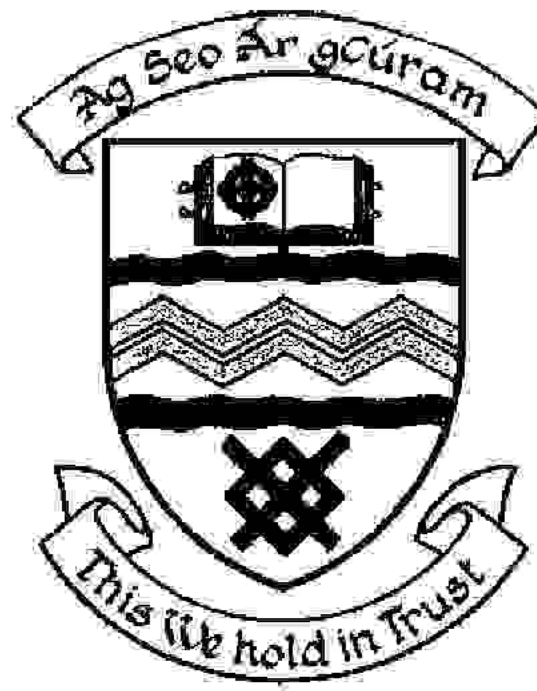


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0398	
1. Location	Willsbrook, Lucan.		
2. Development	162 no. 3 and 4 bed detached and semi detached houses with associated site works on site circa 16.6 acres with two access points off Willsbrook Road.		
3. Date of Application	12/07/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton-Simons Planning & Dev. Conslts., Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Fitzgibbon Brothers Ltd., Address: Bishopstown, Cork.		
6. Decision	O.C.M. No. 1783  Date 10/09/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2064  Date 23/10/96	Effect AP GRANT PERMISSION	
Appeal Lodged			
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.

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Fenton-Simons Planning & Dev. Conslts.,  
29 Fitzwilliam Place,  
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2064	Date of Final Grant 23/10/96
Decision Order Number 1783	Date of Decision 10/09/96
Register Reference S96A/0398	Date 12th July 1996

**Applicant** Fitzgibbon Brothers Ltd.,

**Development** 162 no. 3 and 4 bed detached and semi detached houses  
with associated site works on Site circa 16.6 acres  
with two access points off Willsbrook Road.

**Location** Willsbrook, Lucan.

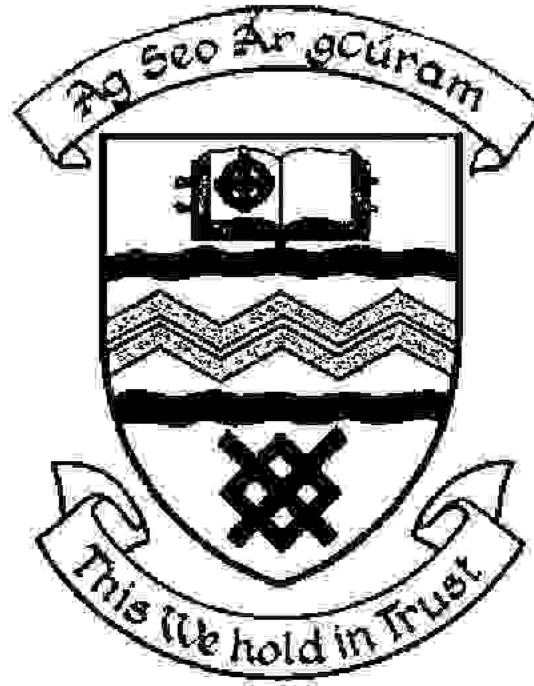
**Floor Area** 0.000 Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (30) conditions.

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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and in accordance with unsolicited additional information received 21/08/96, save as may be required by the other conditions attached hereto.  
**REASON:**  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
  
- 2 That the layout shall be as shown on drawing no. SW01A Rev.A received 21/08/96.  
**REASON:**  
In the interest of amenity.
  
- 3 That a financial contribution in the sum of £100,080 (one hundred thousand and eighty 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.
  
