

COMHAIRLE CHONTAE ÁTHA CLIATH

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|-------------------------------|--|------------------|---|
| P. C. Reference | LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER | | REGISTER REFERENCE 86A/1726 |
| 1. LOCATION | Housing Development at cruck House, Esker South, Lucan | | |
| 2. PROPOSAL | 102 houses | | |
| 3. TYPE & DATE OF APPLICATION | TYPE | Date Received | Date Further Particulars (a) Requested (b) Received |
| | P. | 18 December 1986 | <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div> |
| 4. SUBMITTED BY | Name O'Connell Design Services | | |
| | Address 118/120 Lr Rathmines Rd, Dublin 6. | | |
| 5. APPLICANT | Name Rowanne Builders Ltd | | |
| | Address 35 Boyne House, Greemount Office Pk , Harolds Cross, Dublin 6. | | |
| 6. DECISION | O.C.M. No. P/498/87 | | Notified 2/3/87 |
| | Date 27/2/87 | | Effect To grant permission |
| 7. GRANT | O.C.M. No. P.1155/87 | | Notified 9/4/87 |
| | Date 9/4/87 | | Effect Permission granted |
| 8. APPEAL | Notified | | Decision |
| | Type | | 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. | | | |

Prepared by

Copy issued by Registrar.

Checked by

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

P/1.1.5.5/87

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

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval

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

To **O'Connell Design Services,**
118/120 Lr. Rathmines Rd.,
Dublin 6
Rowanne Builders Ltd.
Applicant

Decision Order **P/498/87 27.2.87**
Number and Date
Register Reference No. **86A/1726**
Planning Control No. **18.12.86**
Application Received on
Correct Fee Paid: **9.2.87**

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

Proposed 102 houses at Cruck House, Esker South, Lucan

| CONDITIONS | REASONS FOR 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. | 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 be obtained and all conditions of that approval be observed in the development. | 2. In order to comply with the Sanitary Services Acts, 1878-1964. |
| 3. That each proposed house be used as a single dwelling unit. | 3. To prevent unauthorised development. |
| 4. That a financial contribution in the sum of £136,200. in respect of the overall development (Reg. Ref. ZA/1330) 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 commencement of development on 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. |

Contd/..

Signed on behalf of the Dublin County Council

For Principal Officer

Date **9 APR 1987**

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

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, Watermains or Drains has been given by:-

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

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £200,000. in respect of the overall development which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the Roads, Open Space, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or/....
- b. Lodgement with the Council of Cash sum of £125,000. in respect of the overall development 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 any body 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 any case has been acknowledged in writing by the Council.

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

PK.

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9 APR 1987

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

P/1155/87

GRANT OF
PERMISSION

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Acts, 1963-1982

To **O'Connell Design Services,**
118/120 Lr. Rathmines Rd.,
Dublin 6

Decision Order
Number and Date **P/A98/87 27.2.87**

Register Reference No. **86A/1726**

Planning Control No.

Application Received on **18.12.86**

Applicant **Rowanne Builders Ltd.** Correct Fee Paid: **9.2.87**

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

Proposed 102 Houses at Cruck House, Esker South, Lucan

SUBJECT TO THE FOLLOWING CONDITIONS

| CONDITIONS | REASONS FOR CONDITIONS |
|---|--|
| 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. | To protect the amenities of the area. |
| That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site. | 6. |
| 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. | In the interest of amenity. |
| That no dwellinghouse be occupied until all the services have been connected thereto and are operational. | 7. |
| That the area shown as open space be levelled, sowed, seeded and landscaped to the satisfaction of the Council and be available for use by residents on completion of the development. | In the interest of amenity and public safety. |
| That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. | 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. |
| | In order to comply with the Sanitary Services Acts, 1878 - 1964. |
| | 10. |

(Contd. . .)

Signed on behalf of the Dublin County Council

For Principal Officer

9 APR 1987

Date

IMPORTANT: Turn overleaf for further information

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.

CONDITIONS

REASONS FOR CONDITIONS

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11. That all watermain,appings, 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.

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 screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, 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. That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermain or drains forming part of the development, until taken in charge by the Council.

15. That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

16. That the lands required for road improvements including the land indicated at the south of the overall site to be transferred free of charge to the County Council prior to commencement of development.

17. That the road reservation affecting the overall site be set out on site and agreed with the Roads Department prior to the commencement of development.

11. 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.

