

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.15916	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE RA1283	
1. LOCATION	Esker North, Lucan, Co. Dublin			
2. PROPOSAL	114 Houses (Revised house Plan)			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received	
	P.	28.7.78	1. 2.	1. 2.
4. SUBMITTED BY	Name Mr. H.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/3928/78	Notified	27th September 1978
	Date	27/9/78	Effect	To grant permission
7. GRANT	O.C.M. No.	P/4739/78	Notified	24th November 1978
	Date	24/11/78	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		Copy issued by Registrar.		
Checked by		Date		
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.		

f. 4739/28

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 143/145)

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

Notification of Grant of Permission/Approval ~~XXXX~~

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

To: **Mr. Henry R. Lynch,**
Architect,
19, Kildare Street,
Dublin, 2.
Esker Park Ltd.

Decision Order **P/3920/78** 27th Sept. 1978.
Number and Date
Register Reference No. **N.A.1283.**
Planning Control No. **18916**
Application Received on **28/7/78**

Applicant

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

Proposed 114-houses at Esker North, Lucan.

CONDITIONS	REASONS FOR CONDITIONS
1. Subject to the conditions of this permission the development to be carried out and completed strictly in accordance with the plans and specification lodged with the application.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878 - 1964.
3. That the proposed house be used as a single dwelling unit.	3. To prevent unauthorised development.
4. That a financial contribution in the sum of €219,500 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.	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. 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, stormwater or drains has been given by: (a) Lodgement with the Council of an approved Insurance Company Bond in the sum of €130,000 , which shall be kept in force by the developer until such time as the roads open space, car-parks, sewers, stormwater and drains are taken-in-charge by the Council.	5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

on behalf of the Dublin County Council:

for Principal Officer

24 NOV 1978

Date:

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

5. (b) Lodgement 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.

(c) Lodgement with the Planning Authority of a letter of guarantee issued by anybody approved by the Planning Authority for the purpose of respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

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

6. 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 street lighting 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 subdrained 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.

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.

P J
for Principal Officer.

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: Mr. Henry P. Lynch.
Architect.
18, Kildara St.,
Dublin, 2.
Applicant Laker Park Ltd.

Decision Order
Number and Date 8/2010/78 27th Sept, 1978.
Register Reference No. R.A. 1783.
Planning Control No. 16913
Application Received on 20/7/78

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

Proposed 114 houses at Laker Luan.

CONDITIONS	REASONS FOR CONDITIONS
12. That all watermain tapping, branch connections, cabling and chlorination be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid by the County Council before any development commences.	12. To comply with the public health requirements and to ensure adequate standards of watermanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recover the cost.
13. 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. In the interest of the proper planning and development of the area.
14. That screen walls in block 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 fencing is not acceptable.	14. In the interest of visual amenity.
15. That all houses maintain a minimum setback of 100-ft., from the Luan Dyke.	15. In the interest of the proper planning and development of the area.
16. 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 trees to be retained and the measures to be taken by the applicant to ensure their protection during construction and development works.	16. In the interest of the proper planning and development of the area.
17. Minimum front building line to be 25-ft., and minimum depth of rear garden to be 25-ft.	17. In the interest of the proper planning and development of the area.

Given on behalf of the Dublin County Council:

for Principal Officer

24 NOV 1978

Date:

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

15. That the land required for the Local District-
Butor Road, through the site and connection with
the Limerick Road be vested free of charge to the
Dublin County Council prior to completion of
development.

NOTE: The applicant is advised that a survey
of the work done on the proposed estate road
appears to indicate an encroachment into the
public open space. The applicant is requested
to take the necessary steps to ensure that the
development is completed in accordance with the
approved plans.

19. Roads Reservation for the Limerick Road
and for the County Road to be set out by the
applicant and checked by the Roads Department,
before any development commences.

20. 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.

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

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

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.

P J
Tax Principal Officer.