

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0426	
1. Location	"Larkfield", Ballyowen Road, Lucan, Co. Dublin.		
2. Development	66 no. houses in 2/3 storey being phase 3 of a residential development under construction.		
3. Date of Application	21/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Mc Crossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Fitzgibbon Bros. Ltd., Address: Willbrook, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1880  Date 18/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2210  Date 28/09/2000	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.	

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Mc Crossan O'Rourke Architects,  
12 Richmond Row,  
Portobello Harbour,  
Dublin 8.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2210	Date of Final Grant 28/09/2000
Decision Order Number 1880	Date of Decision 18/08/2000
Register Reference S00A/0426	Date 21/06/00

**Applicant** Fitzgibbon Bros. Ltd.,

**Development** 66 no. houses in 2/3 storey being phase 3 of a residential development under construction.

**Location** "Larkfield", Ballyowen Road, Lucan, Co. Dublin.

**Floor Area** 7137.00 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 (23) 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 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard  
(a) Applicant to ensure full and complete separation of



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- (b) foul and surface water systems.
- (b) No building within 5m of public surface water sewer or sewer with potential to be taken in charge. Prior to construction applicant to send in a revised drawing indicating no sewer is within 5m of any proposed construction. (See sewer section S27-28, drawing 98237-1 E).
- (c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (d) No building within 5m of public sewer or sewer with potential to be taken in charge. Prior to construction applicant to send in a revised drawing indicating no foul sewer within 5m of any proposed construction. (See sewer sections F26-F27-F27-1 and F29-F28, drawing 98237-1E).
- (e) Separate connections required for each dwelling.
- (f) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicants prior expense.
- (g) Layout shall be in accordance with Part B of 1997 Building Regulations.
- (h) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter. Drawing 98237-1E indicates building within 5m of watermain. Prior to commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath (Tel (01) 4570784) a revised watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulation.
- (i) No service pipe shall be taken across roads. Refer to dwellings 35 to 39 inclusive.
- (j) 24hr storage per unit shall be provided.

### REASON:

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

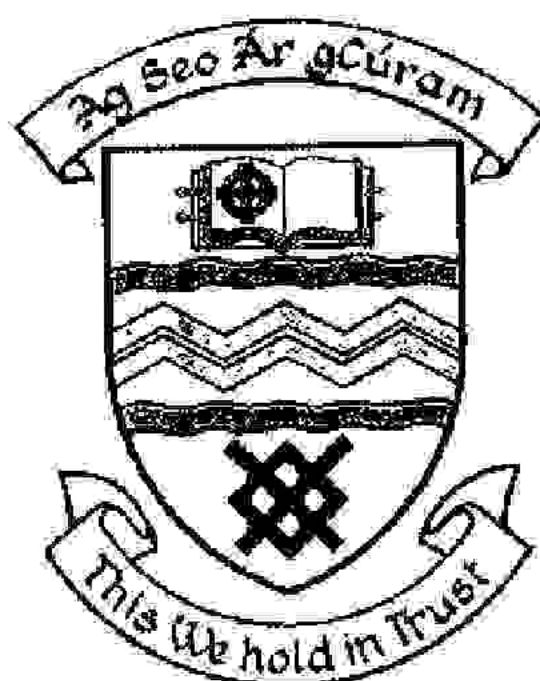
- 8 That the following requirements of the Roads Department be fully complied with:-

- (a) Setting back of new boundary fence along Ballyowen Lane frontage 3.5m from edge of roadway (to line up with boundary fence of Ballyowen Lane Home Ownership

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- Co-Op site). All details to be agreed with Roads Department and submitted for the written agreement of Planning Authority prior to commencement of development.
- (b) Provision of 1.5m wide pathway, 1.85m wide grass verge and kerbline along Ballyowen Lane frontage to be provided to the requirements of Roads Department in accordance details to be submitted for the written agreement of Planning Authority prior to commencement of development.
  - (c) Piping of open dry ditch along Ballyowen Lane frontage to be provided to the requirements of Environmental Services with road gullies at 30m intervals in accordance with the details to be submitted for the written agreement of Planning Authority prior to commencement of development.

**REASON:**

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

- 9 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.

