

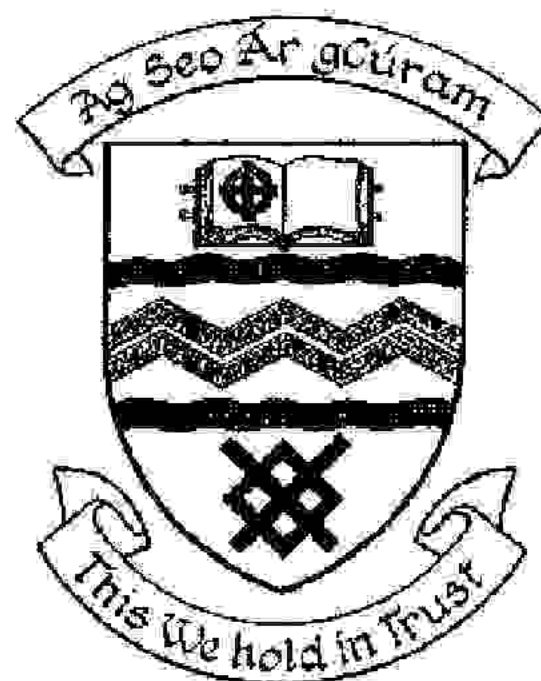
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0622	
1. Location	Esker Farm, Hayden's Lane, Lucan, Co. Dublin.		
2. Development	Demolish two dwellings and erect a residential development of 113 two and three storey dwellings comprising 10 no. 3-bedroomed duplexes, 3 no. 3-three bedroomed apartments, 2 no. 2-bedroomed apartments, 11 no. 2-bedroomed townhouses, and 87 no. two bedroomed apartments; as well as a 2 storey creche accessed from within the development and from "The Avenue", The Old Forge, as well as provision of new vehicular access off Hayden's Lane, associated site and off-site development and landscape works; all on lands of approximately 2.4 hectares (5.91 acres) in extent in the townland of Esker South, County Dublin. Previous Reg. Ref. S97A/0557.		
3. Date of Application	31/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/10/2000 2.	1. 2.
4. Submitted by	Name: Fitzgerald Finlay Mulligan Architects, Address: 17 Carysfort Avenue, Blackrock, Co. Dublin.		
5. Applicant	Name: Eleveden Properties Ltd., Address: Abercorn House, 57 Charleston Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 2394 Date 26/10/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 2394	Date of Decision 26/10/2000
Register Reference S00A/0622	Date: 31/08/00

Applicant Eleveden Properties Ltd.,
Development Demolish two dwellings and erect a residential development of 113 two and three storey dwellings comprising 10 no. 3-bedroomed duplexes, 3 no. 3-three bedroomed apartments, 2 no. 2-bedroomed apartments, 11 no. 2-bedroomed townhouses, and 87 no. two bedroomed apartments; as well as a 2 storey creche accessed from within the development and from "The Avenue", The Old Forge, as well as provision of new vehicular access off Hayden's Lane, associated site and off-site development and landscape works; all on lands of approximately 2.4 hectares (5.91 acres) in extent in the townland of Esker South, County Dublin. Previous Reg. Ref. S97A/0557.

Location Esker Farm, Hayden's Lane, Lucan, Co. Dublin.

