

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/1730
1. LOCATION	38 Lucan Heights, Lucan, Co. Dublin.		
2. PROPOSAL	2 pairs of semi-detached houses		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 18 December 1986	Date Further Particulars
			(a) Requested 1. 2.
4. SUBMITTED BY	Name	John Coyne	
	Address	Eiscear Riada, Pettycomon, Lucan	
5. APPLICANT	Name	Jayce Properties Ltd	
	Address	415 Howth Road, Raheyn, Dublin 5.	
6. DECISION	O.C.M. No.	P/495/87	Notified 16/2/87
	Date	16/2/87	Effect To grant permission
7. GRANT	O.C.M. No.	P.1088/87	Notified 2/4/87
	Date	2/4/87	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 6426 - Section 35		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14. -			
15.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No.

ENFORCEMENT SECTION

PLANNING DEPARTMENT

DUBLIN COUNTY COUNCIL:

REF: Ref 6426

Date 28.6.90

Administrative Officer,
Registry Section,
Planning Department,
Dublin County Council:

RE:

Reg. Ref. No. 86A/1730

Luna Heights

A ~~Warning~~/Enforcement Notice (Section 35), has been served on
lands covered by the above Reg. Ref. No. Please amend statutory
register accordingly.

Details are in Part III.

C. McParlane

Staff Officer
Enforcement Section:

COUNTY COUNCIL OF THE COUNTY OF DUBLIN

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

ENFORCEMENT NOTICE pursuant to Section 35 of the Principal Act as amended by Section 8 of the Local Government (Planning and Development) Act, 1982.

AND WHEREAS the County Council of the County of Dublin (hereinafter called "the Council" is the Planning Authority for the County of Dublin exclusive of any Borough or Urban District therein) in which are situate the lands at Lucan Heights, Lucan, Co. Dublin, in the townland of Lucan and Pettycannon, in the electoral division of Lucan Heights.

AND WHEREAS planning permission under the Local Government (Planning and Development) Act, 1963 was granted on the 2nd day of April, 1987 for 2 pairs of semi-detached houses on the said lands, subject to condition(s), inter alia:-

Condition No. 8:

"that details of the treatment of the footpath at the existing cul-de-sac head and pedestrian way be agreed with the Roads Department, prior to commencement of development. In this respect, the details shown on the submitted plans are not satisfactory."


AND WHEREAS the development authorised by the said permission has been commenced and has not been carried out in conformity therewith as required by the said permission in that while 4 no. trees have been planted at suitable intervals on the house side of the roadway, no wall climbers or low growing shrubs have been planted on opposite side of the roadway beside the wall.

AND WHEREAS the Council having considered only the proper planning and development of its area including the preservation and improvement of the amenities thereof, regard being had to the provisions of the Development Plan, 1983 and the terms of the said permission has decided that it is expedient to serve on you this Notice under Section 35 of the Principal Act (as amended).

NOW the Council as Planning Authority pursuant to the said Section 35 (as amended) HEREBY REQUIRES YOU within a period of one day from the date on which this Notice takes effect to take the following steps for securing the carrying out of the development in conformity with the said permission, that is to say that wall climbers or low growing shrubs be planted on opposite side of the roadway beside the wall on lands at Lucan Heights, Lucan, Co. Dublin.

THE SAID NOTICE SHALL TAKE EFFECT on the 30th day of July, 1990.

DATED this 27th day of JUNE, 1990.


Senior Administrative Officer,
Planning Department,
Dublin County Council,
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1.

p.t.o.

ENFORCEMENT SECTION
PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL:

Ref: 6426.

Date: 20th April '89

Administrative Officer,
Registry Section,
Planning Department,
Dublin County Council:

RE:

Reg. Ref. No. 86A/1730.

Lucan Heights, Lucan

A ~~Warning Notice~~/Enforcement Notice (Section 35), has been served on lands covered by the above Reg. Ref. No. Please amend statutory register accordingly.

Details are in Part III.

Marylin
Staff Officer
Enforcement Section:

Mr. John Coyne,
Eiscear Riada,
Pettycannon,
Lucan,
Co. Dublin.

86A/1730

13/4/'88

Re: Proposed 2 pairs of semi-detached houses at Lucan Heights,
Lucan for Jayce Properties Ltd.

Dear Sir,

I refer to your submission received on 3/3/'88, to comply with conditions of decision to grant permission by Order No. P/495/87, dated 16/2/'87, in connection with the above.