- 10 That treatment to rear garden boundaries other than at locations subject to the requirements under condition no. 12 shall be constructed to an overall height of 2 metres and shall comprise of solid block walls suitably capped and rendered, or of suitable timber panel fencing and concrete supports. Full details of proposed treatments and locations shall be submitted and agreed with the Planning Authority prior to the commencement of development.

**REASON:**

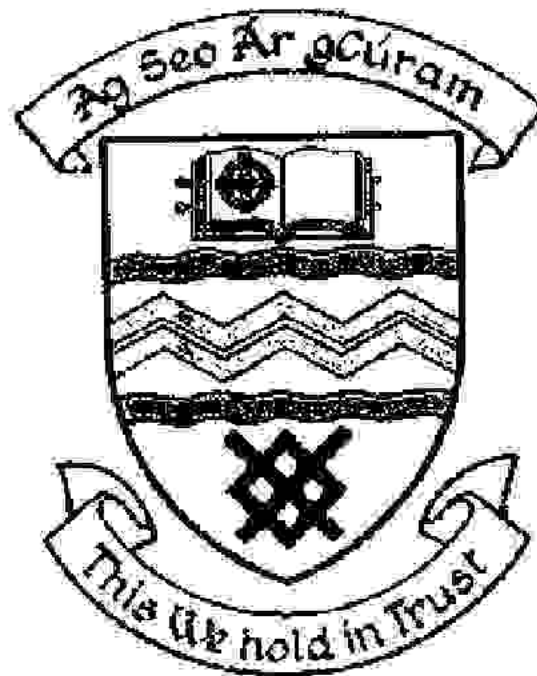
In the interest of residential amenity.

- 11 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



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gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the Planning Authority before construction. Timber fencing is not acceptable.

**REASON:**

In the interest of visual amenity.

- 12 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.

- 13 Prior to commencement of development the applicant shall submit for agreement with the Planning Department detailed elevation drawings of the railings and wall on the site boundary of Ballyowen Lane. These details to be agreed with Parks and Landscaping Department prior to commencement of work on site.

**REASON:**

In the interest of visual amenity.

- 14 Specific details of all pavement and road surfacing materials with respect to colour and texture and means of differentiation between carriage-ways, footpaths and parking areas shall be agreed in writing with the Planning Authority prior to commencement of any development on the site.

**REASON:**

In the interest of public safety and visual amenity.

- 15 All side elevations (gable walls) shall be constructed of half brick similar to the half brick construction on front facades. The applicant shall submit detailed drawings to the Planning Authority for written agreement prior to the commencement of development.

**REASON:**

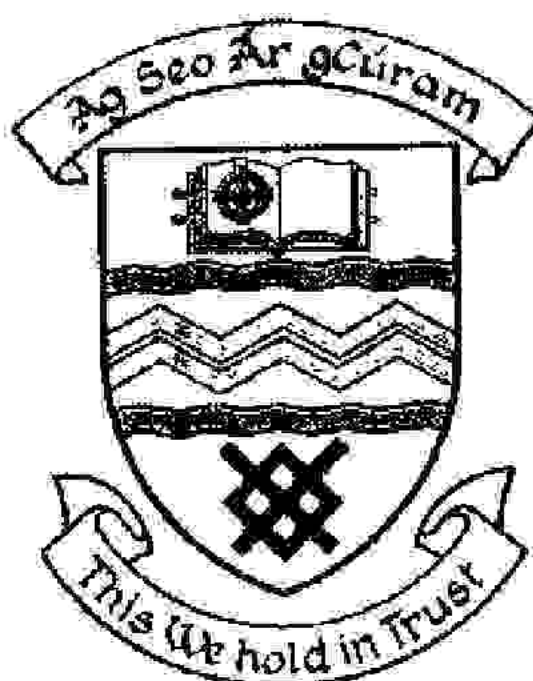
In the interest of visual amenity.

- 16 The side elevations of houses where gable elevation faces public roads (i.e. no. 61, 51, 29, 20, 12, 13, 37 and 38) shall have a window at first floor level. The applicant shall submit detailed drawings to the Planning Authority for the written agreement prior to the commencement of development.

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**REASON:**

In the interest of visual amenity and public safety.

