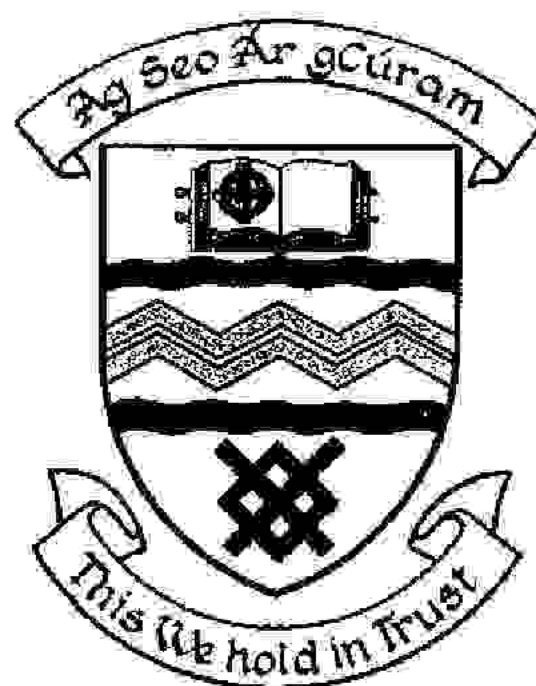


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0342	
1. Location	"The Hollow", Newcastle Rd., Lucan.		
2. Development	Demolition of existing bungalow and the erection of 28 no. residential units in 1 no. two storey block and 3 no. three storey blocks and associated site development works on 2.88 acre site with access off approved entrance.		
3. Date of Application	18/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/08/96 2.	1. 30/08/96 2.
4. Submitted by	Name: John McGivern & Associates, Address: 25, Millview Lawns, Malahide.		
5. Applicant	Name: Adroit Ltd., Address: 120 Rathgar Road, Dublin 6.		
6. Decision	O.C.M. No. 2088 Date 24/10/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0034 Date 09/01/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged	25/11/96	Written Representations	
9. Appeal Decision	23/12/96	Appeal Withdrawn	
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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John McGivern & Associates,
25, Millview Lawns,
Malahide.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0034	Date of Final Grant 09/01/97
Decision Order Number 2088	Date of Decision 24/10/96
Register Reference S96A/0342	Date 30th August 1996

Applicant Adroit Ltd.,

Development Demolition of existing bungalow and the erection of 28 no. residential units in 1 no. two storey block and 3 no. three storey blocks and associated site development works on 2.88 acre site with access off approved entrance.

Location "The Hollow", Newcastle Rd., Lucan.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/08/96 /30/08/96

A Permission has been granted for the development described above,
subject to the following (24) Conditions.

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Conditions and Reasons

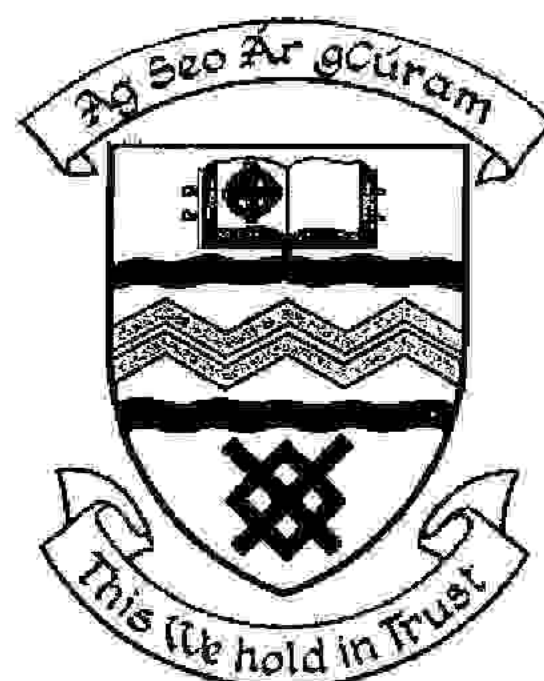
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and in accordance with the additional information received on the 30th August, 1996, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 The proposed development shall be amended as follows:
The block housing units 23 to 28 shall be reduced to a 2 storey building containing a maximum of 3 units. Revised drawings showing compliance with the condition to be submitted for the written agreement of the planning authority prior to the commencement of development.
REASON:
In the interests of visual amenity and the proper planning and development of the area.

