

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 15916	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA. 1803
1. LOCATION	Esker North, Incan		
2. PROPOSAL	Revised plan for 114 houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 2nd Nov. 1978	Date Further Particulars (a) Requested 1. _____ 2. _____ (b) Received 1. _____ 2. _____
4. SUBMITTED BY	Name Henry R. Lynch Address 19 Kildare Street, Dublin 2.		
5. APPLICANT	Name Esker Park Ltd. Address 28-32 Upper Pembroke Street, Dublin 2.		
6. DECISION	O.C.M. No. P/5041/78 Date 19/12/78	Notified 20th December 1978 Effect To grant permission	
7. GRANT	O.C.M. No. P/485/78 Date 9/2/79	Notified 9/2/79 Effect Permission Granted	
8. APPEAL	Notified Type	Decision 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.			
16.			

Prepared by _____
 Checked by _____

Copy issued by _____ Registrar.

Date _____

Co. Accts. Receipt No. _____

Grid Ref.

O.S. Sheet

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46 - 49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963 & 1976

To: **Henry/Lynch Esq.,**
Architect,

19, Kildare Street,
Dublin 2.

Decision Order
Number and Date **P/3041/78, 19/12/78.**

Register Reference No. **R.A. 1803**

Planning Control No. **15916**

Application Received on **2/11/78.**

Applicant **Esker Park Ltd.**

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

proposed revised house plan for 114 houses at Esker North, Lucan.

CONDITIONS

REASONS FOR CONDITIONS

1. That the development be carried out and completed strictly in accordance with the plans and specification lodged with the application, save as in the conditions hereunder otherwise required.
2. That before development commences, Building Bye-Laws approval shall be obtained and any conditions of such approval shall be observed in the development.
3. That each dwellinghouse be used as a single dwelling unit.
4. That a financial contribution in the sum of £19,500. (Nineteen thousand, five hundred pounds) be paid by the proposer to the 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.
5. 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, car parks, sewers, water mains or drains has been given by:-
(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £30,000, which shall be kept in force by the developer until such time as the roads, open space, car parks, sewers, water mains and drains are taken-in-charge by the Council; or/

1. To ensure that the development be in accordance with the permission and effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1966.
3. To prevent unauthorised development.
4. 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.
5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent dissimilarity in the development.

(Contd. Over)/

Signed  behalf of the Dublin County Council:

for Principal Officer

Date: **- 9 FEB 1979**

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.

FUTURE PRINT

3. (contd.) (b) Lodgment with the Council of Cash £17,500. 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) Lodgment with the Planning Authority of a letter of guarantee issued by anybody 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 lodgment in any case has been acknowledged in writing by the Council.

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

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.

7. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

8. 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 streetlighting to the standard required by the County Council.

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

10. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

11. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council.

12. That all watermain tapings branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department, and that the cost thereof be paid to the County Council before any development commences. (Contd.)

6. To protect the amenities of the area.

7. In the interest of amenity.

8. In the interest of amenity and public safety.

9. In the interest of the proper planning and development of the area and in order to comply with the Sanitary Services Acts, 1878-1964.

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

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

12. To comply with public health requirements and ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered

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DUBLIN COUNTY COUNCIL

P/185/79

Tel. 742951 (Ext. 143/145)

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2.

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963 & 1976

To: **Henry M. Lynch Esq.,**
Architect,

19, Exildara Street,

Dublin 3.

Waker Park Ltd.

Applicant

Decision Order

Number and Date **P/5041/78, 19/12/78.**

Register Reference No. **R.A. 1803**

Planning Control No. **18016**

Application Received on **2/11/78.**

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

proposed revised house plan for 116 Waker at Waker North, Lucan.

CONDITIONS

12. 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.
13. That the screen walls in brick, or similar durable materials, not less than 2-metres high, suitably capped and finished, 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 County Council before construction. Timber screening is not acceptable.
14. That all houses maintain a minimum setback of 100-ft. from the Lucan By-pass.
15. Prior to commencement of development a tree survey to be carried out and submitted to the Planning Authority and agreement reached with the Planning Authority with regard to those trees to be retained and the measures to be taken by the applicant to ensure their protection during construction and developmental works.
16. Minimum front building line to be 15-ft. and minimum depth of rear garden to be 35-ft.
17. That the land required for the Local Distributor Road through the site and connecting with the Lucan By-pass be ceded free of charge to the Dublin County Council prior to completion of development.

REASONS FOR CONDITIONS

12. (contd.) reasonable that the Council should review the cost.
 13. In the interest of proper planning and development of the area.
 14. In the interest of visual amenity.
 15. In the interest of the proper planning and development of the area.
 16. In the interest of the proper planning and development of the area.
 17. In the interest of the proper planning and development of the area.
 18. In the interest of the proper planning and development of the area.
- (Contd. Over)

Signed on behalf of the Dublin County Council:

for Principal Officer

Date:

9 FEB 1979

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.

FUTURE PRINT

18. Roads reservations for the Loran By-pass and for the County Road to be set out by the applicant and checked by the Roads Department, before any development commences.

19. That the applicant carry out the County Road improvements as they affect his site to Roads Department's specifications and at the applicant's expense. These improvements to include the necessary road improvements and the construction of a footpath along the entire length of the County Road facing the applicant's property.

20. That the applicant maintain all roads and services within the estate in a proper condition until taken-in-charge by the County Council.

21. That a suitable screening be erected between front doors of houses. Details are to be agreed with Planning Officer.

19. In the interest of road safety.

20. In the interest of road safety.

21. To ensure the proper planning and development of the area.

22. In the interests of amenity.

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for Principal Officer.