- 17 Prior to occupation of the units all side and rear gardens shall be levelled, graded and seeded and provided with sufficient top soil for vegetation growth.

**REASON:**

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

- 18 A minimum distance of 2.3 metres shall be provided between the gable end of each block of houses and each dwelling shall have a minimum rear garden depth of 11 metres.

**REASON:**

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

- 19 That a plan and specification, including timetable for implementation for street tree planting be agreed with the Planning Authority prior to commencement of works on site.

**REASON:**

In the interest of amenity.

- 20 That notwithstanding the Local Government (Planning and Development) Regulations 2000, no extensions shall be constructed or erected to the rear of the proposed dwellinghouses unless a specific planning permission is first granted for such development, by the Planning Authority or by An Bord Pleanála on appeal.

**REASON:**

In the interest of residential amenity.

- 21 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.

- 22 That a financial contribution in the sum of £20,280 (Twenty Thousand Two Hundred and Eighty Pounds) EUR 25,750 (Twenty Five Thousand Seven Hundred and Fifty Euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services 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:**



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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.

- 23 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 for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £287,000 (Two Hundred and Eighty Seven Thousand Pounds) EUR 364,000 (Three Hundred and Sixty Four Thousand Euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

b. Lodgement with the Council of a Cash Sum of £144,000 (One Hundred and Forty Four Thousand Pounds) EUR 183,000 (One Hundred and Eighty Three Thousand Euros) 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 specifications.

Or./...

c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

**REASON:**

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

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.

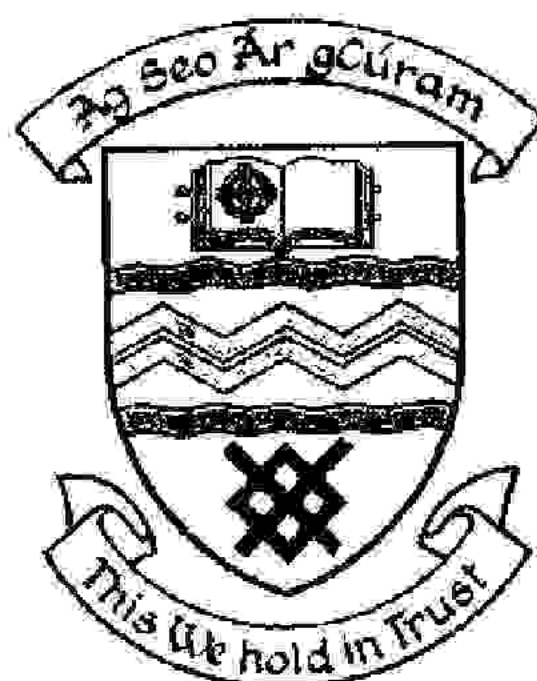


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- 
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

 .....29/09/00  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0426	
1. Location	"Larkfield", Ballyowen Road, Lucan, Co. Dublin.		
2. Development	66 no. houses in 2/3 storey being phase 3 of a residential development under construction.		
3. Date of Application	21/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Mc Crossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Fitzgibbon Bros. Ltd., Address: Willbrook, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1880  Date 18/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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.	



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

Decision Order Number 1880	Date of Decision 18/08/2000
Register Reference S00A/0426	Date: 21/06/00

**Applicant** Fitzgibbon Bros. Ltd.,

**Development** 66 no. houses in 2/3 storey being phase 3 of a residential development under construction.

**Location** "Larkfield", Ballyowen Road, Lucan, Co. Dublin.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** /

**Clarification of Additional Information Requested/Received** /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 23 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... *my* ..... 18/08/00  
for SENIOR ADMINISTRATIVE OFFICER

Mc Crossan O'Rourke Architects,  
12 Richmond Row,  
Portobello Harbour,  
Dublin 8.

