

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S95A/0198	
1. Location	Weston Park, Lucan. Co. Dublin.		
2. Development	Alterations to already approved plans (Ref. S95A/0352 & S95A/0440) for two storey detached dwellings to sites 6-14 (even) Weston Way and 15-17 Weston Heights.		
3. Date of Application	04/04/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 29/04/96 2.	1. 02/05/96 2.
4. Submitted by	Name: Philip J. Staunton Architects, Address: 46 Grafton Street, Dublin 2.		
5. Applicant	Name: Weston Properties Ltd., Address: Site Office, Weston Park, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1059 Date 07/06/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1350 Date 17/07/96	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.	

REG REF. S96A/0198 **SOUTH DUBLIN COUNTY COUNCIL**
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Philip J. Staunton Architects,
46 Grafton Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1350	Date of Final Grant 17/07/96
Decision Order Number 1059	Date of Decision 07/06/96
Register Reference S96A/0198	Date 2nd May 1996

Applicant Weston Properties Ltd.,

Development Alterations to already approved plans (Ref. S95A/0352 & S95A/0440) for two storey detached dwellings to sites 6-14 (even) Weston Way and 15-17 Weston Heights.

Location Weston Park, Lucan. Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

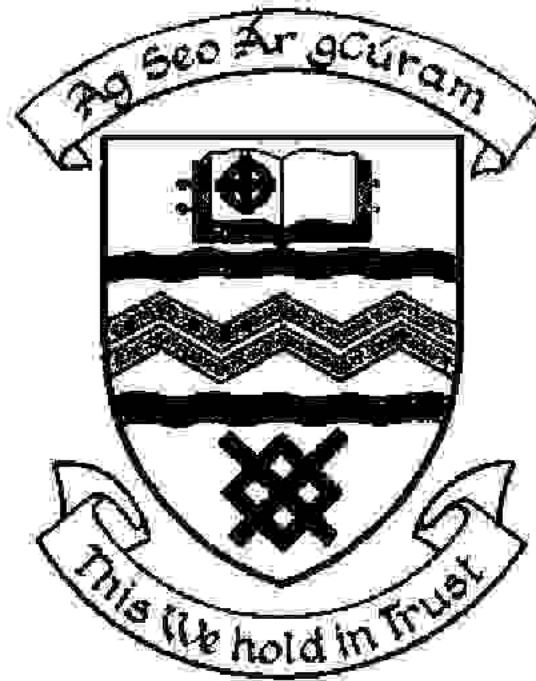
Additional Information Requested/Received 29/04/96 /02/05/96

A Permission has been granted for the development described above,
subject to the following (17) 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 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.
- 3 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.
- 4 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.
- 5 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.
- 6 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.

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- 7 That all watermain tappings, 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.
- 8 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.
- 9 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, watermains 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.
- 10 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.
- 11 That the proposed garages be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.
REASON:
To prevent unauthorised development.

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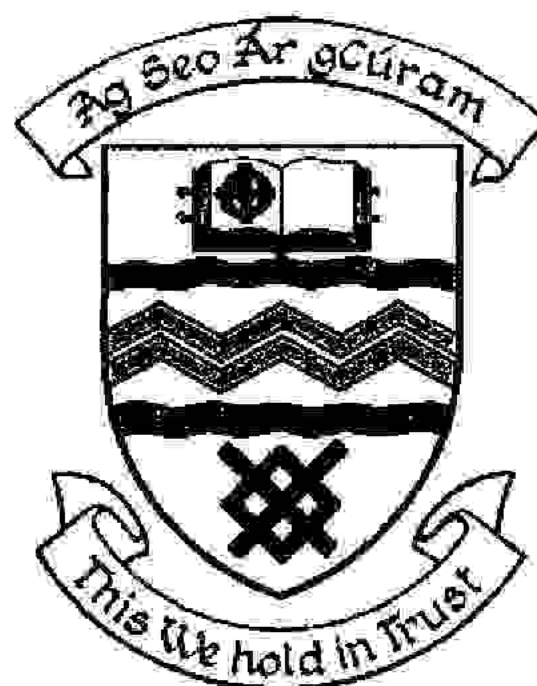
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- 12 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 13 That each house have a minimum front building line of 25 feet and rear garden depth of 35 ft. Separation between dwellings to be 2.3 metres minimum.
REASON:
In the interest of the proper planning and development of the area.
- 14 That arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £160,000 (one hundred and sixty thousand pounds) or a cash lodgement of £100,000 (one hundred thousand pounds) in respect of the overall development, required by Condition no. 5 of planning permission granted under Reg. Ref. 89A/2288 be strictly adhered to in respect of the above proposal.
REASON:
In the interest of the proper planning and development of the area.
- 15 That arrangements made for the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house in respect of the overall development in accordance with Condition No.7 of planning permission granted under Reg. Ref. 89A/2288 be strictly adhered to in respect of the above proposal.
REASON:
In the interest of the proper planning and development of the area.
- 16 That arrangements made with regard to the payment of financial contribution of £246,000 (two hundred and forty six thousand pounds) towards the cost of provision of public

