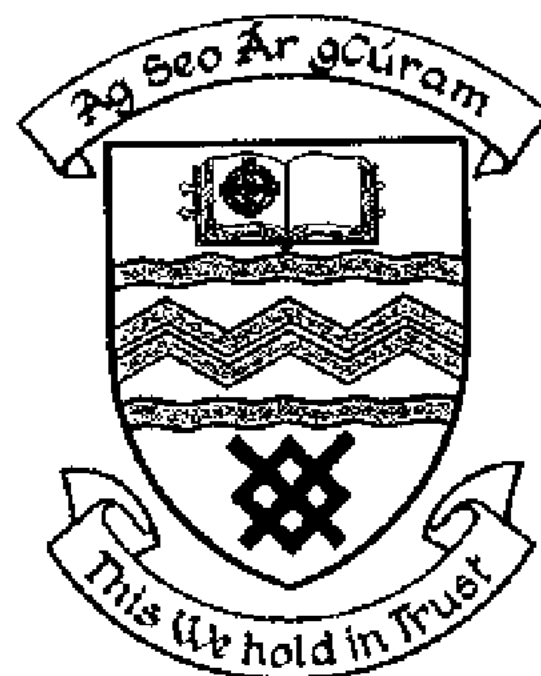


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0019
1. Location	Sites 70-93 on lands south of Esker Road, Lucan, Co. Dublin.	
2. Development	25 no. 3 bedroom houses on approved development (S98A/0200).	
3. Date of Application	18/01/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 12/03/1999 1. 21/04/1999 2. 2.
4. Submitted by	Name: F. L. Bent (AP&DS), Address: 25 Grosvenor Court, Templeogue,	
5. Applicant	Name: Cavan Developments Ltd., Address: 3 Prospect Drive, Prospect Manor, Stocking Lane, Rathfarnham Dublin 14.	
6. Decision	O.C.M. No. 1610 Date 29/07/1999	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1925 Date 03/09/1999	Effect AP GRANT PERMISSION
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar	Date	Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
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F. L. Bent (AP&DS),
25 Grosvenor Court,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 1925	Date of Final Grant 03/09/1999
Decision Order Number 1610	Date of Decision 29/07/1999
Register Reference S99A/0019	Date 21/04/99

Applicant Cavan Developments Ltd.,

Development 25 no. 3 bedroom houses on approved development (S98A/0200).

Location Sites 70-93 on lands south of Esker Road, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including 30/07/1999

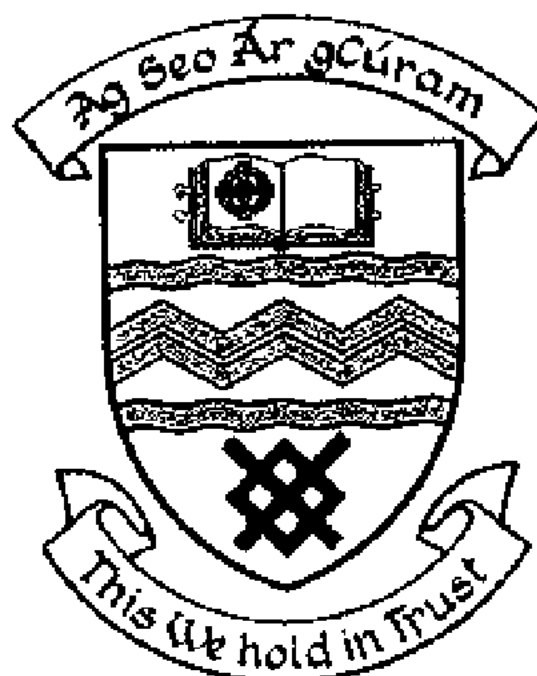
Additional Information Requested/Received 12/03/1999 /21/04/1999

A Permission has been granted for the development described above,
subject to the following (20) Conditions.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 21/04/99 and Unsolicited Additional Information received on 06/07/99, save as may be required by the other conditions attached hereto.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That prior to development commencing a revised site layout plan shall be submitted for the written agreement of the Planning Authority providing for the following amendments to Drg. No. 363/2 received on 06/07/99.

