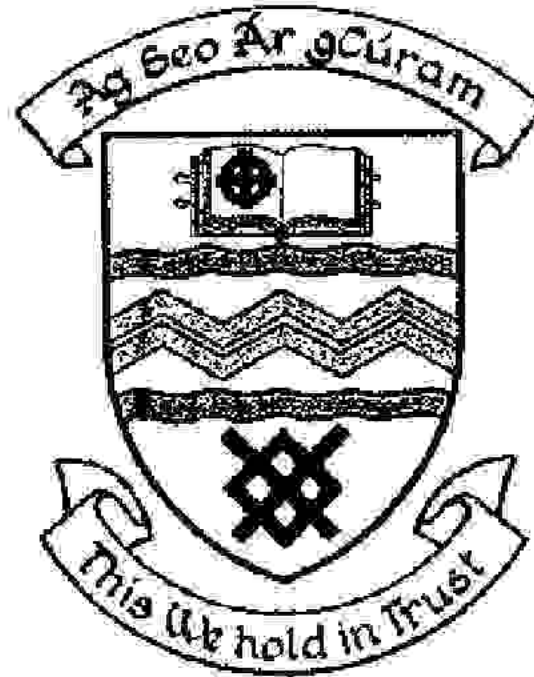


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0139	
1. Location	Lands located immediately north of the east-west distributor road known as "Griffeen Avenue" and immediately east of the extension to Griffeen Valley Regional Park, in the Townland of Esker South, Lucan, Co. Dublin.		
2. Development	Development comprising minor revisions to development permitted under Planning Permission Reg. Ref. S97A/0559 consisting of the change of house type of two semi detached houses from two no. 3 bedroom houses to two no. four bedroom houses (Type U) (House Site Nos. 17 and 19); permission is also sought for the provision of 3 no. 2 storey five bedroom detached houses (being additional dwellings); site development and landscape works; vehicular access to be via local access road network previously permitted under Planning Reg. Ref. S97A/0559 linking to Griffeen Avenue; on all lands approximately 0.2 hectares.		
3. Date of Application	06/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/05/2000 2.	1. 18/05/2000 2.
4. Submitted by	Name: McHugh Consultants, Address: Chartered Town Planners, 16 Herbert Place,		
5. Applicant	Name: Castlethorn Construction, Address: Avondale Business Park, Carysfort Avenue, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 1550 Date 14/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1940 Date 25/08/2000	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



Halla an Chontae
 Lár an Bhaile, Tamlacht
 Baile Átha Cliath 24

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 Facs: 01-414 9104

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 County Hall
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9230
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McHugh Consultants,
 Chartered Town Planners,
 16 Herbert Place,
 Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1940	Date of Final Grant 25/08/2000
Decision Order Number 1550	Date of Decision 14/07/2000
Register Reference S00A/0139	Date 18/05/00

Applicant Castlethorn Construction,

Development Development comprising minor revisions to development permitted under Planning Permission Reg. Ref. S97A/0559 consisting of the change of house type of two semi detached houses from two no. 3 bedroom houses to two no. four bedroom houses (Type U) (House Site Nos. 17 and 19); permission is also sought for the provision of 3 no. 2 storey five bedroom detached houses (being additional dwellings); site development and landscape works; vehicular access to be via local access road network previously permitted under Planning Reg. Ref. S97A/0559 linking to Griffeen Avenue; on all lands approximately 0.2 hectares.

Location Lands located immediately north of the east-west distributor road known as "Griffeen Avenue" and immediately east of the extension to Griffeen Valley Regional Park, in the Townland of Esker South, Lucan, Co. Dublin.

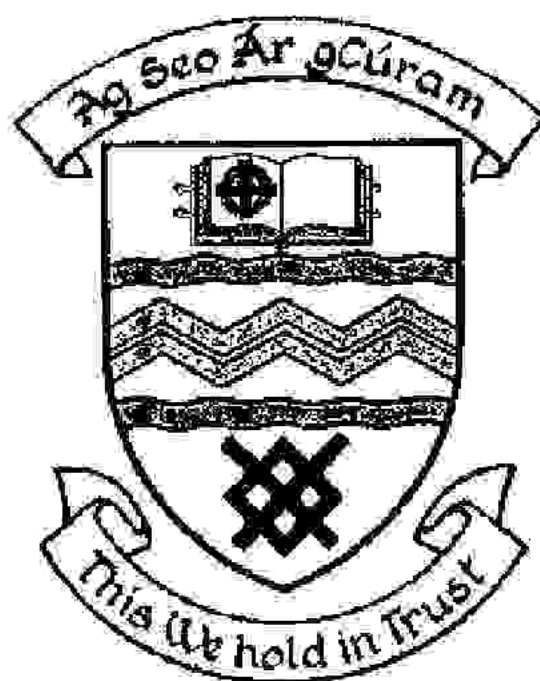
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 04/05/2000 /18/05/2000