App. Type Permission

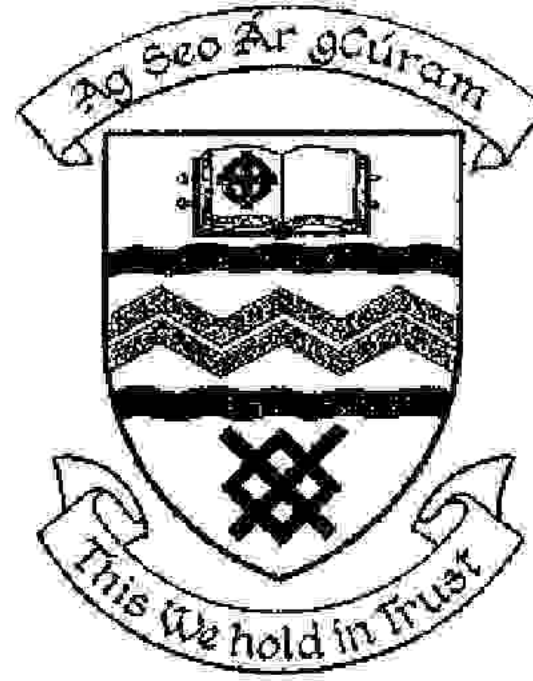
Dear Sir/Madam,

With reference to your planning application, received on 31/08/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 Additional off-street car parking is required to ensure an overall provision of generally two spaces per unit. The car parking standard proposed by the applicant is not considered adequate as the distances from relevant public transport services and neighbourhood and district centre facilities exceed those stated in the South Dublin County Development Plan 1998. A revised site layout drawing showing how it is proposed to comply with this requirement shall be submitted.

Fitzgerald Finlay Mulligan Architects,
17 Carysfort Avenue,
Blackrock,
Co. Dublin.

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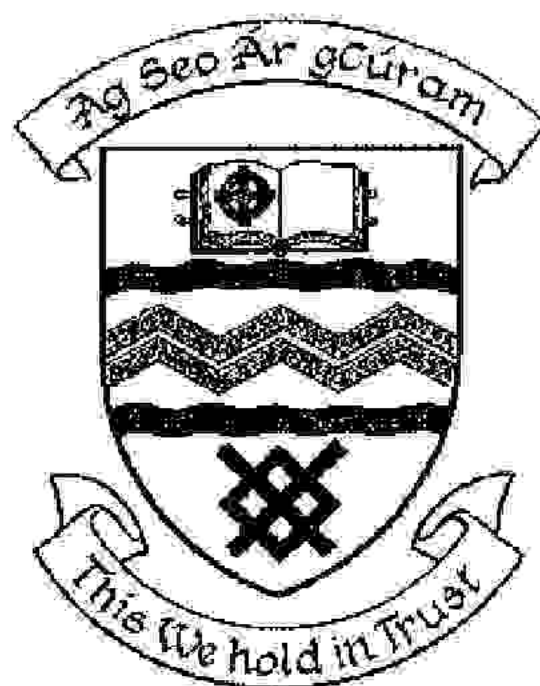
REG REF. S00A/0622

- 2 Amended details are required in respect of the proposed road modifications as follows:
 - (a) Full details of the proposed road realignment at the junction of Hayden's Lane and The Avenue in accordance with the requirements of the Roads Department, including a survey of the existing junction and approaches, a design for the junction and construction details including cross-section, construction depths, drainage and public lighting. The kerb radius outside no's. 12/13 The Avenue should be reduced.
 - (b) Full details of the proposed mini-roundabout on Hayden's Lane at the proposed access.
 - (c) Details of 3 no. traffic calming ramps to be provided on Hayden's Lane to Roads Department requirements, two on the section to be improved and the third in the vicinity of houses no's. 11 and 12 The Avenue.
- 3 The location of the proposed creche is unsatisfactory with regard to the generation of significant additional traffic access and turning movements within the adjoining residential area. An alternative location is recommended adjacent to the junction of Hayden's Lane and the Avenue. This could facilitate traffic turning movements within the site. It is recognised that this may not be consistent with the design concept of the proposed development, however there is scope to create a landmark feature at this alternative location to harmonise with the proposed design concept.
- 4 The proposed private gardens adjacent to the Hayden's Lane boundary of the site are considered to detract from the public character of this road frontage and should be omitted and substituted by landscaped communal open space.
- 5 The proposed boundary treatment to be provided along Hayden's Lane and facing the adjoining residential development should consist of a double-sided random rubble stone wall and railing. Revised details are required to show this.
- 6 Complete elevation drawings are required in respect of the proposed west block townhouses.

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Signed on behalf of South Dublin County Council

MT
.....
for Senior Administrative Officer

27/10/00