- 4 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 £250,000 (two hundred and fifty thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

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Or./...

b. Lodgement with the Council of a cash sum of £160,000 (one hundred and sixty 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.

- 5 That a minimum open space separation 2.3 metres wide to be provided between the side walls of all houses.

REASON:

To enable the side walls to be adequately maintained in the interest of amenity.

- 6 That a minimum front building line of 7.5 metres and rear garden depth of 11 metres shall be provided to each dwellinghouse.

REASON:

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

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

REASON:

To prevent unauthorised development.

- 8 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.

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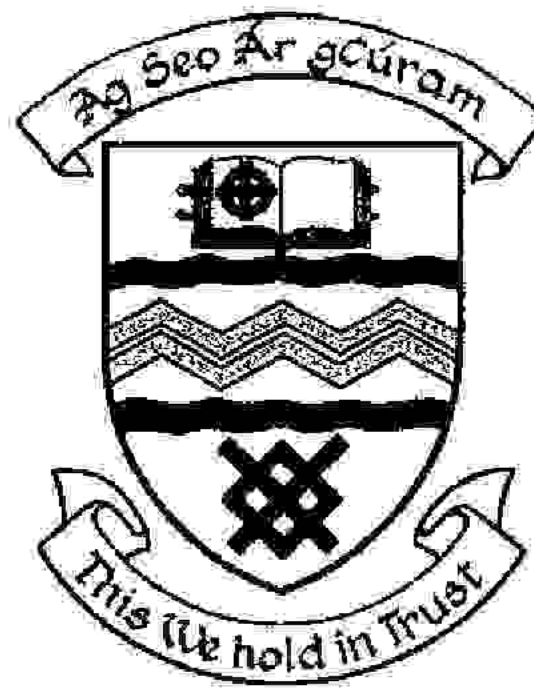
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- 9 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
In the interest of amenity.
- 10 That public lighting be provided as each 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.
- 11 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.
- 12 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.  
REASON:  
In the interest of the proper planning and development of the area.
- 13 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.
- 14 That all watermain tappings, 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

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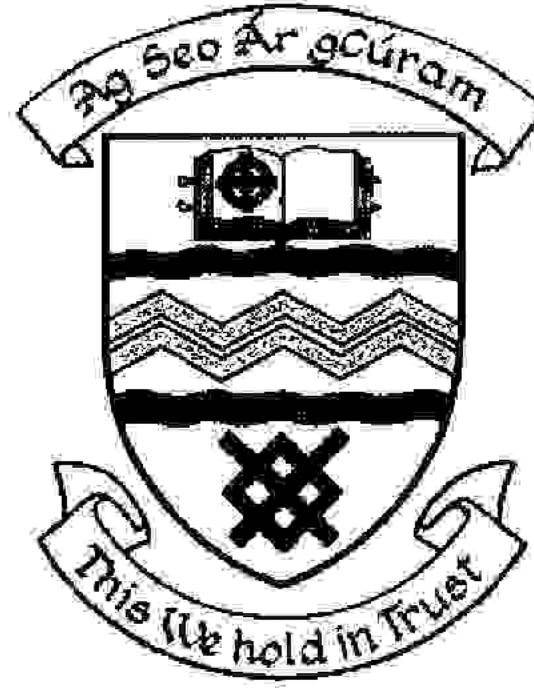
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proposed development it is considered reasonable that the Council should recoup the cost.

- 15 That an acceptable street naming and house numbering scheme be submitted to 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.
- 16 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.
- 17 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths/cycleways, 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.
- 18 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.  
REASON:  
To protect the amenities of the area.
- 19 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.