REG REF. S00A/0139

SOUTH DUBLIN COUNTY COUNCIL
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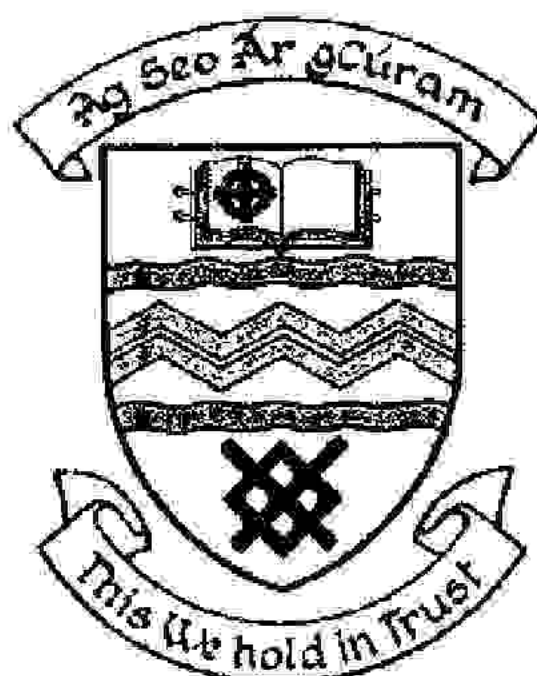
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Facs: 01-414 9104

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A Permission has been granted for the development described above,
subject to the following (18) Conditions.

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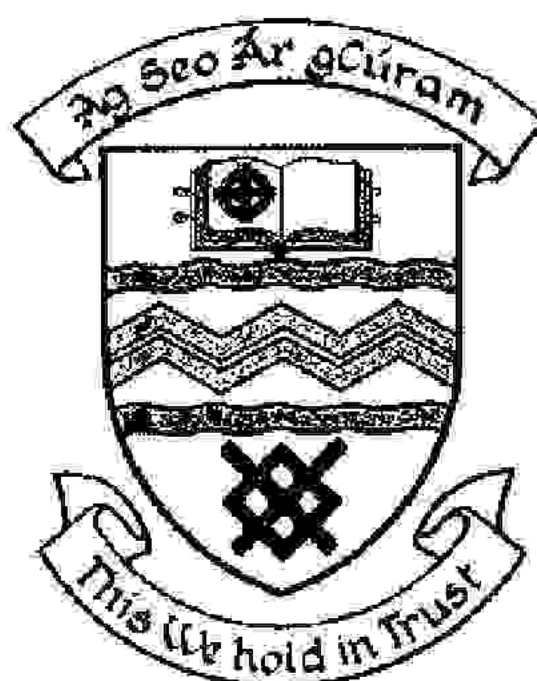
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 18/05/00, 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 the terms and conditions of planning permission granted under Council reference S97A/0559, shall apply to this proposal, save as may be required by the other conditions attached hereto.
REASON:
 In the interest of the proper planning and development of the area.
- 3 That each proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.
- 4 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.
- 5 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.
- 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.

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REASON:

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

- 8 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.

- 9 That an acceptable house naming/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.

- 10 That the boundary treatments between the new housing sites and east-west distributor road shall match the equivalent boundary treatments elsewhere in the development.

REASON:

In the interest of visual amenity.

- 11 That no building shall be developed within 5m of the sewer or watermain identified in the Drawing Ref. 30339/1012.

REASON:

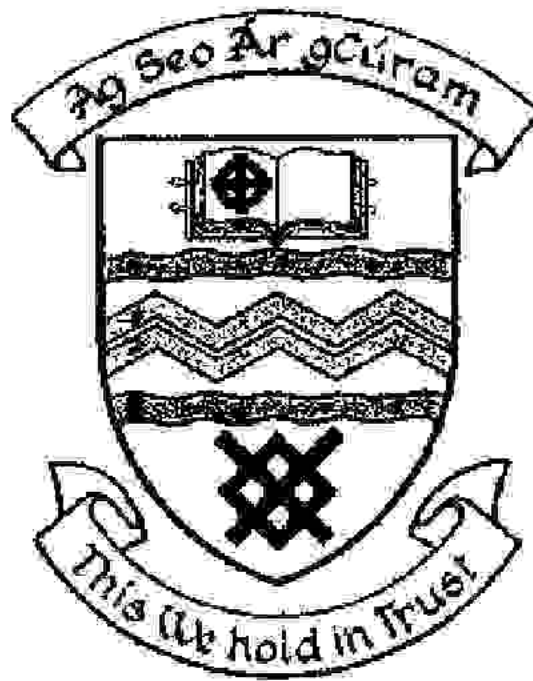
In the interest of public health and the proper planning and development of the area.

