

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0262
1. Location	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 pursuant to Planning Permission Reg. Ref. S95A/0481 comprising change of house type from 20 no. terraced houses (House Types E & D) to 18 no. two storey 3 bedroom semi detached houses (House Type C) on revised site nos. 89, 94-110 inclusive; minor alterations to the site boundaries and arrangement of revised house nos. 111-114 inclusive, 117, 120 and 121; minor alterations to the site boundaries of revised house nos. 90, 115 and 116; minor alterations to the arrangement of revised house nos. 118, 119 and 122 - 124 inclusive; site development and landscape works; 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. 1 Ha.	
3. Date of Application	14/05/96	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,	
5. Applicant	Name: Jetview Property Developments Ltd., Address: 81 Main Street, Blackrock, Co. Dublin.	
6. Decision	O.C.M. No. 1311 Date 11/07/96	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1633 Date 21/08/96	Effect AP GRANT PERMISSION
8. Appeal Notified		
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.

REG REF. S96A/0262 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 1633	Date of Final Grant 21/08/96
Decision Order Number 1311	Date of Decision 11/07/96
Register Reference S96A/0262	Date 14th May 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 20 no. terraced houses (House Types E & D) to 18 no. two storey 3 bedroom semi detached houses (House Type C) on revised site nos. 89, 94-110 inclusive; minor alterations to the site boundaries and arrangement of revised house nos. 111-114 inclusive, 117, 120 and 121; minor alterations to the site boundaries of revised house nos. 90, 115 and 116; minor alterations to the arrangement of revised house nos. 118, 119 and 122 - 124 inclusive; site development and landscape works; 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. 1 Ha.

Location 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 /

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A Permission has been granted for the development described above,
subject to the following (9) conditions.

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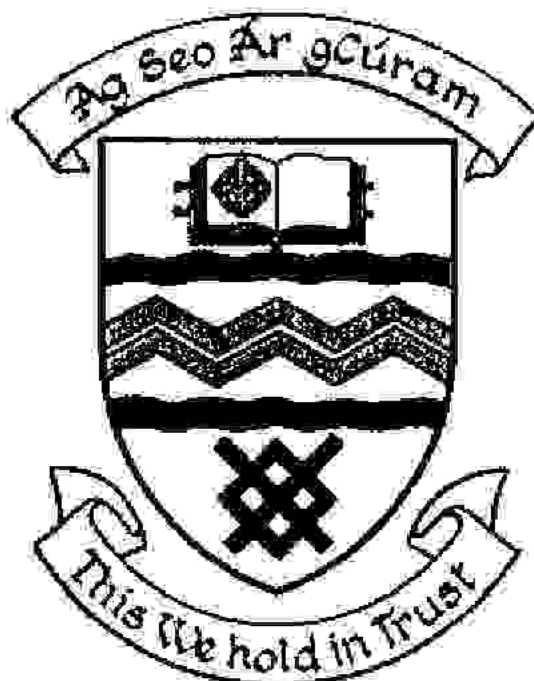
Conditions and Reasons

- 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 That the protective fencing to areas of public open space required in accordance with Condition No. 16 of Reg. Ref. S95A/481 be located along the entire length of the boundary of the area of public open space in accordance with the requirements of the Parks Department, South Dublin County Council. No machinery movements to take place within the enclosed area of public open space.
REASON:
To ensure the preservation of existing mature trees adjacent to the eastern boundary of the site in the interest of amenity.
- 3 The development shall be carried out in conformity with Condition Nos. 1, 7-25, and 27-30 inclusive of the decision to grant permission by Order No. 2221 and dated 18.12.95 Reg. Ref. S95A/481 save as amended to conform with the revision indicated in the plans lodged with Dublin County Council in connection with this application.
REASON:
In the interest of the proper planning and development of the area.
- 4 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/481; these arrangements to be made prior to commencement of development on site.
REASON:
To ensure that a ready sanction may be available to the

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Council to induce the provision of services and prevent
disamenity in the development.

- 5 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/481; 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 £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/481; 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.

- 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/481; arrangements to be made prior to commencement of development on site.

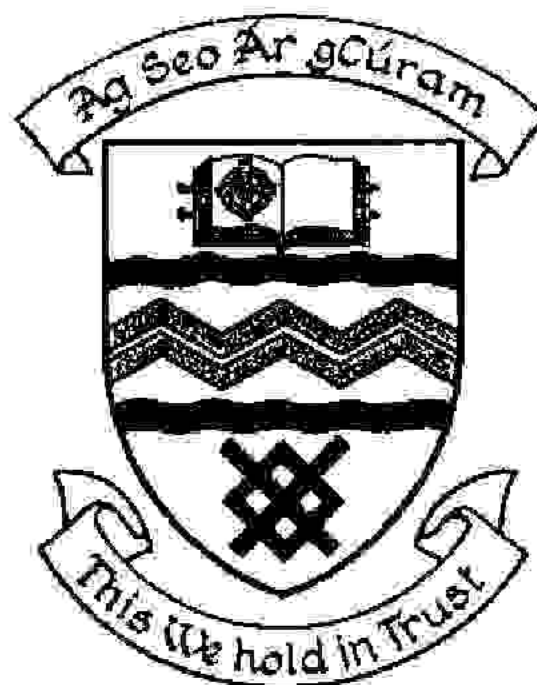
REASON:

The provision of such services in the area by the Council

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 8 That a financial contribution in the sum of money equivalent to the value of £1,420 (one thousand four hundred and twenty pounds) per house, i.e. total £380,560 (three hundred and eighty thousand five hundred and sixty 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.

- 9 That a financial contribution in the sum of £400 (four hundred pounds) per house i.e. total £107,200 (one hundred and seven thousand two hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the Lucan Water Supply Improvement Scheme; 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.

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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.

[Signature] 26th August 1996
for SENIOR ADMINISTRATIVE OFFICER