

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE XA.196.	
1. LOCATION	Esker Glebe, Lucan. S			
2. PROPOSAL	Residential Development.			
3. TYPE & DATE OF APPLICATION	TYPE OP	Date Received 29.1.1982.	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name Paul D. Griffin. Address 8, Rostrevor Tce., Rathgar.			
5. APPLICANT	Name Eureka Holdings Ltd. Address "Maple Lodge", Novara Ave., Bray, Co. Wicklow.			
6. DECISION	O.C.M. No. PA/835/82		Notified 2nd April, 1982	
	Date 2nd April, 1982		Effect To grant o. permission,	
7. GRANT	O.C.M. No.		Notified	
	Date		Effect	
8. APPEAL	Notified 5th May, 1982		Decision O. Permission granted	
	Type 1st Party,		Effect by An Bord Pleanala, 1st Sept., 1982	
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

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976County DublinPlanning Register Reference Number: XA. 196

APPEAL by Eureka Holdings Limited of "Maple Lodge", Novara Avenue, Bray, County Wicklow against the decision made on the 2nd day of April, 1982, by the Council of the County of Dublin deciding to grant subject to conditions an outline permission for housing development at Esker Glebe, Lucan in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant outline permission for the said housing development in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Subject to compliance with the conditions set out in the Second Schedule hereto, it is considered that the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

Column 1 - Conditions

1. The detailed plans and particulars to be lodged with the planning authority for approval shall provide, inter alia, for the following:-

(a) the reservation of the area shown on the lodged plan as "proposed amenity area" for use as public open space.

(b) the reservation of the part of the site expected to be required for road construction purposes free from building development,

(c) the grading, soiling, seeding and landscaping, by the developers of the area referred to at (a) and

Column 2 - Reasons for Conditions

1. In the interests of visual amenity and to facilitate the planning authority's road proposals for the area.

Contd./ ...

Column 1 - Conditions

(d) treatment, by the developers, of the area referred to at (b) so that it can be used as amenity open space in conjunction with the area referred to at (a) until such time as it is required for road construction purposes.

2. Water supply and drainage arrangements, including arrangements for the disposal of surface water, shall be in accordance with the requirements of the planning authority.

3. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developers and the said Council before the development is commenced, or, failing agreement, shall be as determined by An Bord Pleanála.

4. Before the development is commenced, the developers shall lodge with the Dublin County Council a cash deposit, a bond of an insurance company or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the said Council of roads, footpaths, sewers, watermains, drains, public open space, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developers or, failing such agreement, shall be as directed by An Bord Pleanála.

Column 2 - Reasons for Conditions

2. In the interests of public health.

3. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.

4. To ensure satisfactory completion of the development.

E. M. Walsh

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

Dated this 1st day of September 1982.

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 & 1976

To:

Eureka Holdings Ltd.,
Maple Lodge,
Novara Ave.,
Bray,
Co. Wicklow.

Decision Order

Number and Date **PA/835/82. 2/4/82.**

Register Reference No. . . . **KA 196.**

Planning Control No. **12695**

Application Received on. . . . **29/1/82.**

Applicant:

Eureka Holdings Ltd.

Mat. Contra. No. dated 5/2/82

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

residential development at Esker Globe Lagoon.

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS

REASONS FOR CONDITIONS

1. That details relating to layout, ~~siting~~ ^{road widths, sight lines}, 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.
2. Before any layout is submitted for approval the applicant shall consult with Sanitary Services Department of the County Council and incorporate their requirements in such layout for dealing with the surface water stream along the north eastern and eastern boundary of the site and in particular the need to accommodate the Ballydowd Surface Water drainage arrangements through the site.
3. 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.
4. The details of all boundary treatments are to be clearly shown on all layouts, submitted for approval showing clearly screen walling along rear gardens.
5. The areas indicated "proposed amenity area" shall be ceded free of charge to the County Council as per letter of 3rd March, 1982 as a public open space.

Signed on behalf of the Dublin County Council:

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

2. In the interest of public health.

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 the interest of visual amenity and residential amenity.

5. In order to ensure the proper planning and development of the area.

[Signature]
For Principal Officer

Date: . . . **2nd April, 1982.**

CONDITIONS

REASONS FOR CONDITIONS

6. The applicant is to reserve the area of the future road for such use until such time as required for same by the County Council and such lands shall be graded, soiled and seeded so as to provide for interim maintenance in accordance with the requirements of the Parks Department before being made available to the County Council for interim maintenance as per letter 3rd March, 1982.
 7. The applicant shall grade, soil seed and plant the proposed amenity area to the satisfaction of the Parks Requirements or alternatively the Council would agree to accept a contribution towards its carrying out such work of £6,000. where the land is ceded to the County Council within 12 months of the grant of this outline permission to enable it to carry out the works.
 8. That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the Sanitary Services Authority.
- NOTE: The applicant is advised that there is no sewerage capacity available at present. It is estimated that this will not be available until 1984.
9. Before any application is made for approval the applicant shall consult with Sanitary Services Department to ascertain their requirements concerning the possible relocation of water mains such work to be done at the applicants expense as per letter of 3rd March, 1982.

6. In the interest of the proper planning and development of the area.
7. In the interest of the proper planning and development of the area.
8. In the interest of public health.
9. In the interest of public health.

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.

Any appeal against the decision must 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, Irish Life Centre, Lr. Abbey Street, Dublin 1.

An appeal must be accompanied by a deposit of £10.00.

It should be noted that an Outline Permission is a permission subject to the subsequent approval of the Planning Authority and that until such approval has been obtained to detailed plans of the development proposed, the development is not authorised.