- 12 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.

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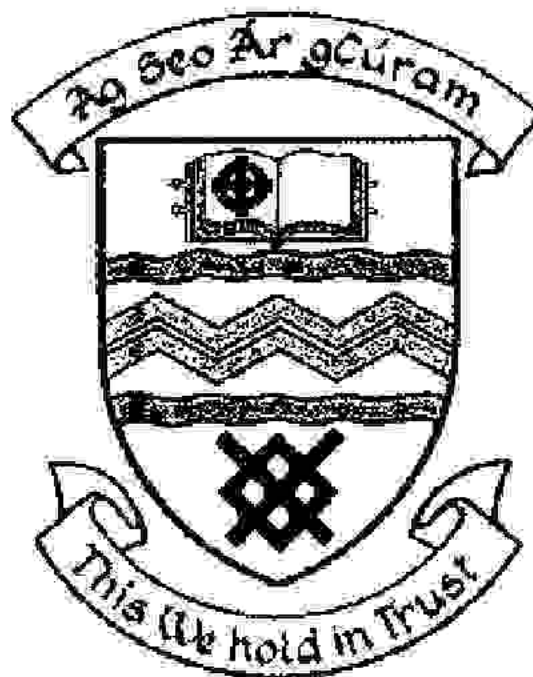
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- 13 That a financial contribution in the sum of £2,250 (two thousand two hundred and fifty pounds) EUR 2,857 (two thousand eight hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of provision of 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.
- 14 That a financial contribution in the sum of £6,300 (six thousand three hundred pounds) EUR 7,999 (seven thousand nine hundred and ninety nine euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.
REASON:
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.
- 15 That a financial contribution in the sum of £150 (one hundred and fifty pounds) EUR 190 (one hundred and ninety euros) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.
- 16 That a financial contribution in the sum of £300 (three hundred pounds) EUR 381 (three hundred and eighty one euros) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; this contribution to be paid before the commencement of development on the site.
REASON:

SOUTH DUBLIN COUNTY COUNCIL

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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.

- 17 That a financial contribution in the sum of £1,200 (one thousand two hundred pounds) EUR 1,523 (one thousand five hundred and twenty three euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 18 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 £16,000 (sixteen thousand pounds) EUR 20,316 (twenty thousand three hundred and sixteen 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 £10,000 (ten thousand pounds) EUR 12,697 (twelve thousand six hundred and ninety seven 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.

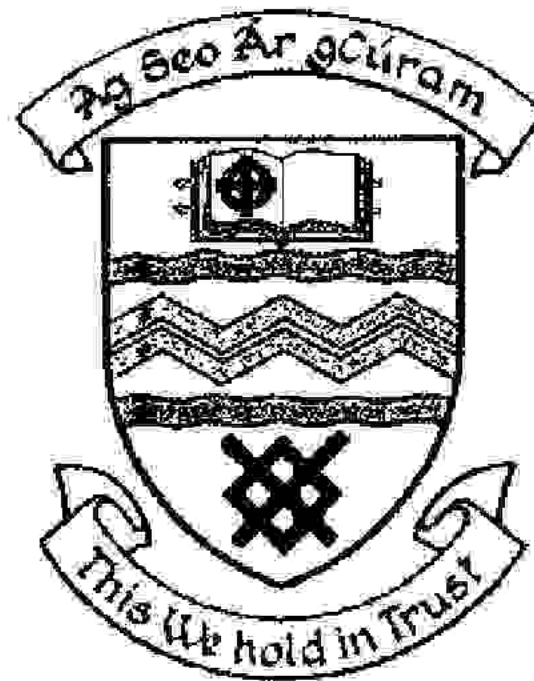
REASON:

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

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- (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.

