

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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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 1677	Date of Final Grant 27/08/96
Decision Order Number 1381	Date of Decision 18/07/96
Register Reference S96A/0273	Date 20th May 1996

Applicant Jetview Property Development Ltd.,

Development Change of house type on sites 178-221 incl. and 224-231 from 52 no. 3 beds to 52 revised no. 3 bed houses on a site of approx. 1.4 hectares contained within existing permission Reg.: S95A/0481.

Location Lands bounded by the Lucan Newlands Road to the north and Griffeen Regional Park 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 /

A Permission has been granted for the development described above,
subject to the following (8) Conditions.

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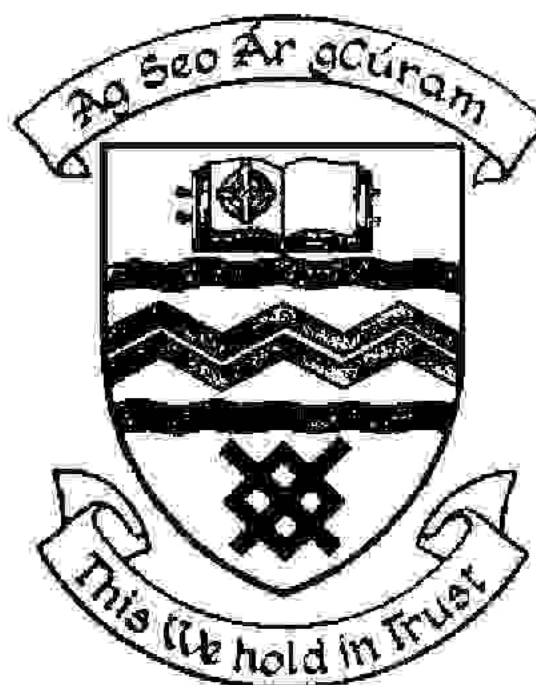
Conditions and Reasons

- 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 No.'s 1, 7-25, and 27-30 incl. of the permission granted by Order No. 0341 dated 22.02.1996 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 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 commencement of development on site.
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.
- 4 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 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.

REG. REF. S96A/0273 SOUTH DUBLIN COUNTY COUNCIL
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- 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 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.

- 6 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 commencement of development on site.

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 the cost of providing the services.

- 7 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 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.

- 8 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 commencement of development on site.

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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.

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.

Bea Connolly
..... August 1996
for SENIOR ADMINISTRATIVE OFFICER