

COMHAIRLE CHONTAE ÁTHA CLIATH

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| P. C. Reference | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | REGISTER REFERENCE YA 65. |
| 1. LOCATION | Esker, Glebe, Lucan. | |
| 2. PROPOSAL | Site Development Works. | |
| 3. TYPE & DATE OF APPLICATION | TYPE | Date Received |
| | A | 21/1/1983. |
| | Date Further Particulars | |
| | (a) Requested | (b) Received |
| | 1. | 1. |
| | 2. | 2. |
| 4. SUBMITTED BY | Name O'Dwyer & Partners, + Address 8, James's Tce., Malahide | Mr. S. Forrest, Beechfield House, Dublin 12 |
| 5. APPLICANT | Name R.S. Builders. Address 32, Ludford Road, D/14. | |
| 6. DECISION | O.C.M. No. PA/536/83 | Notified 18th March, 1983 |
| | Date 18th March, 1983 | Effect To grant permission |
| 7. GRANT | O.C.M. No. PBD/680/83 | Notified 7th Dec., 1983 |
| | Date 7th Dec., 1983 | Effect Permission granted |
| 8. APPEAL | Notified 27th April, 1983 | Decision WITHDRAWN |
| | Type 3rd Party | Effect |
| 9. APPLICATION SECTION 26 (3) | Date of application | Decision |
| | | Effect |
| 10. COMPENSATION | Ref. in Compensation Register | |
| 11. ENFORCEMENT | Ref. in Enforcement Register | |
| 12. PURCHASE NOTICE | | |
| 13. REVOCATION or AMENDMENT | | |
| 14. | | |
| 15. | | |

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

CONDITIONS

REASONS FOR CONDITIONS

4. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including maintenance until taken-in-charge by the Local Authority of roads, open space, carparks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of **£16,000.**

which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/
(b) Lodgement with the Council of **cash sum of £10,000.** to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.

Or/
(c) Lodgement with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority.

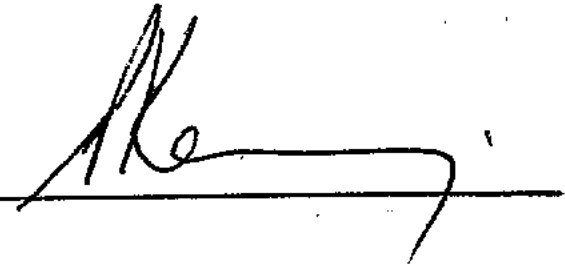
and such lodgement in either case has been acknowledged in writing by the Council.

Note: When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

5. That this permission related only to site development works. No house construction to take place on foot of this permission.

4. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

5. In the interest of the proper planning and development of the area.
(Contd. ...)



DUBLIN COUNTY COUNCIL

P BL / 680 / 83

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Approval
Notification of Grant of Permission

Local Government (Planning and Development) Acts, 1963-1982

| | |
|---|---|
| To O'Dwyer & Partners, 8, James's Tce., Malahide, Co. Dublin, Applicant R.S. Builders Ltd. | Decision Order Number and Date PA/536/83, 18/3/'83 Register Reference No. YA.65 Planning Control No. 12695 Application Received on 21/1/'83 |
|---|---|

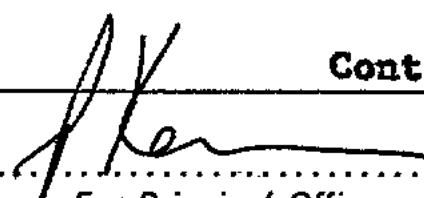
A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

Proposed site development work at Esker Glebe, Lucan.

| CONDITIONS | REASONS FOR CONDITIONS |
|---|--|
| <p>6. That water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. No connection is to be made to the existing Lucan foul sewerage system.</p> <p>7. In relation to foul drainage facilities, that no development works take place until the applicant has granted a permanent wayleave for the Griffeen Valley Foul sewer and for the Esker/Balgaddy Twin rising main through the eastern portion of the site. Details to be agreed with Sanitary Services.</p> <p>8. In relation to water supply, that the watermain layout be amended in accordance with the requirements of the Sanitary Services Department.</p> <p>9. That the areas indicated as "proposed amenity area" and the areas of open space at the entrance to the development alongside Esker Lane and the area to the north of the proposed road reservation be reserved as public open space.</p> <p>10. That the developer shall level, soil, seed and landscape the area of public open space referred to in Condition (10) to the satisfaction of the Parks Superintendent or in lieu of the above the developer shall pay a contribution of £300. per house towards public open space development, to be paid prior to the commencement of development.</p> | <p>6. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>7. In order to comply with the requirements of the Sanitary Services Department.</p> <p>8. In order to comply with the requirements of the Sanitary Services Department.</p> <p>9. In order to comply with the requirements of the Roads Department.</p> <p>10. In the interest of the proper planning and development of the area</p> |

Cont.../...

Signed on behalf of the Dublin County Council


For Principal Officer

Date **7 DEC 1983**

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

11. That the accessroad be constructed with a 24ft. carriageway with 2 No. 6ft. footpaths and 2 No. 5ft. grass verges to the satisfaction of the Roads Engineer

12. That Esker Lane along the western boundary of the site be improved and a 6ft. footpath be provided to the requirements of the Roads Department. Details to be agreed with Roads Department. The reservation for the improvement of Esker Lane to be set out on site by the developer and checked by the Roads Engineer prior to commencement of development.

13. That the reservation for the proposed east/west distributor road through the site be set out on site by the developer and checked by the Roads Engineer prior to the commencement of development. This land to be reserved free from the development and ceded to the County Council when required.

14. That the developer shall be responsible for the treatment of the area of land referred to in Condition 13 so that it can be used as amenity open space in conjunction with the area to the south until such time as it is required for road construction purposes.

NOTE: No house construction can take place on this site until the Esker Pumping Station is in operation. This pumping station will not be operational for at least 18 months.

15. That no development works take place on foot of this permission until the construction of the Griffeen Foul Sewer, the Esker/Balgaddy twin rising main and the pumping station has commenced.

NOTE: No sewage can be discharged from this site until the Esker Pumping Station is in operation. This pumping station will not be operational for at least 18 months.

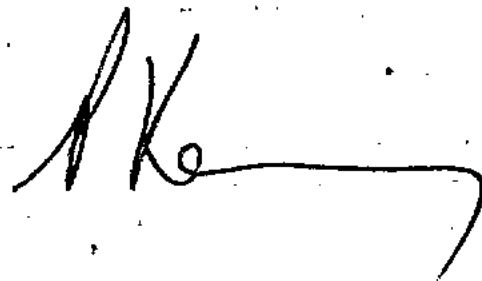
11. In order to comply with the requirements of the Roads Engineer.

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

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

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

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

A handwritten signature in black ink, appearing to be 'A. Ke...', is written over the right side of the page. The signature is cursive and somewhat stylized.

An Bord Pleanála

PL6/5/63281

Floor 3, Blocks VI & VII,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.
Telephone (01)728011.

[Handwritten signatures]

Dublin Co. Council



[Handwritten signature]
10/11/83

Date 3/11/83.

Your Ref *y.A. 65*

Appeal re: Site development at Esker Glebe, Lucan
for P.S. Builders

A Chara,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1982, has been withdrawn.

Mise, le meas,

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