Road Five shall be extended to the front of house No's. 1-9 (odd) in the same layout as proposed to the front of houses No's. 2-12 (even). One house in the block 11-17 (odd) shall be omitted and may be substituted by the addition of one house adjoining house No. 9 in lieu of the proposed car parking spaces at that location.

REASON:

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

- 3 That the layout of the proposed development shall be as shown on Drg. No. 363/2 received on 06/07/99 as amended in accordance with condition No. 2 above.

REASON:

In the interest of clarity.

- 4 That prior to development commencing full details of the proposed landscaping plan for the site shall be submitted for the written agreement of the Planning Authority.

REASON:

In the interest of amenity.

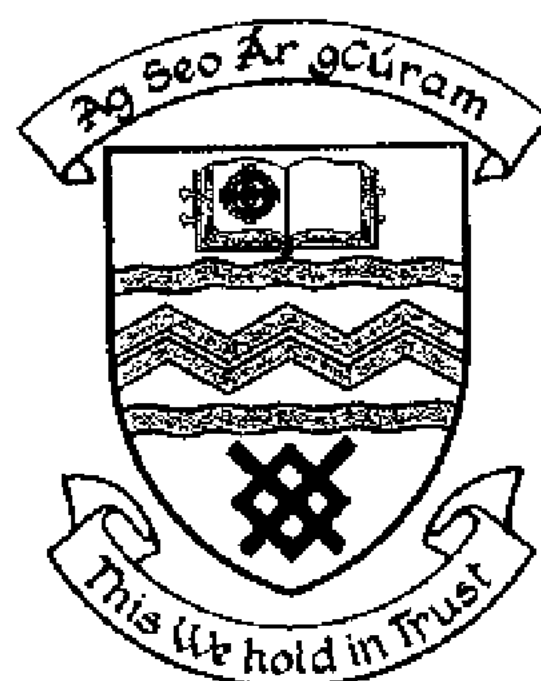
- 5 That appropriate provisions shall be made for cycle and pedestrian access to the lands adjoining the southern site boundary at Ash Park Avenue.

REASON:

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

- 6 That notwithstanding details shown on drawings submitted a suitable plinth wall and railing shall be provided along the full length of the boundary to the Griffeen Valley Regional Park. Details shall be submitted for the written agreement

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of the Planning Authority prior to development commencing.

REASON:

In the interest of amenity.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall be complied with:-

- a) no building shall lie within 5m of watermain less than 225mm diameter and within 8m of watermains greater than 225mm diameter;
- b) prior to commencement of works the developer shall submit a watermain layout drawing for the approval of the Area Engineer. Deansrath Depot, indicating proposed watermain sizes, valve, meter and hydrant layout, proposed points of connection to existing watermain, in accordance with Part B, 1997 Building Regulations.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 8 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 9 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.

REASON:

To protect the amenities of the area.

- 10 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

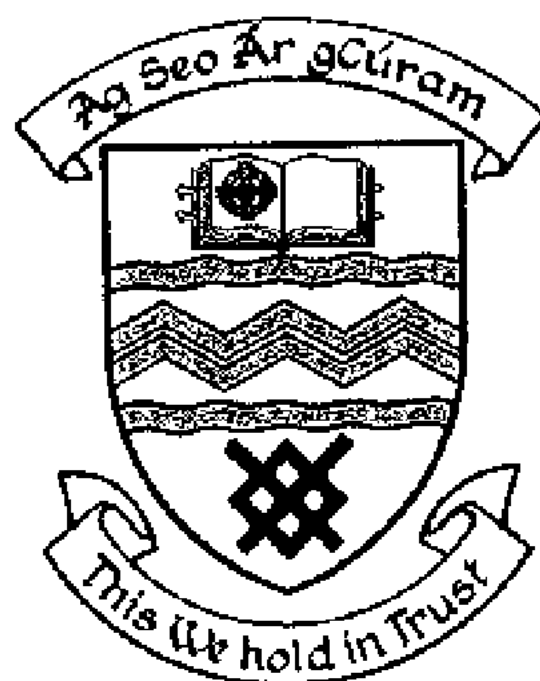
In the interest of amenity.