Dona Kane29/08/00
for SENIOR ADMINISTRATIVE OFFICER

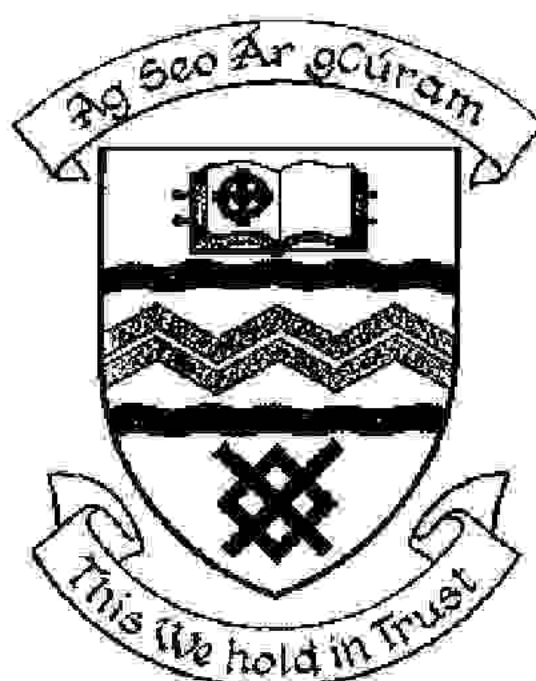
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0139	
1. Location	Lands located immediately north of the east-west distributor road known as "Griffeen Avenue" and immediately east of the extension to Griffeen Valley Regional Park, in the Townland of Esker South, Lucan, Co. Dublin.		
2. Development	Development comprising minor revisions to development permitted under Planning Permission Reg. Ref. S97A/0559 consisting of the change of house type of two semi detached houses from two no. 3 bedroom houses to two no. four bedroom houses (Type U) (House Site Nos. 17 and 19); permission is also sought for the provision of 3 no. 2 storey five bedroom detached houses (being additional dwellings); site development and landscape works; vehicular access to be via local access road network previously permitted under Planning Reg. Ref. S97A/0559 linking to Griffeen Avenue; on all lands approximately 0.2 hectares.		
3. Date of Application	06/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/05/2000 2.	1. 18/05/2000 2.
4. Submitted by	Name: McHugh Consultants, Address: Chartered Town Planners, 16 Herbert Place,		
5. Applicant	Name: Castlethorn Construction, Address: Avondale Business Park, Carysfort Avenue, Blackrock, Co.Dublin.		
6. Decision	O.C.M. No. 1550 Date 14/07/2000	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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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Fax: 01-414 9104

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

Decision Order Number 1550	Date of Decision 14/07/2000
Register Reference S00A/0139	Date: 06/03/00

Applicant Castlethorn Construction,

Development Development comprising minor revisions to development permitted under Planning Permission Reg. Ref. S97A/0559 consisting of the change of house type of two semi detached houses from two no. 3 bedroom houses to two no. four bedroom houses (Type U) (House Site Nos. 17 and 19); permission is also sought for the provision of 3 no. 2 storey five bedroom detached houses (being additional dwellings); site development and landscape works; vehicular access to be via local access road network previously permitted under Planning Reg. Ref. S97A/0559 linking to Griffeen Avenue; on all lands approximately 0.2 hectares.

Location Lands located immediately north of the east-west distributor road known as "Griffeen Avenue" and immediately east of the extension to Griffeen Valley Regional Park, in the Townland of Esker South, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 04/05/2000 /18/05/2000

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.

McHugh Consultants,
Chartered Town Planners,
16 Herbert Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S00A/0139

Subject to the conditions (18) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 14/07/00
for SENIOR ADMINISTRATIVE OFFICER

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 as amended by Additional Information received by the Planning Authority on 18/05/00, 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 the terms and conditions of planning permission granted under Council reference S97A/0559, shall apply to this proposal, save as may be required by the other conditions attached hereto.
REASON:
In the interest of the proper planning and development of the area.
- 3 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

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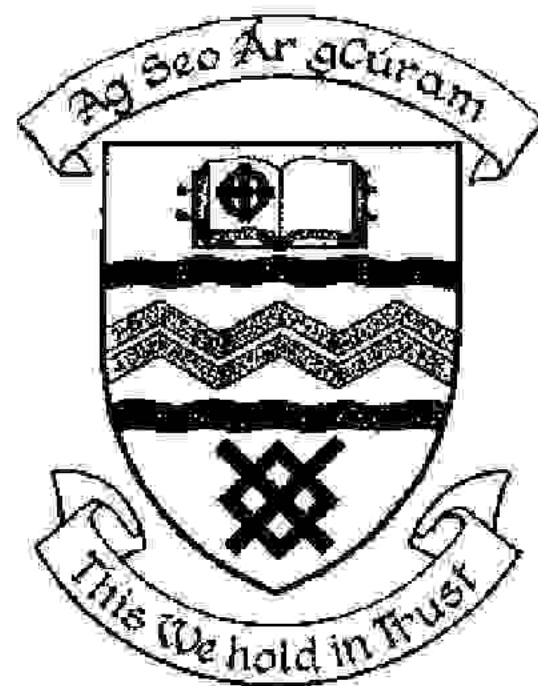
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REG. REF. S00A/0139

- 4 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.
- 5 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.
- 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 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.

