

South Dublin County Council
Local Government
(Planning & Development)
Acts 1963 to 1993
Planning Register (Part 1)

Plan Register No.

S96A/0483

1. Location On lands bounded by the Lucan Newlands Road to the north and Griffeen Road to the west, in the Townlands of Balgaddy and Esker South, Lucan, Co. Dublin.
2. Development Alterations to permitted development pursuant to Planning Permission Reg. Ref. S95A/0481 comprising change of house type from 32 No. semi-detached houses (House type G) on site Nos. 237-268 inclusive to be replaced by 26 No. semi-detached houses on revised site Nos. 129-146 and 175-182 inclusive (House Type D3); minor revisions to site boundaries on revised site Nos. 129-146 and 175-182 inclusive; 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 pursuant to Reg. Ref. S95A/0481; all on a site of approx. 0.74 Ha.
3. Date of Application 10/09/96 Date Further Particulars (a) Requested (b) Received
- 3a. Type of Application Permission 1. 1.
2. 2.
4. Submitted by Name: McHugh Consultants,
Address: Chartered Town Planners, Development Consultants,
5. Applicant Name: Jetview Property Developments Ltd.,
Address: 81 Main Street, Blackrock, Co. Dublin.
6. Decision O.C.M. No. 2176 Effect
AP GRANT PERMISSION
Date 07/11/96
7. Grant O.C.M. No. 2484 Effect
AP GRANT PERMISSION
Date 18/12/96
8. Appeal Lodged
9. Appeal Decision
10. Material Contravention
11. Enforcement Compensation Purchase Notice

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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McHugh Consultants,
Chartered Town Planners,
Development Consultants,
16 Herbert Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2484	Date of Final Grant 18/12/96
Decision Order Number 2176	Date of Decision 07/11/96
Register Reference S96A/0483	Date 10th September 1996

Applicant Jetview Property Developments Ltd.,

Development Alterations to permitted development pursuant to Planning Permission Reg. Ref. S95A/0481 comprising change of house type from 32 No. semi-detached houses (House type G) on site Nos. 237-268 inclusive to be replaced by 26 No. semi-detached houses on revised site Nos. 129-146 and 175-182 inclusive (House Type D3); minor revisions to site boundaries on revised site Nos. 129-146 and 175-182 inclusive; 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 pursuant to Reg. Ref. S95A/0481; all on a site of approx. 0.74 Ha.

Location On lands bounded by the Lucan Newlands Road to the north and 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
Additional Information Requested/Received /

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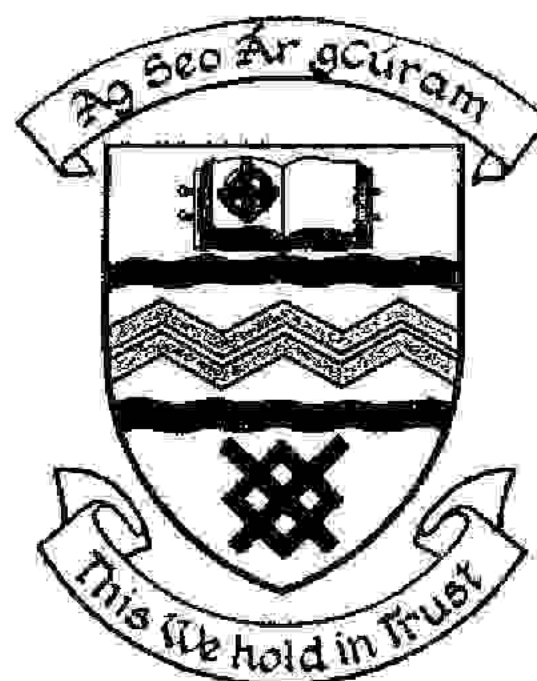
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A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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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 13th September, 1996 and shall otherwise be strictly in accordance with the terms and conditions of planning permission Ref. S95A/0481.
REASON:
 In the interest of the proper planning and development of the area.

- 2 Satisfactory boundary treatment to be provided opposite windows in side wall of the dining room in order to screen adjoining properties from overlooking. Details to be agreed in writing with Planning Authority prior to the commencement of development.
REASON:
 In the interest of residential amenity.

- 3 All bathroom windows shall be fitted with obscure glass. Openings, if provided, shall be of the high-level type only.
REASON:
 In the interest of residential amenity.

- 4 The hammerhead shown at the end of the cul-de-sac opposite site no. 146 should be amended as its orientation as proposed would result in severe damage to the tree which is to be retained on the adjacent public open space. The exact line of the hammerhead is to be agreed with the Planning Authority prior to the commencement of development.
REASON:
 In the interests of the visual amenities of the area and the preservation of the tree adjacent to the proposed cul-de-sac hammerhead.