In this regard, I wish to inform you that the plans lodged in the Planning Department on the 3/3/'88, and which refer to amendments to the four bedroom semi-detached dwelling approved by planning permission Reg. Ref. 86A/1730 (Order No. P/495/87) are not materially at variance with the provisions of the said permission provided that such amendments do not contravene the Building Bye Laws. In this regard Building Bye Law Approval must be obtained for the proposed alterations.

Yours faithfully,

J. de B.

for Principal Officer

Mr. John Coyne,
Eiscear Riada,
Pettycannon,
Lucan,
Co. Dublin.

84A/1730

31/7/'87

Re: Proposed 2 pairs of semi-detached houses at Lucan Heights, Lucan for Jayce Properties Ltd.

Dear Sir,

I refer to your submission received on 5/6/'87, to comply with condition No. 8 of decision to grant permission by Order No. P/495/87, dated 16/2/'87, in connection with the above.

In this regard, I wish to inform you that the submission is in compliance with Condition No. 8 of the above permission, subject to all works being carried out to Council standards for taking in charge. A minimum of 4 trees to be planted at suitable intervals on both roadside grass margins. JB

Yours faithfully,

Sub

for Principal Officer.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT

BLOCK 2

IRISH LIFE CENTRE

17 ABBEY STREET

DUBLIN 1

P/1088/87

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To **John Coyne,**
Riscear Riada,
Pettycannon,
Lucan, Co. Dublin
Jayce Properties Ltd.
Applicant

Decision Order

Number and Date

Register Reference No.

Planning Control No.

Application Received on

Area of Site: 2,500 sq.m.

P/495/87 16.2.87

86A/1730

18.12.86

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed 2 pairs of semi-detached houses at Lucan Heights, Lucan, Co. Dublin

CONDITIONS

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.
2. That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
3. That a financial contribution in the sum of £3,000.00 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. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the Dublin County Council.
5. That a minimum of 2.3 metres passageway be provided between each block of houses.

REASONS FOR CONDITIONS

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1944.
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.
4. In order to comply with the requirements of the Sanitary Services Department.
5. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

For Principal Officer

Date

12.2.1987

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the

6. That each house be used as a single dwelling unit.

7. That a minimum rear garden depth of 35ft. be provided for each house.

8. That details of the treatment of the footpath at the existing cul-de-sac head and pedestrian way be agreed with the Roads Department, prior to commencement of development. In this respect, the details shown on the submitted plans are not satisfactory.

9. That no interference/obstruction shall take place to the adjoining pedestrian way at any time during or after construction works.

10. That northern and southern boundaries be provided with suitable screening to limit overlooking of adjoining properties. Such screening to be as agreed between applicant and adjoining property owner, or failing agreement, shall be determined by the Planning Authority. In such instances where suitable "green" screening is not available, it is normal practice to anticipate a 2m. high concrete block and brick screen wall suitably capped and finished.

11. That a financial contribution in the sum of £4,000. (£1,000 per house) be paid by the proposer to the Dublin County Council towards the cost of provision and development of public open space in the area, and which facilitates this development. This contribution to be paid prior to the commencement of development.

12. All gable windows shall be glazed in opaque glass.

6. To prevent unauthorised development.

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

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

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

10. In order to avoid overlooking of the adjoining dwellings.

11. The provision of such services as may be required by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing such services.

12. To avoid overlooking of adjoining dwellings.

2 APR 1987

DUBLIN COUNTY COUNCIL

tel. 724755 (ext. 262/264)

P/1.088/87

PLANNING DEPARTMENT
BLOCK 2
IRISH LIFE CENTRE
18, ABBEY STREET
DUBLIN 1

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To **John Coyne,**
Kinscar Riada,
Pettycannon,
Lucan, Co. Dublin
Applicant **Jayce Properties Ltd.**

Decision Order
Number and Date **P/495/87 16.2.87**
Register Reference No. **854/1730**
Planning Control No.
Application Received on **18.12.86**
Area of Site: **2,500sq.m.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed 2 pairs of semi-detached houses at Lucan Heights, Lucan, Co. Dublin

CONDITIONS

13. That no development under permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services has been given by lodgement with the Council of a bond or a letter of Guarantee from an approved Company in the sum of £2,000.00 or cash in the sum of £2,000.00.

REASONS FOR CONDITIONS

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

Signed on behalf of the Dublin County Council

For Principal Officer

Date

2 APR 1987

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the