- 11 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 South Dublin County Council.

REASON:

In the interest of amenity and public safety.

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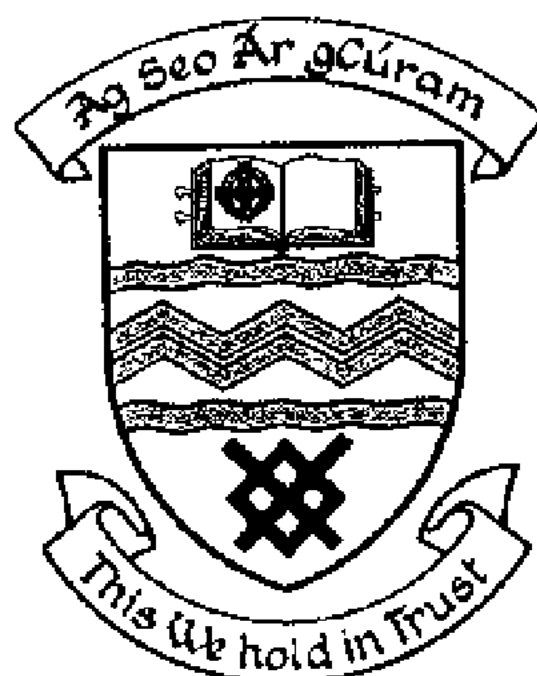
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-
- 12 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
 - 13 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
REASON:
In the interest of the proper planning and development of the area.
 - 14 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
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.
 - 15 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.
REASON:
In the interest of the proper planning and development of the area.
 - 16 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.
REASON:
In the interest of visual amenity.

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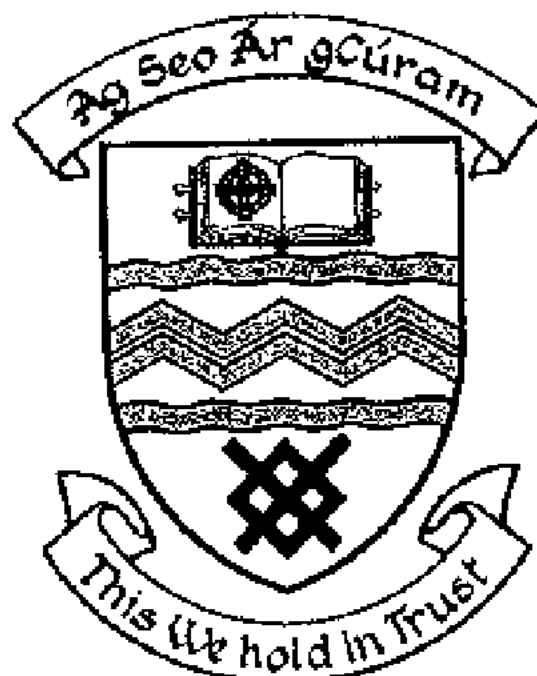
- 17 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
 REASON:
 In the interest of 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.
 REASON:
 To protect the amenities of the area.
 - 19 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
 REASON:
 In the interest of reducing air pollution.
 - 20 That arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, (plus additional units granted on foot of this permission) as required by Condition No's. 3, 4, 5, 26 and 34 of Register Reference S95A/0408 (An Bord Pleanála Order No. PL.06S.098758) be strictly adhered to in respect of this development.
 REASON:
 It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
 - (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
 - (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.