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

13. In the interest of visual amenity.

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

15. To protect the amenities of the area.

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

17. In order to comply with the requirements of the Roads Department.

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9 APR 1987

Form E1 - Future Print Ltd.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

F. 1.1.5.5 / 87

Notification of Grant of Permission/Approval

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

To: **O'Connell Design Services,**
118/120 Lr. Rathmines Rd.,
Dublin 6
Rowanne Builders Ltd.
Applicant

Decision Order **P/498/87 27.2.87**
Number and Date
Register Reference No. **86A/1726**
Planning Control No.
Application Received on **18.12.86**
Correct Fee Paid: **9.2.87**

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

Proposed 102 Houses at Cruck House, Esker South, Lucan

| CONDITIONS | REASONS FOR CONDITIONS |
|--|---|
| 18. That a further financial contribution in the sum of £71,400. (£700 @ 102) to be paid to Dublin County Council as a contribution towards the improvement of the road network in the area and as indicated in letter from the applicants to Dublin County Council dated 12.12.84 on File Reg. Ref. ZA/1330. This contribution to be paid prior to the commencement of development to facilitate the road improvements referred to in Condition No. 17. | 18. In the interest of the proper planning and development of the area. |
| 19. That the road improvements required by the Roads Department to the Newcastle Road take place prior to the commencement of development or on a phased basis to be agreed with the Planning Authority. In this regard the margin and footpath shall be constructed before any houses are occupied. The levels of the path are to be agreed with the Roads Department to ensure completion with the Newcastle Road Improvement. | 19. In order to comply with the requirements of the Roads Department. |

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Signed on behalf of the Dublin County Council

For Principal Officer

Date. **9 APR 1987**

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 execution of the development.

20. No further development to take place on the overall site until the developers have been instructed in writing by the Sanitary Services Department that foul sewer capacity is available to serve the balance of the overall site.

21. The applicant must indicate on the sewer sections a 6" concrete surround in locations where the cover over the crown is less than 1,200mm. under roads and 900mm. under grasslands.

22. That a minimum of 7'6" to be provided between each pair of houses.

23. That each house have a minimum building line of 25feet and rear garden depth of 35ft.

24. That a full landscape plan with full works specification for the areas previously indicated conditioned as public open space (and all incidental areas of open space) under Reg. Ref. ZA/1330 shall be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units or alternatively, a financial contribution of £300. per house to be paid to Dublin County Council prior to the commencement of development in lieu of the development of this open space by the applicant. The applicant shall consult immediately with the Parks Superintendent and agree on open space layout in respect of the overall site.

25. A 500mm. wide raised kerb to be constructed on cul-de-sac serving houses 66-75. The raised kerb is to be at the back of the 900mm high wall along the Newcastle Road. This may entail slight relocation of proposed house and site positions. Details to be agreed with the Planning Authority prior to commencement of construction of houses on sites 66 to 75.

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

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

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

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

24. In order to comply with the requirements of the Parks Superintendent.

25. In order to comply with the requirements of the Roads Authority.

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9 APR 1987

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

GRANT OF
PERMISSION

P/1.15.5/87

Notification of Grant of Permission/Approval ~~XXXXXX~~

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

To **O'Connell Design Services,**
118/120 Lr. Rathmines Rd.,
Dublin 6
Rowanne Builders Ltd.
Applicant

Decision Order **P/498/87 27.2.87**
Number and Date
Register Reference No. **86A/1726**
Planning Control No. **18.12.86**
Application Received on
Correct fee paid: **9.2.87**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.
Proposed 102 houses at Cruck House, Esker South, Lucan

| CONDITIONS | REASONS FOR CONDITIONS |
|--|--|
| <p>26. S-Bend on the road in front of house No. 91 to be softened and improved. This will also entail alterations to proposed house layout. Applicant to consult with the Roads Department.</p> <p>27. That the applicant shall agree with the Planning Authority prior to the commencement of development the surface treatment of the following:</p> <p>(a) the area between the end of the cul-de-sac adjoining house plot No. 75 and part of the northern boundary at this location.</p> <p>(b) the area between the cul-de-sac road fronting house plots nos. 92-97 and adjoining lands.</p> <p>(c) the area along part of the western boundary of the adjoining house plots nos. 45,46,97,102. In this regard, provision shall be made for appropriate boundary definition at the end of the cul-de-sacs fronting site nos. 75 and 97.</p> | <p>26. In order to comply with the requirements of the Roads Authority.</p> <p>27. In the interest of the proper planning and development of the area.</p> |

Contd/..

Signed on behalf of the Dublin County Council

PK
For Principal Officer

Date **9 APR 1987**

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

P / 1.15.5 / 87

28. That conditions nos. 23,24,25,26, & 27 of Reg. Ref. ZA/1330 in relation to road levels and drainage considerations (surface water, foul sewer and water supply) be strictly adhered to in the development. In this regard, the main foul sewer outfall should intercept existing sewers serving existing developments strictly in accordance with Sanitary Services Department requirements; the 200mm. watermain shall be laid on the Newcastle Road before house construction commences.

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



9 APR 1987