

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE 85A/136
1. LOCATION	Esker Road, Lucan, Co. Dublin. S	
2. PROPOSAL	26 two storey houses.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	OP.	8th Feb. 85.
	(a) Requested	Date Further Particulars (b) Received
	1.	1.
	2.	2.
4. SUBMITTED BY	Name O'Malley & Bergin, Address 33, Fitzwilliam Place, Dublin 2.	
5. APPLICANT	Name George Shackleton & Sons Limited, Address Anna Liffey Mills, Lucan, Co. Dublin.	
6. DECISION	O.C.M. No. P/1154/85	Notified 4th April, 1985
	Date 4th April, 1985	Effect To grant permission (0)
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 30th April, 1985	Decision 0. Permission granted by An Bord Pleanála
	Type -- 3rd Party	Effect 7th Oct., 1985
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	

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: 85A/136

APPEAL by Esker Lawns Residents Association, care of "Tall Trees", Esker, Lucan, County Dublin, Ian D'Alton of 30 Kew Park Avenue, Lucan, County Dublin, and George Shackleton and Sons Limited, of Anna Liffey Mills, Lucan, County Dublin, against the decision made on the 4th day of April, 1985, by the Council of the County of Dublin, to grant subject to conditions an outline permission to George Shackleton and Sons Limited, of Anna Liffey Mills, Lucan, County Dublin, for a housing development on a site adjoining the Technical School, Esker Road, Lucan, County Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

As the site is zoned for residential use, the Board sees no objection in principle to housing development, provided that the conditions in the Second Schedule hereto are complied with.

SECOND SCHEDULE

1. Subject to normal residential design standards being complied with, not more than twenty dwellings shall be constructed on the site.

Reason: In the interests of residential amenity, having regard to the constraints on the layout imposed by site contours.

2. The developer shall pay a financial contribution towards
 - (a) the cost of providing public piped services in the area, and
 - (b) the cost of improving the road network in the vicinity of the site.

Reason: The provision of such services, and the improvement of the road network in the vicinity of the site, will facilitate the proposed development, and it is considered reasonable that the developer should contribute towards their costs.

Contd./....

SECOND SCHEDULE (Contd.)

3. Land expected to be required by the planning authority for road widening of both the Newcastle and Esker Roads shall be reserved free from development.

Reason: In the interest of traffic safety.

4. No development shall commence until the Lucan Low Level Pumping Station has been commissioned.

Reason: To ensure adequate drainage provision for the proposed development.

5. Prior to the submission of detailed plans for approval, the developer shall consult the planning authority concerning proposed elevational and boundary treatment, having regard to the site contours.

Reason: In the interest of visual amenity.

6. Detailed plans submitted for approval shall include adequate provision for the following:

- (a) landscaping of the site,
- (b) satisfactory layout of open space in relation to trees to be preserved and the proposed housing,
- (c) a detailed tree survey indicating size, type, location and condition of existing trees on site, and
- (d) proposals for the preservation of existing trees for retention on the site.

Reason: In the interest of visual and residential amenity.

Anne Linn Quinn

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 7th day of October, 1985.



DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Outline Permission

Local Government (Planning and Development) Acts, 1963-~~1982~~ 1983

To... O'Malley & Bergin,
..... 33 Fitzwilliam Place,
..... Dublin 2.

Decision Order
Number and Date ... P/1154/85, ... 4/4/85

Register Reference No. 85A/136

Planning Control No.

Application Received on 8/2/85

Applicant George Shackleton & Sons Ltd.

Additional Information received

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 Outline Permission for

..... Proposed 26 no. two storey houses on site adjoining Technical School, Esker Road,
..... Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.</p>	<p>1. In the interest of the proper planning and development of the area.</p>
<p>2. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant 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>2. 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>3. That the detailed plans for approval shall indicate full details of the proposed water supply and drainage arrangements.</p>	<p>3. In order to comply with the Sanitary Services Acts, 1878-1964.</p>
<p>4. That no development take place until the Lucan Low Level Pumping Station has been commissioned.</p>	<p>4. In order to comply with the Sanitary Services Acts, 1875-1964.</p>
<p>5. That the applicant make available to the County Council the land required for the Lucan Low Level Pumping Station at the north of the site. The site required is indicated on Sanitary Services Department's Drawing No. 2861/14.</p>	<p>5. In the interest of the proper planning and development of the area.</p>

CONTD/.....

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date... 4th April, 1985.

IMPORTANT: Turn overleaf for further information

Form 1

CONDITIONS

REASONS FOR CONDITIONS

6. That the detailed plans for approval indicate adequate public open space to serve the proposed development in accordance with Development Plan Standards.

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

7. That a detailed tree survey indicating size, type location and condition of the existing trees on the site along with a scheme for the preservation of trees be submitted to the Planning Authority when approval is sought.

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

8. The strip of land required for road widening on the Newcastle Road, as shown on Roads Department's Map RPS 2464, to be transferred to the Council, before development starts, free of charge on grant of this outline permission.

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

9. That a further financial contribution to be determined at approval stage be paid to Dublin County Council as a contribution towards the improvement of the road network in the area, which facilitates the proposed development.

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

10. That the development be in accordance with Roads Department's Standards.

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

11. That the number of houses to be built shall be determined at approval stage. In this regard a better mix of house types is considered to be necessary.

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

12. Elevational treatment and boundary treatment to be the subject of consideration having regard to the contour levels on the site and on adjoining lands.

NOTE:

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

An appeal against the decision may be made to An Bord Pleanala. 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:— An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of ~~£10~~ Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of ~~£10~~ Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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.