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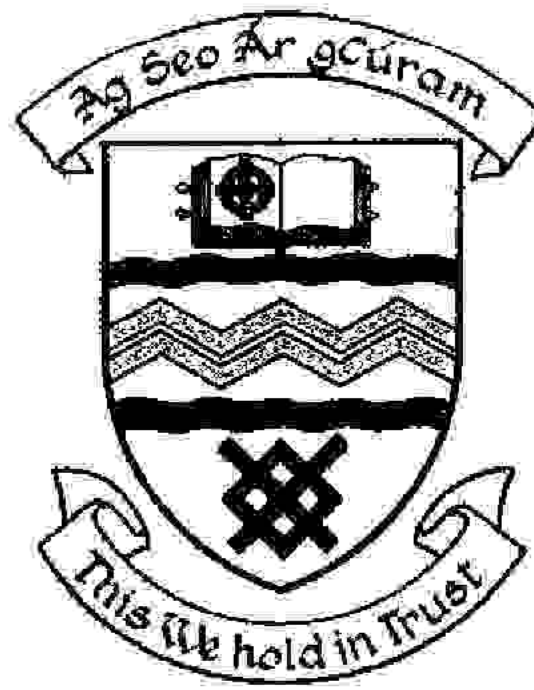
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- 20 That Road no. 6 from the roundabout to the site outlined in red to be constructed by the developer at his own expense to the requirements of the Roads Department, South Dublin County Council. This road to include a footpath.  
**REASON:**  
In the interest of the proper planning and development of the area.
- 21 That all road and cul-de-sac turning bay dimensions be to current County Council standards. Cul-de-sac turning circles at the ends of roads 2, 5, 8 and 10 to be revised and details to be submitted for agreement before development commences.  
**REASON:**  
In the interest of the proper planning and development of the area.
- 22 That no buildings be located within 5 metres of any existing or proposed public services which are/will be, taken in charge.  
**REASON:**  
In the interest of public health.
- 23 That provision be made for a strip of land to be reserved for a cycle path to County Council standard along the Outer Ring road adjoining the site. This strip of land to measure 3 metres from the edge of the existing footpath. As the edge of the footpath is already 1.5 metres from the edge of the reservation an additional 1.5 metre strip of land is required.  
**REASON:**  
In the interest of the proper planning and development of the area.
- 24 That a footpath and cyclepath be provided by the developer along the Willsbrook road frontage of the site. The agreed costs of the works to be offset against contributions.  
**REASON:**

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

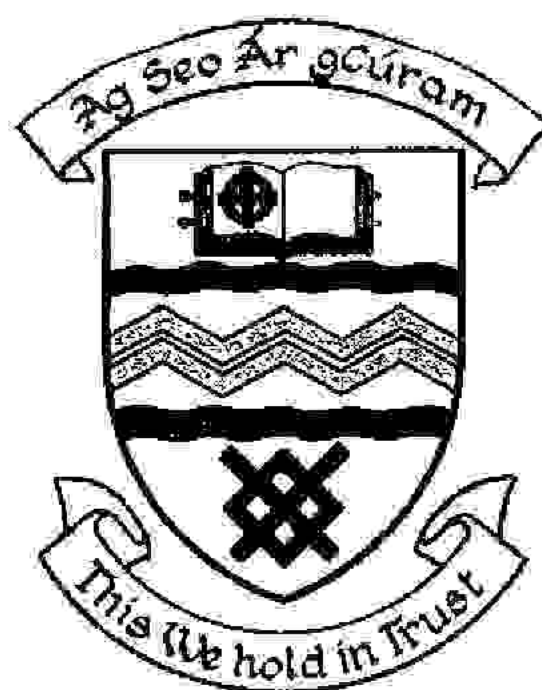
- 25 That prior to development commencing on the site a revised site layout plan be submitted to and agreed with the planning authority to provide for the retention of existing mature trees adjoining the proposed area of public open space at the entrance to the site.  
REASON:  
In the interest of amenity.
- 26 That prior to development commencing on site details of proposals for the removal or retention of existing trees and measures proposed to protect the trees during the course of development be submitted to and agreed with the planning authority. In this regard trees to be retained to be protected by suitable fencing and an agreed scheme of tree felling and surgery works to be carried out prior to commencement of works on site.  
REASON:  
In the interest of amenity.
- 27 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences.  
REASON:  
In the interest of the proper planning and development of the area.
- 28 Prior to commencement of works on site the developer shall submit to and agree with the Planning Authority a scheme of boundary treatment for the site.  
REASON:  
In the interest of amenity.
- 29 That a specification and plan including timescale for implementation for street tree planting be agreed with the



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Parks and Landscape Services Department prior to commencement of works on site.