REG REF. S99A/0019

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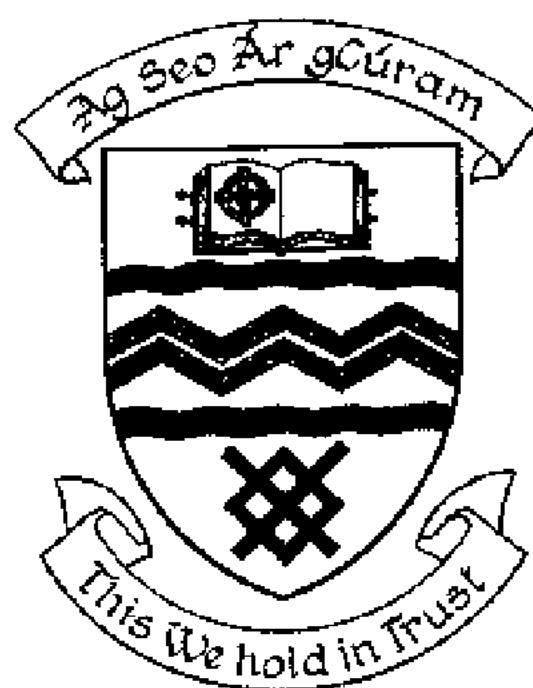
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-
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

.....03/09/99
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1610	Date of Decision 29/07/1999
Register Reference S99A/0019	Date: 18/01/99

Applicant Cavan Developments Ltd.,
Development 25 no. 3 bedroom houses on approved development (S98A/0200).
Location Sites 70-93 on lands south of Esker Road, Lucan, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including 30/07/1999
Additional Information Requested/Received 12/03/1999 /21/04/1999

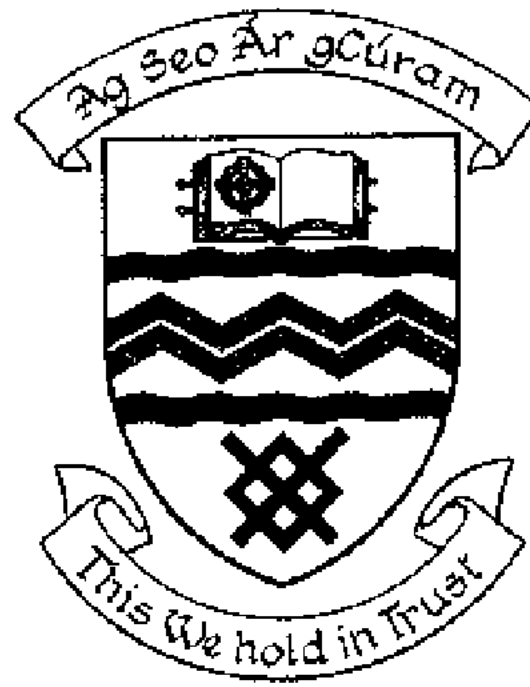
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (20) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 29/07/99
for SENIOR ADMINISTRATIVE OFFICER

F. L. Bent (AP&DS),
25 Grosvenor Court,
Templeogue,
Dublin 6W.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0019

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 21/04/99 and Unsolicited Additional Information received on 06/07/99, save as may be required by the other conditions attached hereto.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That prior to development commencing a revised site layout plan shall be submitted for the written agreement of the Planning Authority providing for the following amendments to Drg. No. 363/2 received on 06/07/99.

Road Five shall be extended to the front of house No's. 1-9 (odd) in the same layout as proposed to the front of houses No's. 2-12 (even). One house in the block 11-17 (odd) shall be omitted and may be substituted by the addition of one house adjoining house No. 9 in lieu of the proposed car parking spaces at that location.

REASON:

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

- 3 That the layout of the proposed development shall be as shown on Drg. No. 363/2 received on 06/07/99 as amended in accordance with condition No. 2 above.

REASON:

In the interest of clarity.

- 4 That prior to development commencing full details of the proposed landscaping plan for the site shall be submitted for the written agreement of the Planning Authority.

REASON:

In the interest of amenity.

- 5 That appropriate provisions shall be made for cycle and pedestrian access to the lands adjoining the southern site boundary at Ash Park Avenue.

REASON:

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REG. REF. S99A/0019

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

- 6 That notwithstanding details shown on drawings submitted a suitable plinth wall and railing shall be provided along the full length of the boundary to the Griffeen Valley Regional Park. Details shall be submitted for the written agreement of the Planning Authority prior to development commencing.