REG REF. S96A/0483 SOUTH DUBLIN COUNTY COUNCIL
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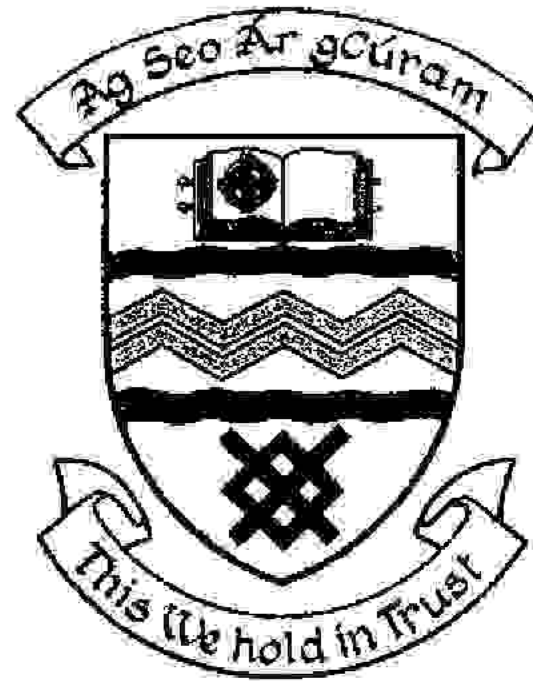


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- 5 The existing tree shown to be retained should be protected by adequate fencing which should extend to the kerbline of the proposed road which will bound the open space. The exact details and positioning of the protective fencing should be agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of the visual amenities of the area and the preservation of the tree adjacent to the proposed cul-de-sac hammerhead.
- 6 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 will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 7 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 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.
- 8 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

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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.

- 9 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.

- 10 That the arrangements made with regard to the payment of the financial contribution in the sum of £400 (four hundred pounds) PER HOUSE 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.

- 11 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.

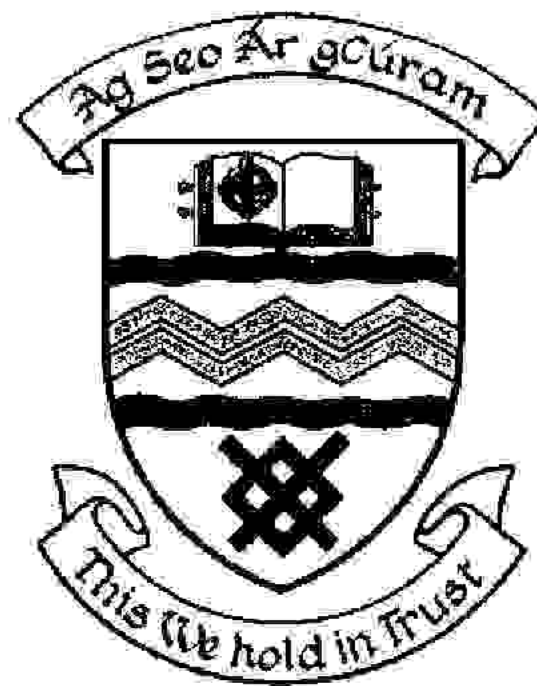
REASON:

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

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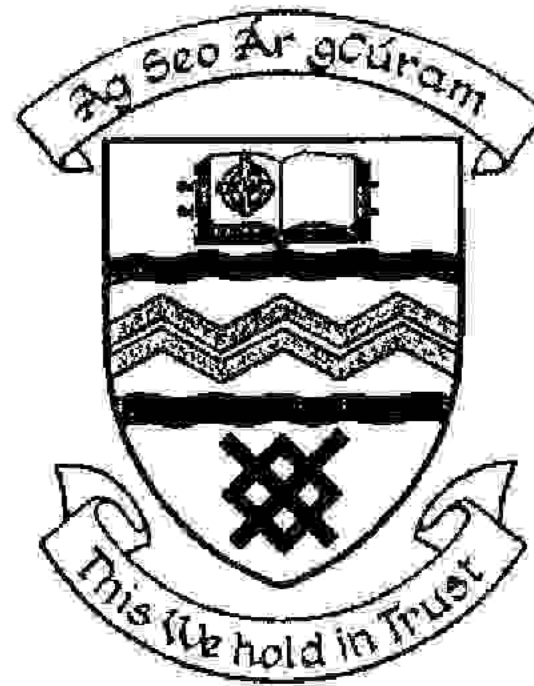
All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (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.

 20th December 1996
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 22176	Date of Decision 07/11/96
Register Reference S96A/0483	Date 10th September 1996

Applicant Jetview Property Developments Ltd.,

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Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

McHugh Consultants,
Chartered Town Planners,
Development Consultants,
16 Herbert Place,
Dublin 2.

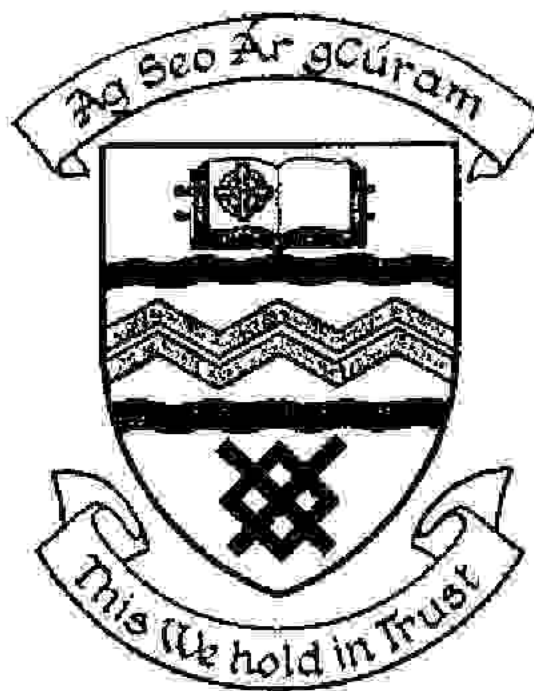
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07/11/96

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