

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0228	
1. 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, County Dublin.		
2. Development	Change of house type on sites Nos. 151-156 incl. and 163-176 incl., from 20 no. 3 beds to 18 no. 3 bed houses on site of approx. 63 hectares contained within existing permission Reg. Ref.: S95A/0481.		
3. Date of Application	24/04/96	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, Fosters Avenue, Blackrock,		
5. Applicant	Name: Jetview Properties Ltd., Address: Carysfort Avenue, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 1144  Date 19/06/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1487  Date 01/08/96	Effect AP GRANT PERMISSION	
8. 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.			



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
Facs: 01-462 0104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

**NOTIFICATION OF GRANT OF Permission****LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number 1487	Date of Final Grant 01/08/96
Decision Order Number 1144	Date of Decision 19/06/96
Register Reference S96A/0228	Date 24th April 1996

**Applicant** Jetview Properties Ltd.,

**Development** Change of house type on sites Nos. 151-156 incl. and 163-176 incl., from 20 no. 3 beds to 18 no. 3 bed houses on site of approx. 63 hectares contained within existing permission Reg. Ref.: 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, County 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 (30) Conditions.

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Dublin 24.

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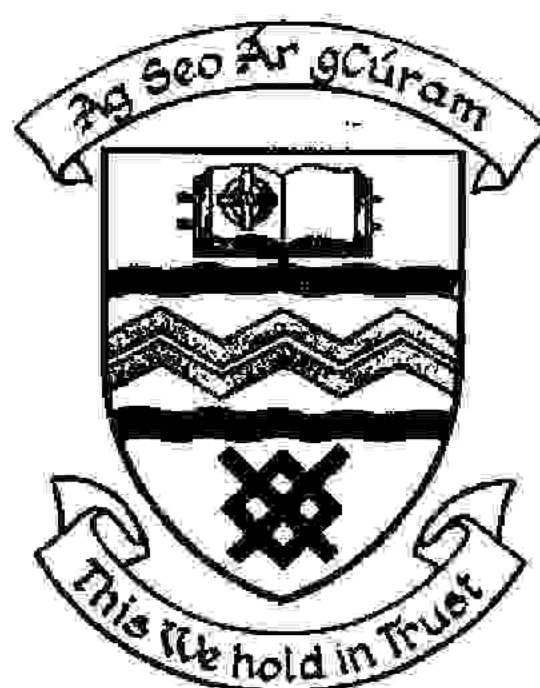
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Conditions and Reasons

- 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 each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 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.
- 6 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.
- 7 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.



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Facs: 01-462 0104

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**REASON:**

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

- 8 That all watermain tapplings, 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 proposed development it is considered reasonable that the Council should recoup the cost.

- 9 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.

- 10 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermain 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.

- 11 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:**

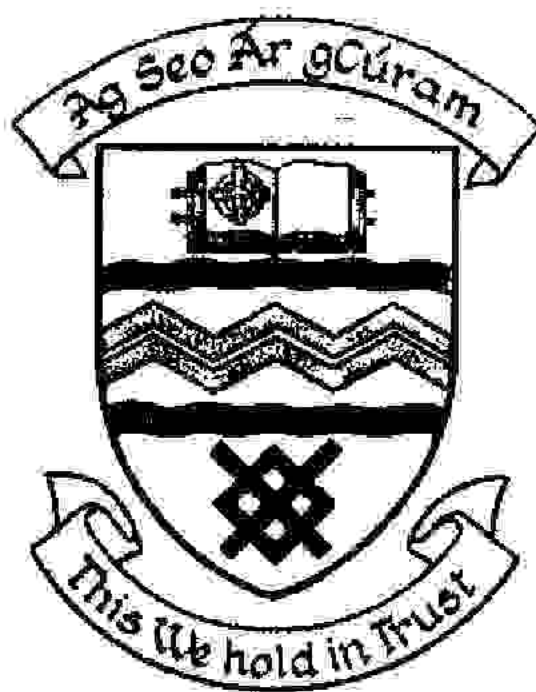
To protect the amenities of the area.

