi-detached houses; andscape works;provision of an approx. d known at Griffeen Road approx. 7.5m iffeen Way; a single vehicular access on approx. 5.4 hectares of land.		
Cocation	Griffeen Regional Park	e Lucan-Newlands Road to the north, to the west and located south of a development per Planning Permission		

Griffeen Regional Park to the west and located south of a permitted residential development per Planning Permission Reg.Ref.S95A/0481, in the townland of Esker Souh, Lucan, County 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,

subject to the following (31) Conditions.

į.



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

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

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

Telefon: 01-462 0000 Facs: 01-462 0104

Baile Átha Cliath 24.

Lár an Bhaile, Tamhlacht,

Bosca 4122,

2

3

#### Conditions and Reasons

Subject to the conditions set out below, the development 1 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 1st October 1996, the 14th October 1996 and the 5th December 1996. **REASON:** 

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

- 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.

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:** 



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

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

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

6

7

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

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.

The areas shown edged green on drawing Ref. no P010F 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.

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 Park and the Griffeen Road. **REASON:** 

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

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



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

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

County Council before construction. Timber fencing is not acceptable. REASON: In the interest of visual amenity.

8

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

Other than where "extended kitchen areas" adjoin each other, a 1.8m 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 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 kitchen areas of house types A3, B3 and C3 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.



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

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

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

To prevent unauthorised development.

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

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.

- 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.
- 16 That public lighting be provided as each street is occupied in accordance with a scheme to be submitted to the satisfaction of 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.
  - en sus entreses es entres fere freeses several :
- 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.
- 10 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 tappings, branch connections, swabbing and chlorination be carried out by the County Council's,



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

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

Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

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.

 $\mathbf{20}$ 

Bosca 4122,

That an acceptable street naming and house numbering scheme be submitted to and be to the satisfaction of 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, 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.

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 developers expense. Details relating to the Outer Ring Road shall include a survey of existing and proposed development and boundaries adjacent to the Outer Ring Road between the Lucan-Newlands Road and the proposed roundabout approx.550 metres to the south.

REASON:

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

22



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

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

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, marking and public lighting shall be submitted to and be to the satisfaction of the Planning Authority, prior to the commencment of development. REASON: In the interests of the proper planning and development of the area.

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

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 interest 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 differentation shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development. REASON:

In the interests of residential amenity.

26 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 Frice 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.



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

Dublin 24.

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

Telefon: 01-462 0000 Facs: 01-462 0104

Baile Átha Cliath 24.

Lár an Bhaile, Tamhlacht,

Bosca 4122,

#### 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 £91,620 (ninety one thousand six hundred and twenty 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.

That a financial contribution in the sum of £100 (one hundred pounds) per house be paid by the proposer to South Dublin County Council towards Esker Pumping Station Upgrading Scheme which will facilitate this scheme; 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.

29

That a financial contribution in the sum of £50 (fifty pounds) per house be paid by the proposer to South Dublin County Council towards the cost of proposed improvements to the Griffeen River drainage catchment; 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

28



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

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

reasonable that the developer should contribute towards the cost of providing the services.

30 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 £130,000

(one hundred and thirty 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:

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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 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.



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

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

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. <u>A copy of the form of commencement notice is</u> <u>attached.</u>

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.

St. January 1997

Bosca 4122, Lár an Bhaile, Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-462 0000 Facs: 01-462 0104

IOF SENIOR ADMINISTRATIVE OFFICER

### SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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 2267	Date of Decision 21/11/96
Register Reference S96A/0507	Date 23rd September 1996

Applicant App. Type Development

Bosca 4122,

Lár an Bhaile, Tamhlacht,

Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

Jetview Property Developments Ltd.,

e Permission

126 dwellings comprising 42 no. two storey 4 bedroom semidetached houses (House Type A3) interchangable with 42 no. two storey three bedroom semi-detached houses (House Type B3) and 84 no. two storey 3 bedroom semi-detached houses; site development and landscape works; provision of an approx. 200 m extension of road known at Griffeen Road approx. 7.5m wide which links to Griffeen Way; a single vehicular access off Griffeen Road, all on approx. 5.4 hectares of land.

Location

On lands bounded by the Lucan-Newlands Road to the north, Griffeen Regional Park to the west and located south of a permitted residential development per Planning Permission Reg.Ref.S95A/0481, in the townland of Esker Souh, Lucan, County 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 22/11/96 for SENIOR ADMINISTRATIVE OFFICER

McHugh Consultants, Chartered Town Planners,

## 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/0507 16, Herbert Place, Dublin 2.



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

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