REASON:

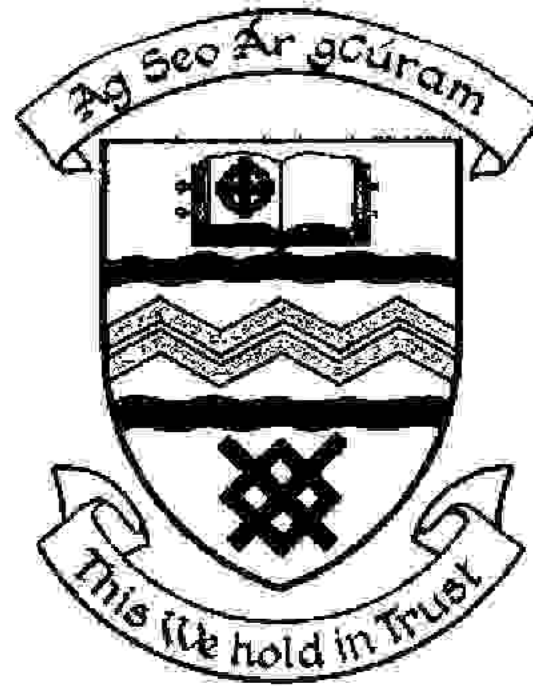
In the interest of amenity.

- 30
- (a) Applicant to submit revised layout plan, longitudinal sections, invert levels and cover levels of surface water sewers to coincide with alterations to roads layout on drawing H07SW01A Rev: A, for approval of Environmental Services Department before works commences on site.
  - (b) Applicant to submit revised pipe design providing additional capacity for sewer line MHS2-S3-S4-S5-S6 for written approval of Environmental Services Department before works commence on site. Details to include design figures, longitudinal sections, pipe sizes, invert levels and cover levels.
  - (c) Applicant to submit design calculations and longitudinal sections for sewer lines S15-S16-S17-S18 and S14-S15 (design calcs only required) for approval of Environmental Services Department before work commences on site.
  - (d) Applicant to submit revised layout plan, invert levels, cover levels, longitudinal sections of foul sewers to coincide with alterations to road layout on drawing H07SW01A Rev A, for approval of Environmental Services Department before work commences on site.
  - (e) All existing and proposed foul and surface water sewers with the potential to be taken in charge to be incorporated into public open space or roads.
  - (f) No building to be within 5 metres of an existing or proposed sewer with the potential of being taken in charge.
  - (g) Applicant to ensure full and proper separation of foul and surface water systems.
  - (h) Applicant to submit proposals for the diversion of the existing foul sewer crossing the site for the

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approval of Environmental Services Department before work commences on site.

These proposals to include design flows, pipe sizes, invert and cover levels, gradients and longitudinal sections. A minimum grade of 1/100 for a 225 pipe should be adhered to cater for future flows.

Diversion of existing foul sewer to be carried out by South Dublin County Council at the applicants expense.

A wayleave is required for any approved diversion and this is to be in place before any work commences on diversion.

- (i) All construction materials and methods shall comply with the requirements of the Environmental Services Department.
- (j) All existing water courses/drains on site to be drained via open jointed spigot and socket pipes laid on a filter material bed and connected to the proposed surface water system.
- (k) Water available from existing 250mm DI watermain on far side of Willsbrook Road. Applicant to note that 250mm main shown on proposed Outer Ring Road on Drg. Nos. SW09 & SW11 is non-existent.
- (l) Applicant to install 100mm diameter Kent Helix 3000 meter adjacent to proposed connection to 250mm main Willsbrook Road. Applicant to submit and agree details of proposed meter chamber, location and pipework details to the Area Engineer, Deansrath Depot prior to commencement of the works.
- (m) Applicant to submit and agree watermain, valve & hydrant layout drawing with the Area Engineer, Deansrath Depot prior to commencement of the works.
- (n) 24 hour storage to be provided for each unit.

REASON:

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

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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.

  
.....October 1996  
for SENIOR ADMINISTRATIVE OFFICER