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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:**

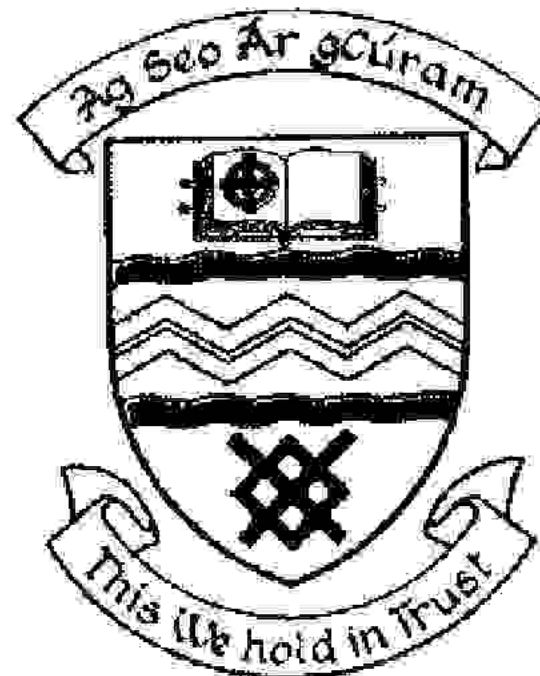
In the interest of amenity and public safety.

- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

**REASON:**



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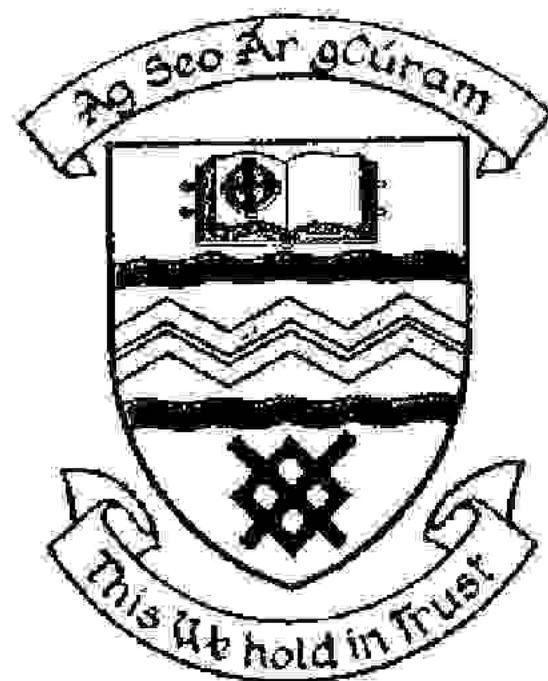
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In the interest of the proper planning and development of the area.

- 7 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
- (a) Applicant to ensure full and complete separation of foul and surface water systems.
  - (b) No building within 5m of public surface water sewer or sewer with potential to be taken in charge. Prior to construction applicant to send in a revised drawing indicating no sewer is within 5m of any proposed construction. (See sewer section S27-28, drawing 98237-1 E).
  - (c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - (d) No building within 5m of public sewer or sewer with potential to be taken in charge. Prior to construction applicant to send in a revised drawing indicating no foul sewer within 5m of any proposed construction. (See sewer sections F26-F27-F27-1 and F29-F28, drawing 98237-1E).
  - (e) Separate connections required for each dwelling.
  - (f) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicants prior expense.
  - (g) Layout shall be in accordance with Part B of 1997 Building Regulations.
  - (h) No building to lie within 5m of watermain less than 225mm diameter and within 8m of watermain greater than 225mm diameter. Drawing 98237-1E indicates building within 5m of watermain. Prior to commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath (Tel (01) 4570784) a revised watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout and proposed point of connection to existing watermain. Layout to be in accordance with Part B

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- of 1997 Building Regulation.
- (i) No service pipe shall be taken across roads. Refer to dwellings 35 to 39 inclusive.
  - (j) 24hr storage per unit shall be provided.

**REASON:**

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

- 8 That the following requirements of the Roads Department be fully complied with:-

- (a) Setting back of new boundary fence along Ballyowen Lane frontage 3.5m from edge of roadway (to line up with boundary fence of Ballyowen Lane Home Ownership Co-Op site). All details to be agreed with Roads Department and submitted for the written agreement of Planning Authority prior to commencement of development.
- (b) Provision of 1.5m wide pathway, 1.85m wide grass verge and kerblin along Ballyowen Lane frontage to be provided to the requirements of Roads Department in accordance details to be submitted for the written agreement of Planning Authority prior to commencement of development.
- (c) Piping of open dry ditch along Ballyowen Lane frontage to be provided to the requirements of Environmental Services with road gullies at 30m intervals in accordance with the details to be submitted for the written agreement of Planning Authority prior to commencement of development.

