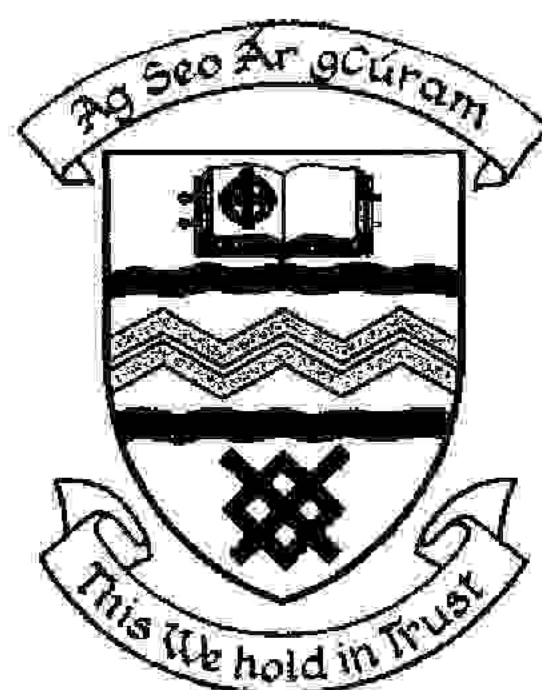


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0397	
1. Location	On lands bounded by the Lucan Newlands Road to the north and Griffeen Regional Park to the west in the townland of Esker South, Lucan, Co. Dublin.		
2. Development	Alterations to permitted development under the planning permission Reg. Ref: S95A/0481 comprising of a change of house type from 32 no. semi-detached houses (house types C, D and E) to 28 semi-detached house type B and 4 no. 2 storey semi-detached house type A and 1 no. 2 storey detached house type A, alterations to the site boundaries and minor alterations to house type A. Vehicular access via permitted estate road which links to Griffeen Way pursuant to Reg. Ref: S95A/0481 all on site of approximately 1 ha.		
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: O'Mahony Pike Architects, Address: Owenstown House, Foster's Avenue,		
5. Applicant	Name: Jetview Property Developments Ltd., Address: 81 Main St., Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 1779 Date 10/09/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2063 Date 23/10/96	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/0397 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2063	Date of Final Grant 23/10/96
Decision Order Number 1779	Date of Decision 10/09/96
Register Reference S96A/0397	Date 12th July 1996

Applicant Jetview Property Developments Ltd.,

Development Alterations to permitted development under the planning permission Reg. Ref: S95A/0481 comprising of a change of house type from 32 no. semi-detached houses (house types C, D and E) to 28 semi-detached house type B and 4 no. 2 storey semi-detached house type A and 1 no. 2 storey detached house type A, alterations to the site boundaries and minor alterations to house type A. Vehicular access via permitted estate road which links to Griffeen Way pursuant to Reg. Ref: S95A/0481 all on site of approximately 1 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, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

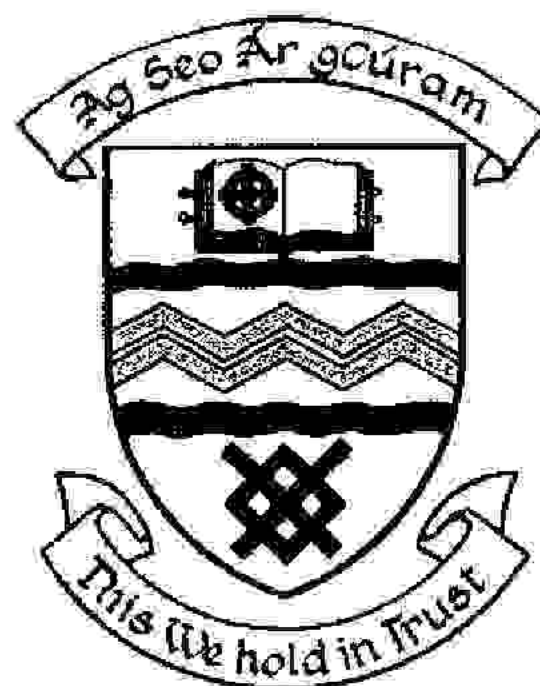
Additional Information Requested/Received /

A Permission has been granted for the development described above,

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subject to the following (8) conditions.

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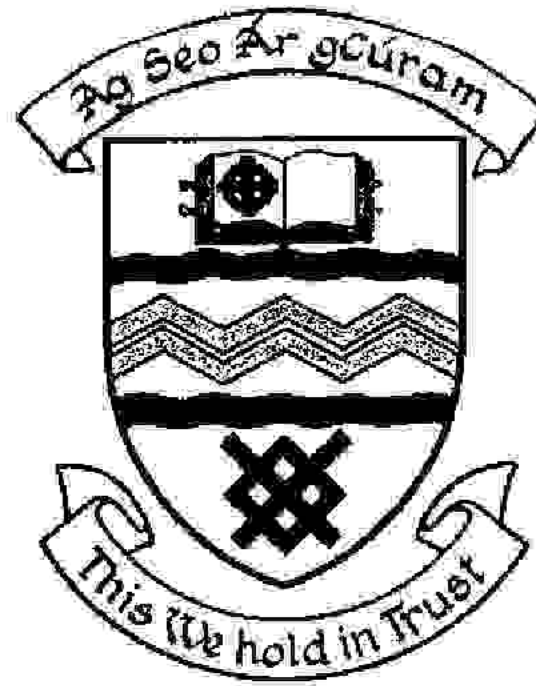
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 The development shall be carried out in conformity with Condition Nos. 1, 7 to 25, and 26 to 30 incl. of the decision to grant permission by order No. 2221 dated 18/12/95 Reg. Ref. S95A/0481 save as amended to conform with the revisions indicated in the plans lodged with South Dublin County Council in connection with this application.
REASON:
In the interest of the proper planning and development of the area.
- 3 That arrangements be made for 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 Reg. Ref. S95A/0481; arrangements to be made prior to the commencement 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.
- 4 That arrangements be made for 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 Reg. Ref. S95A/0481; arrangements to be made prior to the commencement of this proposal.
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

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improvement works and traffic management schemes
facilitating the proposed development.

- 5 That arrangements be made for 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 Reg. Ref. S95A/0481; arrangements to be made prior to the commencement 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.

- 6 That arrangements be made for 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 Reg. Ref. S95A/0481; arrangements to be made prior to the commencement 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 arrangements be made for 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 Reg. Ref. S95A/0481; arrangements to be made prior to the commencement 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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- 8 That arrangements be 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; arrangements to be made prior to the commencement of this proposal.

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.

 24th October 1996
for SENIOR ADMINISTRATIVE OFFICER