- 3 The areas to the west and north of the residential units (escarpment and plateau area), the area at the southern part of the site and the area adjacent to the Griffeen River shall be retained in perpetuity as part of the communal open space for the development.
REASON:
In the interests of the provision of communal open space for the development and the protection of both the setting of the historic core of Lucan Village and the sensitive and scenic approach to the core of the village along the section of the Newcastle Road onto which the site fronts.

- 4 Prior to 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. Details shall include treatment to the escarpment, plateau, and Griffeen River sections of the site and shall generally comply with the landscape master plan for the site except as may be amended by the Planning Authority. No tree shall be felled or otherwise interfered with without the prior

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written agreement of the Planning Authority.

REASON:

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

- 5 A pedestrian pathway shall be provided from the lower to the upper (plateau) part of the development. Details 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 provision of pedestrian access to the plateau communal open space area in the western and northern parts of the site.

- 6 Full details of all external finishes and colours including roof materials shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

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

- 7 Details of the proposed vehicular access bridge to the site including set-backs to the Newcastle Road shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development. New boundary walls shall match the existing stone wall on the Newcastle Road frontage of the site.

REASON:

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

- 8 The existing escarpment shall not be interfered with without the prior written agreement of the Planning Authority. In this regard, any excavation required in the siting of the apartment blocks shall be the subject of an engineer's report and shall include the retention of the escarpment where necessary.

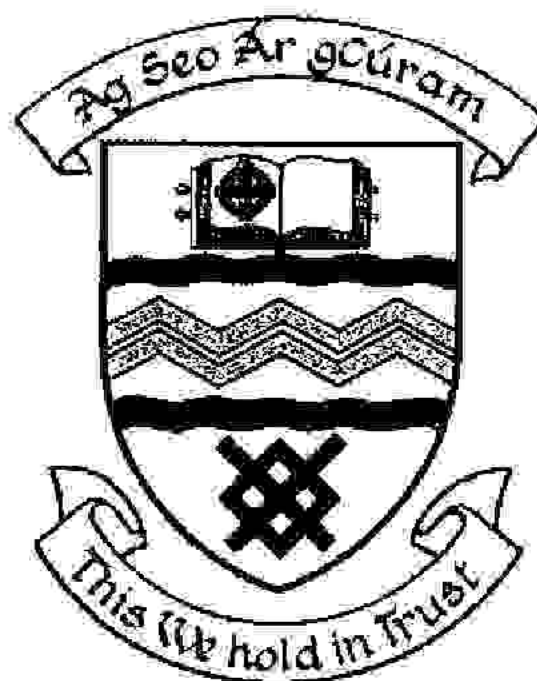
REASON:

In the interests of ensuring the stability of the escarpment.

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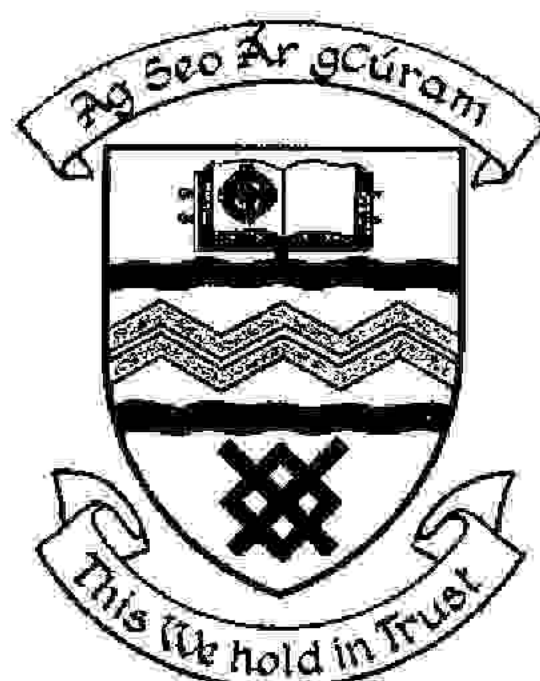


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- 9 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
 REASON:
 To protect the amenities of the area.
- 10 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
 REASON:
 In the interest of amenity.
- 11 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.
- 12 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.
- 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 an acceptable apartment naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed unit.
 REASON:
 In the interest of the proper planning and development of the area.

