

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0382	
1. Location	On lands off Haydens Lane, Griffeen Park, Esker South, Lucan, Co. Dublin.		
2. Development	Change of house type on 5 No. sites 61 to 65 inclusive in area H3 on already approved site plan (Reg. Ref. S97A/0559).		
3. Date of Application	06/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: 11A Greenmount House, Harolds Cross,		
5. Applicant	Name: Tower Homes Limited, Address: Haydens Park, Haydens Lane, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1758 Date 03/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2140 Date 21/09/2000	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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John F. O'Connor & Associates,
11A Greenmount House,
Harolds Cross,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2140	Date of Final Grant 21/09/2000
Decision Order Number 1758	Date of Decision 03/08/2000
Register Reference S00A/0382	Date 06/06/00

Applicant Tower Homes Limited,

Development Change of house type on 5 No. sites 61 to 65 inclusive in
area H3 on already approved site plan (Reg. Ref. S97A/0559).

Location On lands off Haydens Lane, Griffeen Park, Esker South,
Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

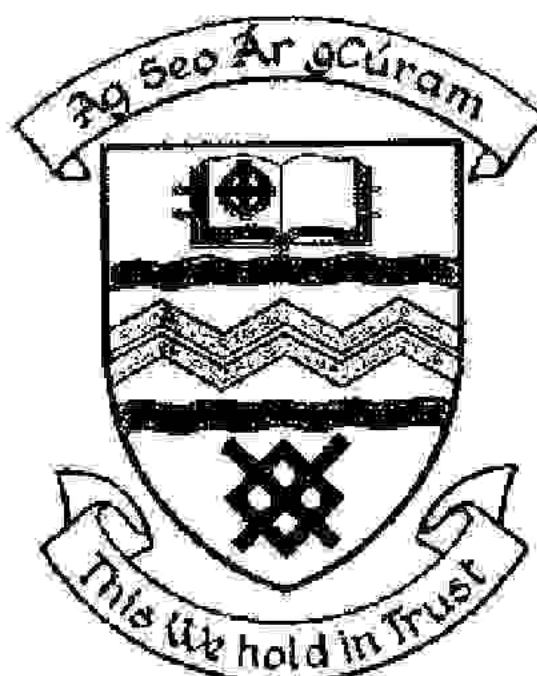
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

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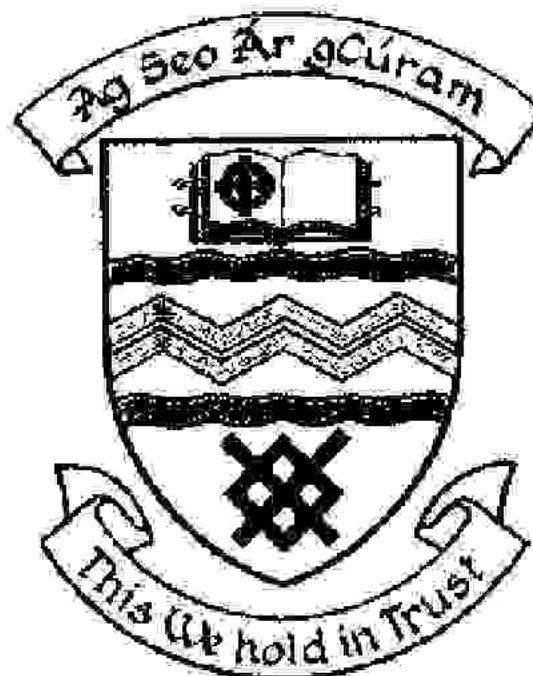
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Conditions and Reasons

- 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 The external wall of side elevation facing south of proposed dwelling site no. 63 shall be finished in selected brick finish which shall be consistent with that chosen for northern and front (eastern) elevations and be consistent with the finish for the entire scheme.
 REASON:
 In the interest of the proper design and visual amenity.
- 3 The development shall be in accordance with the submitted plans and shall otherwise accord with the terms and conditions of planning permissions granted under Reg. Refs. S97A/0559 and S00A/0353 and subsequent compliance submissions and agreements to apply.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 No building within 5m of public sewer or sewer with potential to be taken in charge.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 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 1500mm thick.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 The applicant to ensure full and complete separation of foul and surface water systems.
 REASON:
 In the interest of the proper planning and development of the area.