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- 9 That an acceptable house naming/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.

- 10 That the boundary treatments between the new housing sites and east-west distributor road shall match the equivalent boundary treatments elsewhere in the development.

REASON:

In the interest of visual amenity.

- 11 That no building shall be developed within 5m of the sewer or watermain identified in the Drawing Ref. 30339/1012.

REASON:

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

- 12 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.

- 13 That a financial contribution in the sum of £2,250 (two thousand two hundred and fifty pounds) EUR 2,857 (two thousand eight hundred and fifty seven 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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0139	
1. Location	Lands located immediately north of the east-west distributor road known as "Griffeen Avenue" and immediately east of the extension to Griffeen Valley Regional Park, in the Townland of Esker South, Lucan, Co. Dublin.		
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3. Date of Application	06/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/05/2000 2.	1. 2.
4. Submitted by	Name: McHugh Consultants, Address: Chartered Town Planners, 16 Herbert Place,		
5. Applicant	Name: Castlethorn Construction, Address: Avondale Business Park, Carysfort Avenue, Blackrock, Co.Dublin.		
6. Decision	O.C.M. No. 0939 Date 04/05/2000	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.

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Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Telefon: 01-414 9000
Facs: 01-414 9104

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

Decision Order Number 0939	Date of Decision 04/05/2000
Register Reference S00A/0139	Date: 06/03/00

Applicant Castlethorn Construction,
Development Development comprising minor revisions to development permitted under Planning Permission Reg. Ref. S97A/0559 consisting of the change of house type of two semi detached houses from two no. 3 bedroom houses to two no. four bedroom houses (Type U) (House Site Nos. 17 and 19); permission is also sought for the provision of 3 no. 2 storey five bedroom detached houses (being additional dwellings); site development and landscape works; vehicular access to be via local access road network previously permitted under Planning Reg. Ref. S97A/0559 linking to Griffeen Avenue; on all lands approximately 0.2 hectares.

Location Lands located immediately north of the east-west distributor road known as "Griffeen Avenue" and immediately east of the extension to Griffeen Valley Regional Park, in the Townland of Esker South, Lucan, Co. Dublin.

App. Type Permission

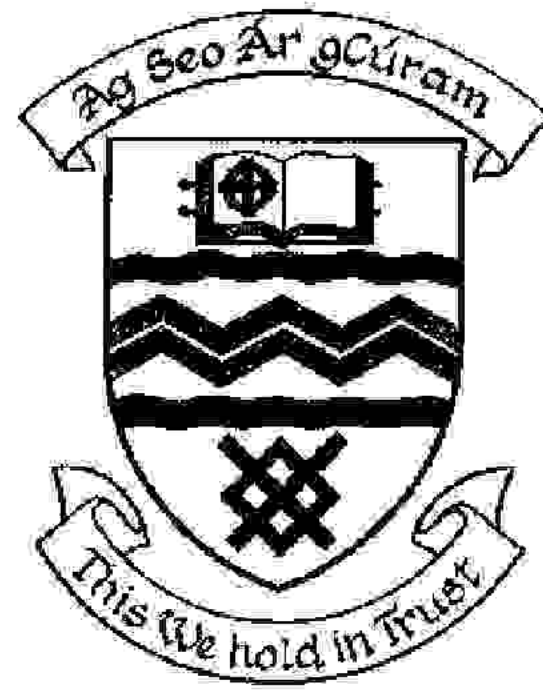
Dear Sir/Madam,

With reference to your planning application, received on 06/03/00 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 In relation to the watermain layout, the applicant indicates a watermain south of the proposed development. The applicant shall indicate on a scaled drawing the exact location of the watermain in relation to the proposed dwellings. The requirements of the Environmental Services section are that no building shall lie within 5m of watermain less than 225mm and within 8m of watermain

McHugh Consultants,
Chartered Town Planners,
16 Herbert Place,
Dublin 2.

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REG REF. S00A/0139

greater than 225mm. The applicant shall indicate how these requirements can be satisfied.

- 2 There is a 600mm surface water sewer in the East West distributor road indicated approximately 5m from the proposed detached houses. The applicant shall indicate on a scaled drawing the precise location of the proposed houses in relation to this sewer. The requirements of the Environmental Services section are that no building shall lie within 5m of a public sewer or a sewer with the potential to be taken in charge. The applicant shall indicate how these requirements can be satisfied.

Signed on behalf of South Dublin County Council

LM
.....
for Senior Administrative Officer

04/05/00