**REASON:**

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

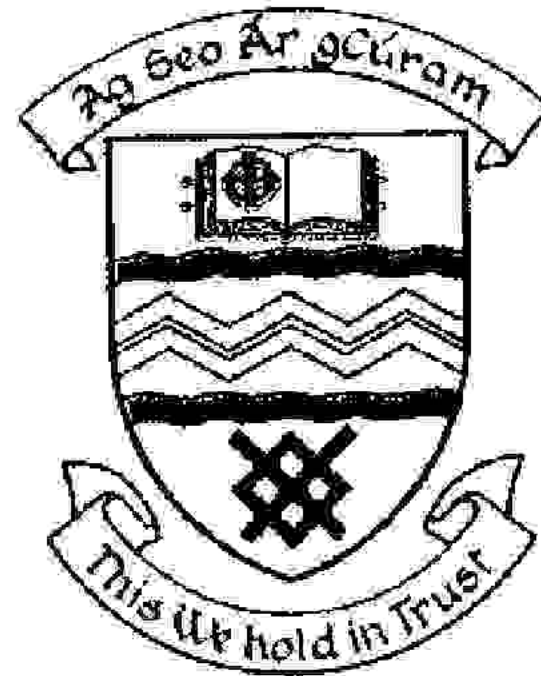
- 9 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

**REASON:**

To comply with public health requirements and to ensure



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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.

- 10 That treatment to rear garden boundaries other than at locations subject to the requirements under condition no. 12 shall be constructed to an overall height of 2 metres and shall comprise of solid block walls suitably capped and rendered, or of suitable timber panel fencing and concrete supports. Full details of proposed treatments and locations shall be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

In the interest of residential amenity.

- 11 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 Planning Authority before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 12 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:

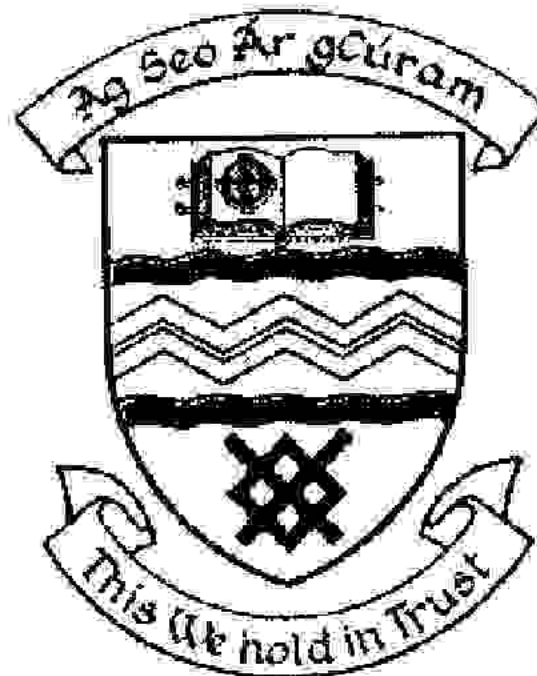
In the interest of the proper planning and development of the area.

- 13 Prior to commencement of development the applicant shall submit for agreement with the Planning Department detailed elevation drawings of the railings and wall on the site boundary of Ballyowen Lane. These details to be agreed with Parks and Landscaping Department prior to commencement of work on site.

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Dublin 24

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REG REF. S00A/0426

**REASON:**

In the interest of visual amenity.

- 14 Specific details of all pavement and road surfacing materials with respect to colour and texture and means of differentiation between carriage-ways, footpaths and parking areas shall be agreed in writing with the Planning Authority prior to commencement of any development on the site.

**REASON:**

In the interest of public safety and visual amenity.

- 15 All side elevations (gable walls) shall be constructed of half brick similar to the half brick construction on front facades. The applicant shall submit detailed drawings to the Planning Authority for written agreement prior to the commencement of development.

**REASON:**

In the interest of visual amenity.

- 16 The side elevations of houses where gable elevation faces public roads (i.e. no. 61, 51, 29, 20, 12, 13, 37 and 38) shall have a window at first floor level. The applicant shall submit detailed drawings to the Planning Authority for the written agreement prior to the commencement of development.

