

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/805
1. LOCATION	Cooldrinagh, Lucan.		
2. PROPOSAL	Rev. House Types / Layout		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 3 June 1986	Date Further Particulars
			(a) Requested 1. 2.
4. SUBMITTED BY	Name Patrick MacNeill		
	Address 22 Crofjton Road, Dunlaoghaire, Co. Dublin.		
5. APPLICANT	Name Lismore Homes Ltd.		
	Address 33 Upper Fitzwilliam Street, Dublin 1.		
6. DECISION	O.C.M. No. P/2832/86		Notified 31st July, 1986
	Date 31st July, 1986		Effect To grant permission
7. GRANT	O.C.M. No. P/3401/86		Notified 11th Sept., 1986
	Date 11th Sept., 1986		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 3776 - Section 35		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

Scott & MacNeill,
5 Farmhill Road,
Goatstown,
Dublin 14.

86A-805

2nd May, 1988.

RE: Proposed change of house type from 133 no. 3bedroom terraced dwellings and 6 no. 3-bedroom semi-detached dwellings to 116 no. 3 and 4 bed. semi-detached and 3 no. 4-bedroom detached dwellings to part of already approved layout at Cooldrinagh, Lucan for Lismore Homes Ltd.

Dear Sirs,

I refer to yours submissions received on 1st December, 1987 and 14th January, 1988, to comply with conditions nos. 8b, 9, 12, 16, 18 and 19 of decision to grant permission by Order No. P/2832/86, dated 31st July, 1986, in connection with the above.

In this regard, applicant to be informed as follows:-

1. In relation to Condition No. 8b, it is noted that negotiation has taken place with Lucan Golf Club with regard to the disposal of surface water from the site to the stream adjoining the said club. However, documentary evidence from Lucan Golf Club confirming that negotiations have concluded and arrangements for the disposal of the surface water are now satisfactory to them must be submitted to the Planning Department for agreement before compliance with this condition can issue.
2. The street tree planting layout as per layout drawing No. A/0141/101A received in the Planning Department on the 1/12/87, is acceptable to the Planning Authority. In relation to the development of the main areas of open space, specific details of planting and maintenance including the provision of tennis courts are required to be lodged. In this regard the present submission is unsatisfactory.

Contd./....

3. In relation to Condition No. 12, the locations of screen walls as indicated on Drawing No. 8514.02J received in the Planning Department on 14/1/88 is acceptable to the Planning Authority. Walls to be constructed of brick or rendered block or as agreed with the Planning Authority. The screen wall to the side of sites nos. 27 and 68 adjoining Kew Park shall be set back so as not to interfere with the root system of the hedge at this location. Details to be agreed.
4. In relation to condition No. 16, the house number arrangement as per Drawing No. SN01, lodged in the Planning Department on the 14/1/88, is not acceptable. The applicant is advised to consult with the Council's Building Bye-Law Department (Naming and Numbering Section) regarding a satisfactory house numbering scheme.
5. In relation to Condition No. 18, it is to be noted that a waiver cannot be granted. Fencing arrangements in compliance with this condition shall be as agreed with the Planning Authority.
6. In relation to Condition No. 19, it is noted from applicants statement that submissions have been lodged with the Parks Department with regard to compliance with this condition. However, the submission must be lodged with the Planning Department for agreement before compliance can issue.

Yours faithfully,


for Principal Officer.

ENFORCEMENT SECTION
PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL:

Ref: ENF 3776.

Date: 20th January '89

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

RE:

Reg. Ref. No. 86A/805

Coolkinagh, Lucan

- Lismore Homes

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.

Mary Tine
Staff Officer
Enforcement Section:

DUBLIN COUNTY COUNCIL

GRANT OF
PERMISSION

Tel. 724755 (ext. 262/264)

P/340.1/86

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

Notification of Grant of Permission/Approval

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

To
Patrick MacNeill,
.....
22, Crofton Road,
.....
Dun Laoghaire,
.....
Co. Dublin.
Applicant
Lismore Homes Ltd.

Decision Order
Number and Date P/2832/86, 31/7/86
Register Reference No. 86A/805
Planning Control No.
Application Received on 3/6/86

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

XXXXXXX

Proposed change of house type from 133 no. 3-bedroom terraced dwellings and 6 no. 3-bedroom semi-detached dwellings to 116, No. 3 and 4 bed. semi-detached and 3 no. 4-bedroom detached dwellings to part of already approved layout at Cooldrinagh, 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 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 in respect of the overall development under Reg. Ref. 85A/417 has been given by:	4. To ensure that a ready sanction may be available to the Council to induce the provision of service and prevent disamenity in the development.

CONT.../....

Signed on behalf of the Dublin County Council

For Principal Officer

Date 11 SEP 1986


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.

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P/34.0.1/86

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £325,000.00 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 £203,000 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.



11 SEP 1986

6. Contd./.....

(b) Future permanent access to the site shall be from the proposed new Celbridge Road. When a sufficient section of this road has been constructed to provide such an access, the temporary access on the northern boundary of the site shall be closed forthwith.

(c) All lands expected to be required by the Planning Authority for roads on the northern and western boundaries of the site shall be reserved for that purpose, and the edge of the reservations shall be marked out on the ground in consultation with the Authority before development is commenced.

7. The developer shall contribute a sum of money to Dublin County Council towards the cost of providing a new road network in the vicinity of the site. In this regard, the arrangements made for the transfer of lands (7.5 acres approx.) as indicated on submitted drawing received in the Planning Department on 27th January, 1986, in lieu of the monetary payment as required under Condition No. 4 of Order No. PL6/5/69528, of An Bord Pleanála in respect of the overall development be strictly adhered to in this development.