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-
- 7 24 hour water storage per unit shall be provided.
REASON:
In the interest of the proper planning and development of the area.
- 8 No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
REASON:
In the interest of the proper planning and development of the area.
- 9 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 5, 6, 7, 8, 9, 10 and 22 of Register Reference S97A/0559 be strictly adhered to in respect of this development.
REASON:
It is considered reasonable that the developer should contribute towards the cost of providing services and 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.
- (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.

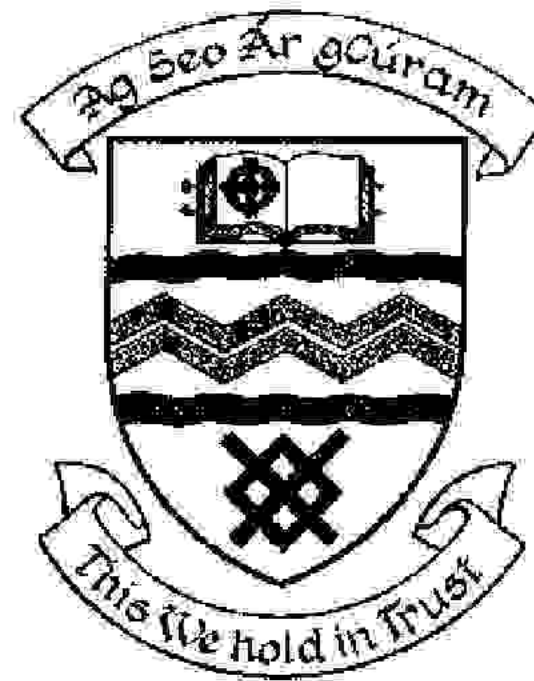

.....21/09/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0382	
1. Location	On lands off Haydens Lane, Griffeen Park, Esker South, Lucan, Co. Dublin.		
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3. Date of Application	06/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: 11A Greenmount House, Harolds Cross,		
5. Applicant	Name: Tower Homes Limited, Address: Haydens Park, Haydens Lane, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1758 Date 03/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1758	Date of Decision 03/08/2000
Register Reference S00A/0382	Date: 06/06/00

Applicant Tower Homes Limited,

Development Change of house type on 5 No. sites 61 to 65 inclusive in area H3 on already approved site plan (Reg. Ref. S97A/0559).

Location On lands off Haydens Lane, Griffeen Park, Esker South, 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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

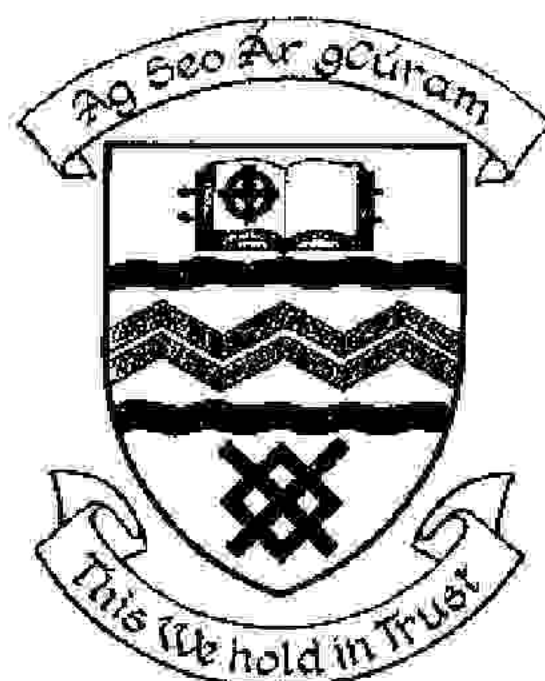
..... *MT* 03/08/00
for SENIOR ADMINISTRATIVE OFFICER