- 12 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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Dublin 24.

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- 13 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

In this regard no house connections to be laid across the public road. Details to be agreed with the Area Engineer, Deansrath Depot prior to commencement of development on site.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 14 That a minimum separation of 2.3m be provided between the side walls of each pair of semi-detached or detached houses.

REASON:

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

- 15 Details of the design and construction of a roundabout at the junction of the Lucan-Newlands Road and Griffeen Way to be submitted for the written agreement of the Planning Authority before development commences on the site.

REASON:

In order to comply with the requirements of the Roads Department.

- 16 That the proposer be responsible for the completion of Castle Road between the roundabouts on the Outer Ring Road and Griffeen Way. All works to be carried out to the requirements of Roads Department, South Dublin County Council.

REASON:

To comply with the requirements of the Roads Department.

- 17 Details of the design and construction of the proposed junction of Lucan-Newlands Road and proposed Griffeen Road to be submitted for the written agreement of the Planning Authority before development commences. All works to be carried out to the requirements of the Roads Department, South Dublin County Council.



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Telefon: 01-462 0000  
Facs: 01-462 0104

PLANNING  
DEPARTMENT  
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**REASON:**

To comply with the requirements of the Roads Department.

- 18 (a) that all platforms at entrances to cul-de-sacs be a minimum of 4.5 metres in width.
- (b) Details of materials, construction methods, specifications etc. in respect of all internal roads and platforms at entrances thereto and details of the definition of public area/private area boundaries to be agreed with the Planning Authority prior to commencement of development.
- (c) All services to be located in public area.
- (d) Minimum dimensions from services to buildings to be agreed with the Planning Authority prior to commencement of development.

**REASON:**

In order to comply with the requirements of the Roads Department.

- 19 Prior to the commencement of development on site the developer shall submit and agree details of the following boundary treatment:
- (a) A stone plinth wall and railing to be erected by the developer at his own expense along the western boundary of the site where it adjoins the Griffeen Valley Regional Park.
- (b) A plinth wall and railing to be erected along the western side of the proposed Griffeen road.

**REASON:**

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

- 20 Prior to commencement of development on site the developer shall submit details of the following for the written agreement of the Planning Authority:

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- (a) A suitable scheme of fencing to protect the trees to be retained on site during construction works.
- (b) A scheme of tree felling and surgery works, based on the tree survey report submitted on 06.11.1995 as unsolicited additional information. These works to be carried out prior to the commencement of development on site.

**REASON:**

In the interest of tree preservation and visual amenity.

- 21 All terraced houses to have a minimum building line of 9 metres or adequate side garden to provide satisfactorily for 2 car spaces off street. Details to be agreed prior to commencement of development.

**REASON:**

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

- 22 All house to have sufficient area of garden to provide for 2 off street car parking spaces. Details to be agreed prior to commencement of development.

**REASON:**

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

- 23 Details dimensions of all roads and footpaths including shared surfaces to be submitted to and agreed with the Roads Department.

**REASON:**

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

- 24 Public areas for taking in charge on all cul-de-sacs and shared surface areas to be clearly defined by drawings prior to sale of any house.

**REASON:**

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



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- 25 That arrangements be made with regard to 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 Register Reference S95A/281. 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.

- 26 That arrangements be made with regard to 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 Register Reference S95A/481. Arrangements to be made prior to 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.

- 27 That arrangements be made with regard to 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 Register Reference S95A/481. 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 their cost.



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- 28 That arrangements be made with regard to 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 Register Reference 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.

- 29 That arrangements be made with regard to 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 Register Reference 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.

- 30 That arrangements be made with regard to the lodgement of security assessed at a bond or letter of guarantee from an approved company in the sum of £450,000 (four hundred and fifty thousand pounds) or a cash lodgement in the sum of £28,000 (two hundred and eighty thousand pounds) in respect of the overall development as required by Condition No. 6 of planning permission granted under Register Reference S95A/481; these 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.

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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.

*Seán Connolly* ..... August 1996  
for SENIOR ADMINISTRATIVE OFFICER