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- 15 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.
- 16 Details of road and parking bay construction including pavement build-up, surface finishes and markings shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interests of a proper standard of development.
- 17 That the developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on the site.
REASON:
In the interest of the proper planning and development of the area.
- 18 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 19 That a financial contribution in the sum of £16,800 (sixteen thousand eight hundred 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

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

- 20 That a financial contribution in the sum of money equivalent to the value of £17,300 (seventeen thousand three hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price 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.

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.

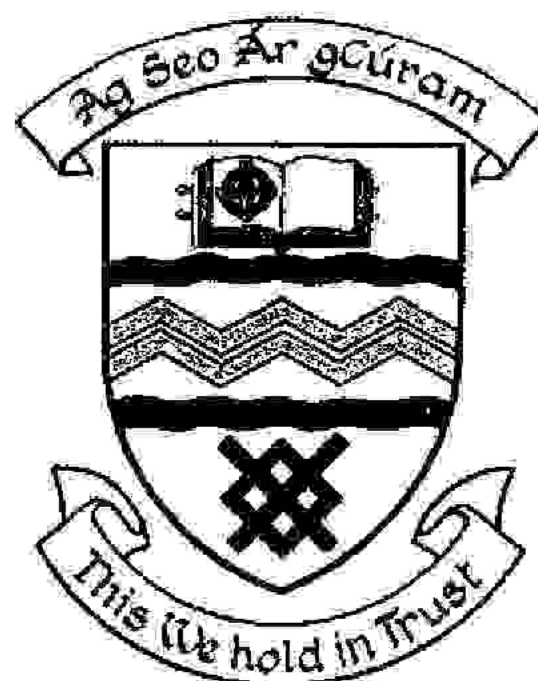
- 21 That a financial contribution in the sum of £25,000 (twenty five thousand pounds) be paid by the proposers to South Dublin County Council towards the acquisition and/or further development of public open space at the Griffeen Valley Regional Park which will serve this development; this contribution to be paid before commencement of development on site.

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 the provision and development of amenity lands in the area which will facilitate the proposed development.

- 22 That a financial contribution in the sum of £100 (one hundred pounds) per unit be paid by the proposer to South Dublin County Council towards the cost of upgrading works to Esker Pump Station which will facilitate the development; this contribution to be paid before the

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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.

- 23 That a financial contribution in the sum of £50 (fifty pounds) per unit (total £1,250) be paid by the proposers to South Dublin County Council towards the cost of improvements to the Griffeen River; 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.

- 24 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin footpath and open space on the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £15,000 (fifteen thousand pounds) or lodgement with the Council of a cash sum of £15,000 (fifteen thousand pounds).

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.

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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.

9th

.....January 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1576	Date of Decision 14/08/96
Register Reference S96A/0342	Date 18th June 1996

Applicant Adroit Ltd.,
Development Demolition of existing bungalow and the erection of 28 no. residential units in 1 no. two storey block and 3 no. three storey blocks and associated site development works on 2.88 acre site with access off approved entrance.

Location "The Hollow", Newcastle Rd., Lucan.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/06/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is advised that the proposed development is deficient with regard to the no. of car parking spaces to be provided and to the width of internal roads which do not provide adequate access to parking spaces. Clarification is required to show how car parking can be provided on site in accordance with development plan standards. Car parking spaces should be 2.5m wide by 4.75 m long with a 6 metre circulation aisle, all of which should be provided with suitable landscaping.

John McGivern & Associates,
25, Millview Lawns,
Malahide.

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- 2 Additional drainage details are required in regard to:-
- a) the drainage of embankment slope and proposed retaining walls. This should be connected to proposed drainage system which may require upsizing. Design calculations to be submitted.
 - b) details of proposed bridge to include hydraulic design, inlet and outlet controls etc.
 - c) proposed foul sewer to be connected to existing 375 mm sewer in lieu of 225mm sewer as shown on lodged drawings.
 - d) treatment to Griffeen River.
- 3 In relation to existing trees on site full details are required as to which trees are to be retained, and what remedial tree surgery work is to be carried out. A scheme of tree protection for the trees to be retained is required.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

15/08/96