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services in the area in respect of the overall development, the subject of planning permission granted under Reg. Ref. 85A/0417 be strictly adhered to in respect 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.

- 17 (a) The area shown as public open space shall be reserved for use as public open space and shall be soiled, seeded, planted, landscaped and developed in accordance with a detailed scheme, including the provision of 2 metre high walls, suitably capped and rendered or railings where such open space adjoins the boundaries of the site. Before development commences, the details of the said scheme shall be agreed with South Dublin County Council. If the developer agrees that the planting and landscaping (excluding boundary wall or railings) should be carried out by the Council, they shall pay a financial contribution of £300 (three hundred pounds) per house to the Council in this regard in accordance with a timetable to be agreed with the Council.
- (b) Apart from planting and landscaping of public open space area, the site shall generally be planted and landscaped in accordance with a scheme and to a timetable to be submitted to and agreed with the Planning Authority.

REASON:

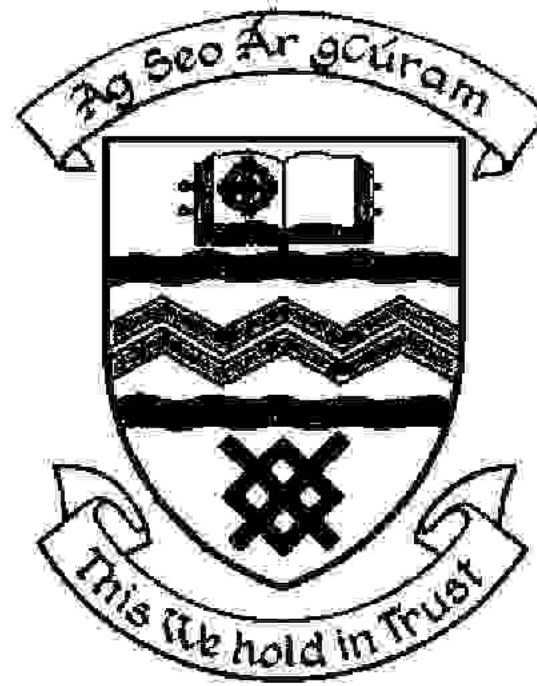
In the interest of the proper planning and development of the area.

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

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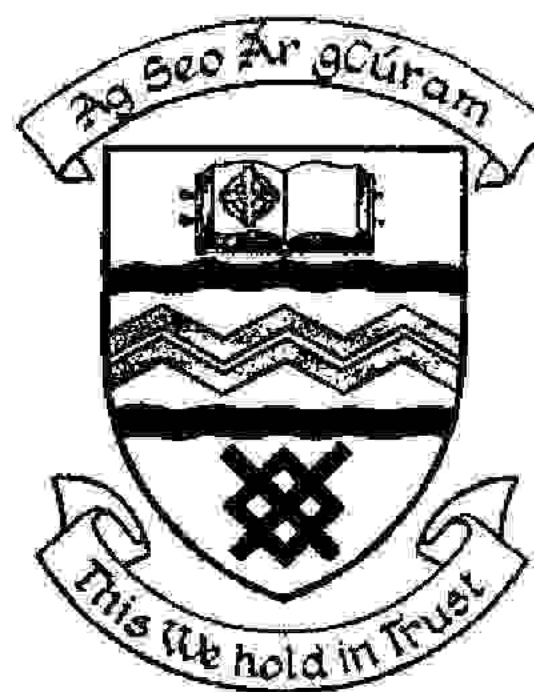
Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

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] 22nd July 1996
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 0757	Date of Order 29/04/96
Register Reference S96A/0198	Date 4th April 1996

Applicant Weston Properties Ltd.,

Development Alterations to already approved plans (Ref. S95A/0352 & S95A/0440) for two storey detached dwellings to sites 6-14 (even) Weston Way and 15-17 Weston Heights.

Location Weston Park, Lucan. Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 19.04.96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

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~~REG REF: S95A/0198~~

- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

29/04/96