	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0482

1.	Location	On lands bounded by the Lucan-Newlands Road to the north and Griffeen Road to the west, in the Townland of Balgaddy, Lucan, Co. Dublin.		
2.	Development	Alterations to permitted development pursuant to Planning Permission Reg. Ref. S95A/0481 comprising change of house type from 10 no. semi detached houses (House Types G and G1) on site nos. 227-236 inclusive to be replaced by 10 no. semi detached houses on revised site nos. 165-174 inclusive (House Type F3); 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. 0.25 Ha.		
3.	Date of Application	10/09/96	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, Dublin 2.		
5.	Applicant	Name: Address: Jetview Property Developments Ltd., 81 Main Street, Blackrock, Co. Dublin.		
6.	Decision	O.C.M. No. 2177 Date 07/11/96	Effect AP GRANT PERMISSION	
7.	Grant	O.C.M. No. 2483 Date 18/12/96	Effect AP GRANT PERMISSION	
8.	Appeal Lodged			
9.	Appeal Decision			
10.	Material Contravention			
11.	Enforcement	Compensation	Purchase Notice	
12.	Revocation or Amendment			

REG. REF. S96A/0482

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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 2483	**Date of Final Grant** 18/12/96
Decision Order Number 2177	**Date of Decision** 07/11/96
Register Reference S96A/0482	**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 10 no. semi detached houses (House Types G and G1) on site nos. 227-236 inclusive to be replaced by 10 no. semi detached houses on revised site nos. 165-174 inclusive (House Type F3); 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. 0.25 Ha.

Location On lands bounded by the Lucan-Newlands Road to the north and Griffeen Road to the west, in the Townland of Balgaddy, Lucan, Co. Dublin.

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,

subject to the following (9) Conditions.

REG REF. S96A/0482

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

2 All bathroom windows and first floor landing 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.

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 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 the 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.

5 That the arrangements made with regard to the payment of the financial contribution in the sum of £1,420 (one thousand

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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.

6 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.

7 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.

8 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:

REG REF. S96A/0482

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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 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.

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 2177	**Date of Decision** 07/11/96
Register Reference S96A/0482	**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 10 no. semi detached houses (House Types G and G1) on site nos. 227-236 inclusive to be replaced by 10 no. semi detached houses on revised site nos. 165-174 inclusive (House Type F3); 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. 0.25 Ha.

Location On lands bounded by the Lucan-Newlands Road to the north and Griffeen Road to the west, in the Townland of Balgaddy, Lucan, Co. Dublin.

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 (9) on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council.

..... 07/11/96
for SENIOR ADMINISTRATIVE OFFICER

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

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Conditions and Reasons

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

2 All bathroom windows and first floor landing 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.

3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
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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.

5 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.

6 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

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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 £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.
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REASON:

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