8. (a) Details of arrangements for the provision of a water supply and of foul and surface water drainage to serve the development shall be in accordance with the requirements of the Planning Authority.

(b) Surface water from the proposed development shall be discharged to the stream which adjoins the Lucan-Celbridge Road either (i) in accordance with the prior written agreement of the Lucan Golf Course, in which case the cost of any necessary remedial works to the stream channel and banks shall be borne by the developer, or (ii) in accordance with the drawing no. 07/1 received by the Planning Board on 18th October, 1985, also at the developer's expense.

7. The provision of a new road network in the area by the Council will facilitate the proposed development and it is considered reasonable that the developer should contribute towards the cost of providing the network.

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

Contd./.....



11 SEP 1986

DUBLIN COUNTY COUNCIL

P/340.1/86

724755 (ext. 262/264)

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) Act, 1963

To.....
Patrick MacNeill,
.....
22 Crofton Road,
.....
Dun Laoghaire,
.....
Co. Dublin.

Decision Order

Number and Date P/2832/86 - 31/7/86

Register Reference No. 86A-805

Planning Control No.

Application Received on 3/6/86

Applicant.....
Lismore Homes Ltd.

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

change of house type from 133 no. 3 bed terraced dwellings and 6 no. 3 bed. semi-detached dwellings to 116 no. 3 and 4 bed. semi-detached and 3 no. 4-bed detached dwellings to part of already approved housing layout at Cooldrinagh, Lucan

CONDITIONS	REASONS FOR CONDITIONS
<p>9. (a) The areas shown as public open space shall be reserved for use as public open space and shall be soiled, seeded, planted, landscaped and developed in accordance with a detailed scheme, including the provision of 2 metre high walls (suitably capped and rendered) or railings where such open space adjoins the boundaries of the site. Before development commences the details of the said scheme shall be agreed with Dublin County Council or, in default of such agreement, shall be determined by An Bord Pleanala. If the developer agrees that the planting and landscaping (excluding boundary walls or railings) should be carried out by the Council, they shall pay a financial contribution of £300. per house to the Council in this regard in accordance with a timetable to be agreed with the Council, or in default of agreement, as shall be determined by An Bord Pleanala.</p> <p>(b) Apart from planting and landscaping of public open space areas, the site shall generally be planted and landscaped in accordance with a scheme and to a timetable to be submitted to and agreed with the Planning Authority.</p>	<p>9. In the interest of the visual amenities of the area.</p>

Contd./....

Signed on behalf of the Dublin County Council

For Principal Officer

Date.....

11 SEP 1986

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.

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scheme for the retention and maintenance of the trees and hedgerows, for the written agreement of the Planning Authority prior to the commencement of development.

10. All public services for the development, including electrical, communal television and telephone cables and equipment, shall be located underground throughout the site.

11. Public lighting shall be provided in accordance with the Planning Authority's standard requirements for such a service.

12. Screen walls shall be provided at such locations as may be required by the Planning Authority to screen rear gardens from public view, and to screen adjoining existing properties on the northern and southern boundaries of the site. Such walls shall be at least 2 metres high, shall be in brick or block or similar durable materials and shall be suitably capped and rendered.

13. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining lands during the course of the works.

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

15. That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and the cost thereof be paid to the County Council before any development commences.

the
10. In the interest of/visual amenities of the area.

11. To ensure that street lighting of adequate standard is provided.

12. In the interest of residential amenity.

13. To protect the amenities of the area.

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

15. 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.

CONTD./.....

11 SEP 1986

DUBLIN COUNTY COUNCIL

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GRANT OF
PERMISSION

(c) Prior to the commencement of development the developer shall erect a robust protective fence adjoining the trees and hedgerows on the boundary with Kew Park estate. The developer shall submit details of this fence, together with a comprehensive scheme for the retention and maintenance of the trees and hedgerows, for the written agreement of the Planning Authority prior to the commencement of development.

10. All public services for the development, including electrical, communal television and telephone cables and equipment, shall be located underground throughout the site.

11. Public lighting shall be provided in accordance with the Planning Authority's standard requirements for such a service.

12. Screen walls shall be provided at such locations as may be required by the Planning Authority to screen rear gardens from public view, and to screen adjoining existing properties on the northern and southern boundaries of the site. Such walls shall be at least 2 metres high, shall be in brick or block or similar durable materials and shall be suitably capped and rendered.

13. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining lands during the course of the works.

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

15. That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council, Sanitary Services Department and the cost thereof be paid to the County Council before any development commences.

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CONTD./.....



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PLANNING DEPARTMENT,
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Notification of Grant of Permission/Approval

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To: Patrick MacNeill,
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Applicant: Lismore Homes Ltd.

Decision Order
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CONDITIONS	REASONS FOR CONDITIONS
16. 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.	16. In the interest of the proper planning and development of the area.
17. 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, watermains or drains forming part of the development, until taken in charge by the Council.	17. In the interest of the proper planning and development of the area.
18. 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.	18. To protect the amenities of the area.
19. That prior to the commencement of development the applicant shall submit details for the agreement of the Planning Authority, of all screening works including mounding and landscaping along the northern boundary of the site and adjoining the proposed Lucan By-Pass.	19. In the interest of the proper planning and development of the area.

Contd. /

Signed on behalf of the Dublin County Council

For Principal Officer

11 SEP 1986

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.

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