

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1265
1. LOCATION	Sites 1-16 The Glebe, Esker Lane, Lucan, S		
2. PROPOSAL	Change of house type		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	26th Sept., 1985	<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 Mr. J. fitzpatrick, Address C/o Kelland Homes Ltd., Monastery Road, Clondalkin,		
5. APPLICANT	Name Aupax Homes Ltd., Address 13, Brompton Grove, Castleknock,		
6. DECISION	O.C.M. No. P/4040/85 a Date 22nd nov., 1985		Notified 22nd Nov., 1985 Effect To grant permission
7. GRANT	O.C.M. No. P/8/86 Date 6th Jan., 1986		Notified 6th Jan., 1986 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.			

Prepared by

Copy issued by Registrar.

Checked by

Date

Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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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 J. Fitzpatrick,
..... c/o. Kelland Homes Ltd.,
..... Monastery Road,
..... Clondalkin, Co. Dublin
Applicant Anpax Homes Ltd.

Decision Order
Number and Date P/4040/85. 22/11/85 ..
Register Reference No. 85A/1265
Planning Control No.
Application Received on 26/9/85

Floor area. 1,308 sq.m.

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

Proposed alternative revised house type on Site 1 to 16 inclusive, The Glebe,
Esker Lane, 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 the arrangements made for the collection of the following financial contributions totalling £48,740. be strictly adhered to in respect of these sites:- a) Standard £16,740. b) Roads (32 hses @ £700. each) £22,400. c) open Space (32 hses @ £300. each). £ 9,600. £48,740.	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.

ed on behalf of the Dublin County Council

Cont.../....
Thee Telle
For Principal Officer

6 JAN 1986

Date

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DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
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DUBLIN 1.

GRANT OF
PERMISSION

Notification of Grant of Permission / ~~Approval~~ XXX

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

1963-1983

To: J. Fitzparick,
c/o Kelland Homes,
Monastery Road,
Glondalkin, Co. Dublin,
Applicant: Aupax Homes Ltd.

Decision Order
Number and Date P/4040/85 22/11/85
Register Reference No. 85A-1265
Planning Control No.
Application Received on 26/9/85
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alternative revised house type on site 1 to 16 incl. The Glebe, Esker Lane, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
5. 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.	5. To protect the amenities of the area.
6. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	6. In the interest of amenity.
7. 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.	7. In the interest of amenity and public safety.
8. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	8. In the interest of the proper planning and development of the area.
For the reasons hereon stated the Council has granted permission for the development described above subject to the following conditions:	in the interest of amenity and public safety.
9. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	9. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . .)

on behalf of the Dublin County Council

Neil Talla
For Principal Officer

IMPORTANT: Turn overleaf for further information

Date: 6 JAN 1986

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

CONDITIONS	REASONS FOR CONDITIONS
<p>10. That all watermain tapplings, 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.</p> <p>11. 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.</p> <p>12. 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.</p> <p>13. 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.</p> <p>14. 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.</p> <p>15. That the strip of land between the site boundary of site no. 1 and the eastern boundary of the site to be incorporated into site no. 1.</p> <p>16. That no development take place on foot of the permission until such time as the Esker Pumping Station has been commissioned.</p> <p>17. That details of the foul sewer connection to the site be agreed with Sanitary Services Department prior to the commencement of development. In this regard, no connection will be permitted to the Lucan Low Level System and no house to be occupied until a connection is available and has been made to a sewer connecting to the Esker Pumping Station.</p> <p>18. That a minimum 7ft. 6ins. passageway be provided between each pair of houses.</p>	<p>10. 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.</p> <p>11. In the interest of the proper planning and development of the area.</p> <p>12. In the interest of visual amenity.</p> <p>13. In the interest of the proper planning and development of the area.</p> <p>14. To protect the amenities of the area.</p> <p>15. In the interest of the proper planning and development of the area.</p> <p>16. In the interest of health</p> <p>17. In order to comply with the requirements of the Sanitary Services Department.</p> <p>18. To facilitate maintenance and access to the rear of houses.</p>

CONTD./.....

Handwritten signature

6 JAN 1986

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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PLANNING DEPARTMENT,
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Notification of Grant of Permission/Approval

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.....alternative revised house type on site 1 to 16, incl. The Glebe, Esker Lane, Lucan.
.....

CONDITIONS

REASONS FOR CONDITIONS

19. That a minimum rear garden depth of 35ft. be provided for all houses.

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

20. That the site be set out in accordance with the requirements of the Roads Engineer, in relation to the provision of the proposed access roads. Public footpath to be provided at the front of all houses and on the Esker Lawn frontage.

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

21. That Esker Lane along the frontage of the site be improved to provide a 7.3 metre carriageway, along with footpath and grass margin. Details to be agreed with Roads Department. This work to be done before occupation of any house.

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

22. That a kerb radius of 10.6m be provided at the junction of Esker Lane and the Lucan/Glondalkin Road.

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

23. That the 6" watermain traversing approximately through sites 1 and 30 be relocated at applicants expense and upsized if necessary to the satisfaction of the Sanitary Services Engineer. The exact location of the 12" watermain to be determined by the applicant and Relocated if necessary so that it is located to the satisfaction of the Sanitary Services Engineer.

23. To ensure a satisfactory standard of development.

24. Separation between proposed road and existing road at sites 1 to 16 to be to the satisfaction of the Roads Engineer, County Council

24. To ensure a satisfactory standard of development.

For Principal Officer

6 JAN 1986

Date.....