REASON:

In the interest of amenity.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall be complied with:-

- a) no building shall lie within 5m of watermain less than 225mm diameter and within 8m of watermain greater than 225mm diameter;
- b) prior to commencement of works the developer shall submit a watermain layout drawing for the approval of the Area Engineer. Deansrath Depot, indicating proposed watermain sizes, valve, meter and hydrant layout, proposed points of connection to existing watermain, in accordance with Part B, 1997 Building Regulations.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 8 That each proposed house be used as a single dwelling unit.

REASON:

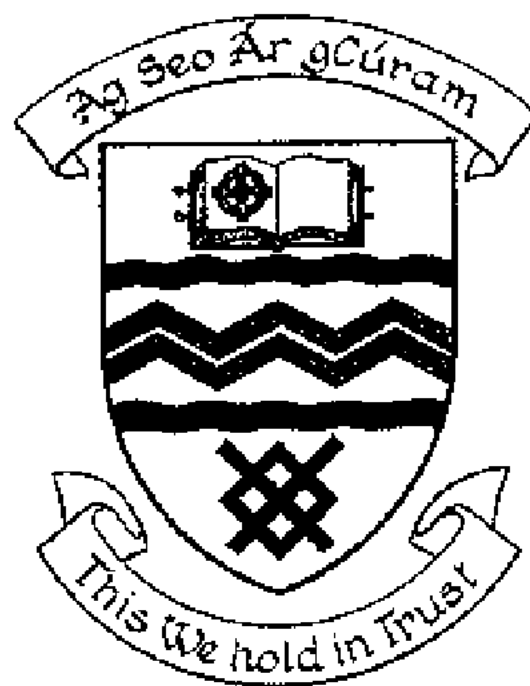
To prevent unauthorised development.

- 9 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.

REASON:

To protect the amenities of the area.

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- 10 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 11 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 South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 12 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 13 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
REASON:
In the interest of the proper planning and development of the area.
- 14 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
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.

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- 15 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.

REASON:

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

- 16 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.

REASON:

In the interest of visual amenity.

- 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.

REASON:

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.

REASON:

To protect the amenities of the area.

- 19 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

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20 That arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, (plus additional units granted on foot of this permission) as required by Condition No's. 3, 4, 5, 26 and 34 of Register Reference S95A/0408 (An Bord Pleanála Order No. PL.06S.098758) be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1349	Date of Decision 29/06/1999
Register Reference S99A/0019	Date 18/01/99

Applicant Cavan Developments Ltd.,
App. Type Permission
Development 24 no. 3 bedroom houses on approved development (S98A/0200).
Location Sites 70-93 on lands south of Esker Road, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 16/07/1999

Yours faithfully

14
..... 30/06/99
for SENIOR ADMINISTRATIVE OFFICER

F. L. Bent (AP&DS),
25 Grosvenor Court,
Templeogue,
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0492	Date of Decision 12/03/1999
Register Reference S99A/0019	Date: 18/01/1999

Applicant Cavan Developments Ltd.,
Development 24 no. 3 bedroom houses on approved development (S98A/0200).
Location Sites 70-93 on lands south of Esker Road, Lucan, Co. Dublin.
App. Type Permission

