

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 15916	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.544
1. LOCATION	Esker North, Lucan, Co. Dublin. S		
2. PROPOSAL	132 no. dwellinghouses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received 1. 11/5/76 1. 28/7/76 2. 2.
4. SUBMITTED BY	Name	H. R. Lynch, Esq., Architect,	
	Address	19, Kildare Street, Dublin, 2.	
5. APPLICANT	Name	Esker Park Limited,	
	Address	51, Fitzwilliam Square, Dublin, 2.	
6. DECISION	O.C.M. No.	P/3203/76	Notified 24th Sept., 1976
	Date	24/9/76	Effect To Grant Permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	18/10/76	Decision 12th August, 1977
	Type	3rd Party	Effect Permission Granted by An Bord Pleanála
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 byRegistrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.	

DUBLIN COUNTY COUNCIL

Tel. 742951 (Ext. 131)

PLANNING DEPARTMENT.
46-49 DAME STREET,
DUBLIN 2

Notification of Decision to Grant Permission/~~Approval~~
Local Government (Planning and Development) Act, 1963

To:

Decision Order
Number and Date P/3203/76 24th Sept, '76.

Register Reference No. K. 544.

Planning Control No. 15916

Application Received on 12/3/76

Adm. Inf. 27/2/76

M. R. Lynch.

19, Kildare St.,

Dublin, 2.

Applicant: Enker Park Ltd.

In pursuance of its functions under the above-mentioned Act the 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/~~Approval~~ for

Proposed ¹¹⁸ 118 No. houses at Enker North, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions	Reasons for Conditions
9. 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 development works.	9. In the interest of the proper planning and development of the area.
10. That the areas shown and conditional as open space be reserved as public open space and levelled, seeded, sowed and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	10. In the interest of the proper planning and development of the area.
11. That all public services to the proposed development including electrical, telephone cables and equipment to be located underground throughout the entire site.	11. In the interest of amenity.
12. That 6-ft., concrete block screen walls, suitably capped and finished to be provided at all necessary locations, as determined by the County Council, so as to screen rear gardens from public view.	12. In the interest of visual amenity.
13. That details of the proposed public lighting arrangements be submitted to and approved by the County Council, so as to provide street lighting to the standard required by the County Council.	13. In the interest of amenity and public safety.
14. That no dwellinghouse be occupied until all the services have been connected thereto and are operational. In this regard the applicant to consult with Sanitary Services with particular reference to the provision of a foul sewer.	14. In the interest of the proper planning and development and in order to comply with the Sanitary Services Acts, 1878 - 1964.

on behalf of the Dublin County Council:

for

Senior Administrative Officer

Form 3

Date:

24/9/76

IMPORTANT: Turn overleaf for further information

Conditions	Reasons for Conditions
<p>15. Minimum front building line to be 25-ft., and minimum depth of rear garden to be 35-ft.</p> <p>16. That the land required for the Local Distributor Road, through the site and connecting with the Lucan Bye-pass be ceded free of charge to the County Council prior to completion of development.</p>	<p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of the proper planning and development of the area.</p>
FOR SMXIX Senior Administrative Officer.	

Note:

If there is no appeal to the Minister for Local Government against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Act has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to the Minister for Local Government. The Applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal.
It should be addressed to:-

The Secretary, Department of Local Government, Custom House, Dublin 1.

An appeal by the applicant for Outline Permission should be accompanied by this form.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Tel. 742951 (Ext. 131)

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Act, 1963

In pursuance of its functions under the above-mentioned Act the 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 ¹¹⁸ ~~Approval~~ ¹¹⁸ for ~~the~~ ¹¹⁸ Proposed ~~12~~ ¹¹⁸ No. houses at Esker North, Lucan.

Conditions	Reasons for Conditions
<p>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.</p> <p>2. Before development commences, approval under the Building Bye-laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. 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.</p> <p>4. 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 watermains or drains has been given by:</p> <p>(a) Lodgement with the Council of an approved Insurance Company Bond in the sum of £30,000, (thirty thousand pounds) which shall be kept in force by the developer until such time as the roads, open spaces, car parks, sewers, watermains and drains are taken-in-charge by the Council.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878 - 1964.</p> <p>3. 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.</p> <p>4. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.</p>

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Date:

IMPORTANT: Turn overleaf for further information

Conditions	Reasons for Conditions
<p>4. (b) Lodgement with the Council of an agreed sum of £17,500 (seventeen thousand five hundred pounds) be paid 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/....</p> <p>(c) Lodgement 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 lodgement in every case has been acknowledged in writing by the Council.</p> <p>5. The developer shall maintain all roads, and services in the estate in a proper condition until taken in charge by the Council.</p> <p>6. Roads reservations for the Lucan By-Pass and for the County road to be set out by the applicant and checked by the Roads Department before any development commences.</p> <p>7. That the applicant to carry out the county road improvements as they affect this site to roads Departments specifications and at the applicants 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 applicants property.</p> <p>8. The two houses at the western end of the site adjacent to the open space to be omitted, from the development and the sites incorporated into the adjoining public open space. The two houses at the eastern end of the site facing the Lucan By-Pass to be submitted. These houses do not have a minimum building line set back of 100-ft., from the Lucan By-Pass.</p>	<p>5. In the interest of the proper planning and development of the area.</p> <p>6. In the interest of road safety.</p> <p>7. In the interest of road safety.</p> <p>8. In the interest of the proper planning and development of the area.</p> <p style="text-align: right;">Continued</p>

for Senior Administrative Officer.

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