John F. O'Connor & Associates,
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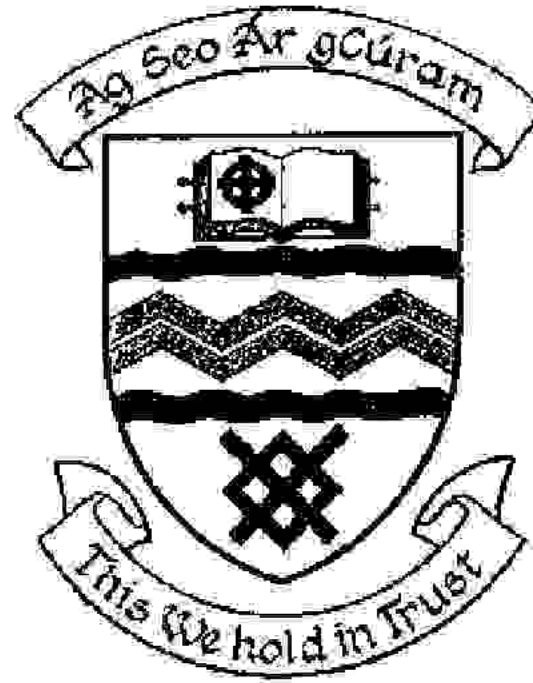
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REG REF. S00A/0382

Conditions and Reasons

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REASON:
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- 5 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 1500mm thick.
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REG. REF. S00A/0382

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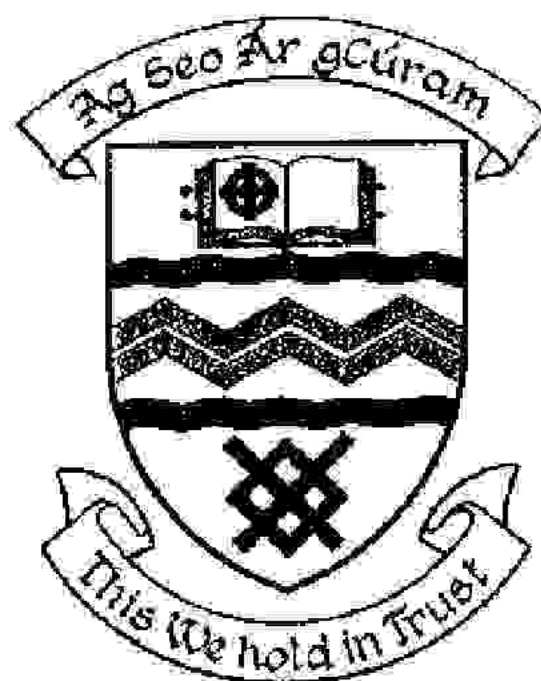
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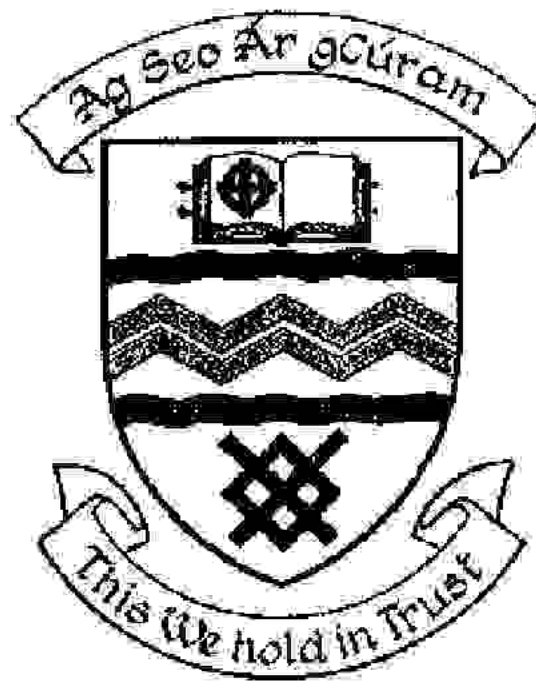
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1758	Date of Decision 03/08/2000
Register Reference S00A/0382	Date: 06/06/00

Applicant Tower Homes Limited,

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Floor Area Sq Metres

Time extension(s) up to and including

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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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... *M.T.* 03/08/00
for SENIOR ADMINISTRATIVE OFFICER

John F. O'Connor & Associates,
11A Greenmount House,
Harolds Cross,
Dublin 6W.