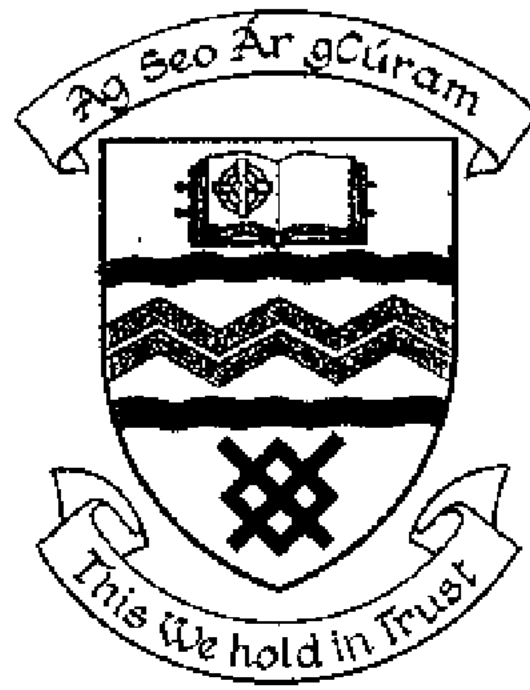
Dear Sir/Madam,

With reference to your planning application, received on 18/01/1999 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is advised that the provision of an access road (road five) through the open space area to the north of the proposed dwellings is unacceptable and would be seriously injurious to the trees in same. In addition, the orientation of the proposed dwellings with gable and rear onto the open space is unacceptable in the context of providing proper frontage and supervision to open spaces. The applicant is requested to submit a completely revised layout which addresses the above concerns.
- 2 The applicant is advised that Condition 21 attached to planning permission granted under Reg. Ref. S98A/0200 refers to the fencing of the open space through which access is presently sought and the prohibition of dumping of materials thereon. On day of inspection it was noted that the requirements of this condition have not been complied with and have been contravened by way of materials being stored on the site. This has undermined the integrity of the trees in this open space.
The applicant is requested to submit a detailed tree survey describing in detail the present condition of the trees and

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25 Grosvenor Court,
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REG REF. S99A/0019

the necessary measures that will be required to retain and protect them. This report should be supported by a detailed landscaping plan for the open space area.

- 3 The applicant is requested to submit a revised layout plan which shows sufficient horizontal separation between the proposed foul and surface sewers and watermain and the existing Griffeen Valley Foul Sewer.
- 4 The applicant is requested to submit full details as required in accordance with relevant conditions of the permission granted under Reg. Ref. S95A/0408 as amended by S98A/0200, which were to be submitted and agreed prior to the commencement of development on the overall site and which remain outstanding.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

12/03/1999

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1502	Date of Decision 16/07/1999 <i>lt</i>
Register Reference S99A/0019	Date 18/01/99

Applicant Cavan Developments Ltd.,
App. Type Permission
Development 24 no. 3 bedroom houses on approved development (S98A/0200).

Location Sites 70-93 on lands south of Esker Road, Lucan, Co. Dublin.

Dear Sir / Madam,

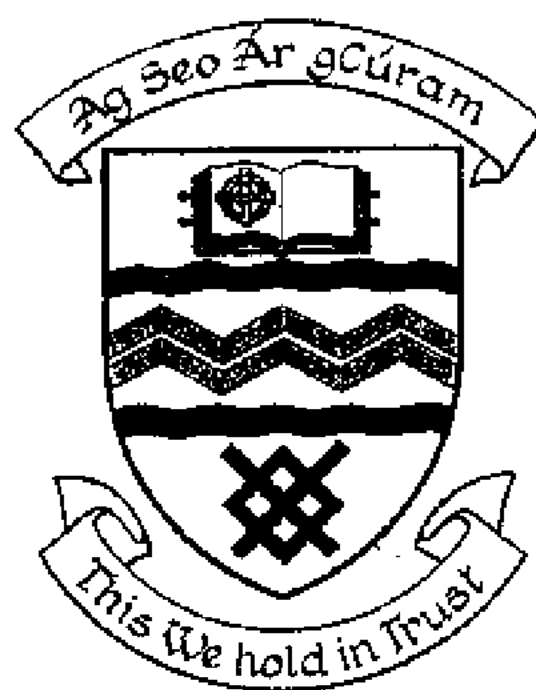
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 30/07/1999

Yours faithfully

lt
..... 16/07/99
for SENIOR ADMINISTRATIVE OFFICER

F. L. Bent (AP&DS),
25 Grosvenor Court,
Templeogue,
Dublin 6W.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1255	Date of Decision 17/06/1999
Register Reference S99A/0019	Date 18/01/99

Applicant Cavan Developments Ltd.,
App. Type Permission
Development 24 no. 3 bedroom houses on approved development (S98A/0200).
Location Sites 70-93 on lands south of Esker Road, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 30/06/1999

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