**REASON:**

In the interest of visual amenity and public safety.

- 17 Prior to occupation of the units all side and rear gardens shall be levelled, graded and seeded and provided with sufficient top soil for vegetation growth.

**REASON:**

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

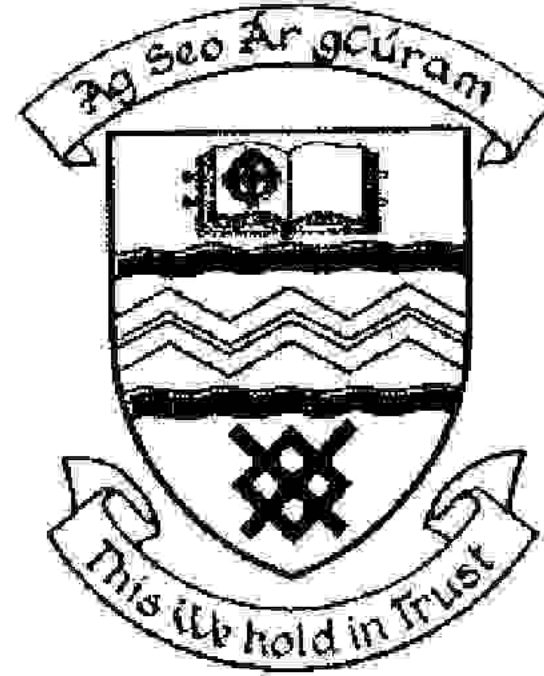
- 18 A minimum distance of 2.3 metres shall be provided between the gable end of each block of houses and each dwelling shall have a minimum rear garden depth of 11 metres.

**REASON:**

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



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



**PLANNING  
DEPARTMENT**  
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- 19 That a plan and specification, including timetable for implementation for street tree planting be agreed with the Planning Authority prior to commencement of works on site.

REASON:

In the interest of amenity.

- 20 That notwithstanding the Local Government (Planning and Development) Regulations 2000, no extensions shall be constructed or erected to the rear of the proposed dwellinghouses unless a specific planning permission is first granted for such development, by the Planning Authority or by An Bord Pleanála on appeal.

REASON:

In the interest of residential amenity.

- 21 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.

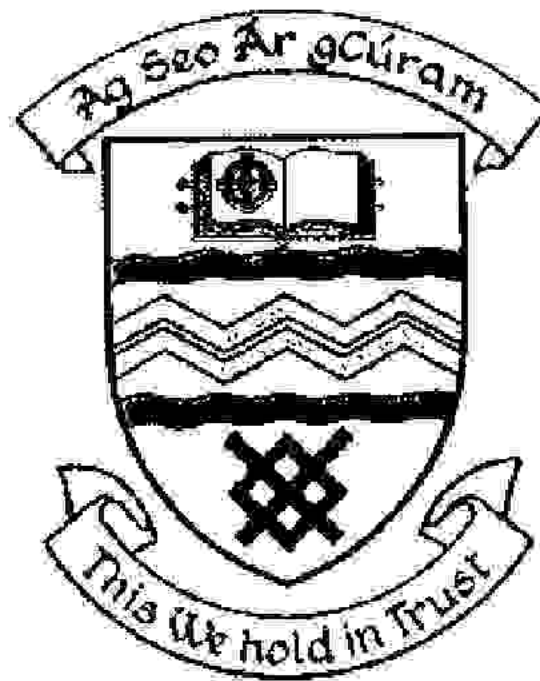
- 22 That a financial contribution in the sum of £20,280 (Twenty Thousand Two Hundred and Eighty Pounds) EUR 25,750 (Twenty Five Thousand Seven Hundred and Fifty Euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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.

- 23 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 for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

**SOUTH DUBLIN COUNTY COUNCIL**  
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- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £287,000 (Two Hundred and Eighty Seven Thousand Pounds) EUR 364,000 (Three Hundred and Sixty Four Thousand Euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.  
Or./...
- b. Lodgement with the Council of a Cash Sum of £144,000 (One Hundred and Fourty Four Thousand Pounds) EUR 183,000 (One Hundred and Eighty Three Thousand Euros) 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 specifications.  
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

**REASON:**

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