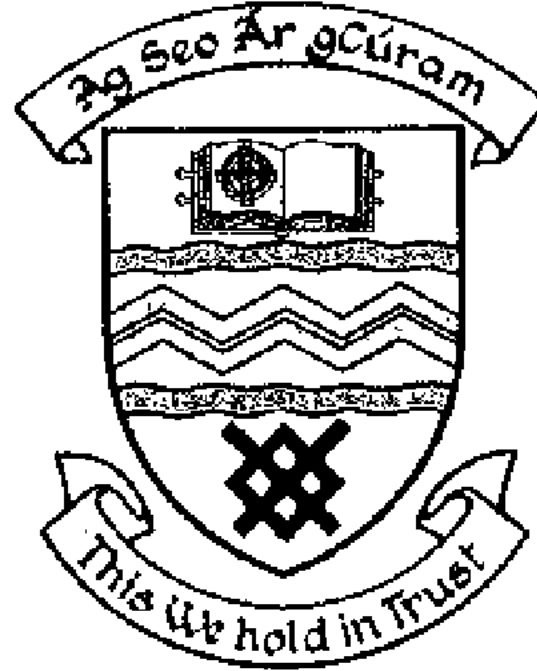


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0867	
1. Location	Lands bounded by Ballyowen Road and Outer Ring Road, Lucan, Co. Dublin.		
2. Development	Change of layout and house type, in approved development, in vicinity of site no.s 1-43 comprising 17 no. two storey 5 bedroom houses and 17 no. two storey (plus converted attic) 4 bedroom houses.		
3. Date of Application	16/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Fitgibbon Brothers Ltd., Address: Willsbrook, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0276 Date 11/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0605 Date 26/03/1999	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0605	Date of Final Grant 26/03/1999
Decision Order Number 0276	Date of Decision 11/02/1999
Register Reference S98A/0867	Date 16th December 1998

Applicant Fitgibbon Brothers Ltd.,

Development Change of layout and house type, in approved development, in vicinity of site no.s 1-43 comprising 17 no. two storey 5 bedroom houses and 17 no. two storey (plus converted attic) 4 bedroom houses.

Location Lands bounded by Ballyowen Road and Outer Ring Road, Lucan, Co. Dublin.

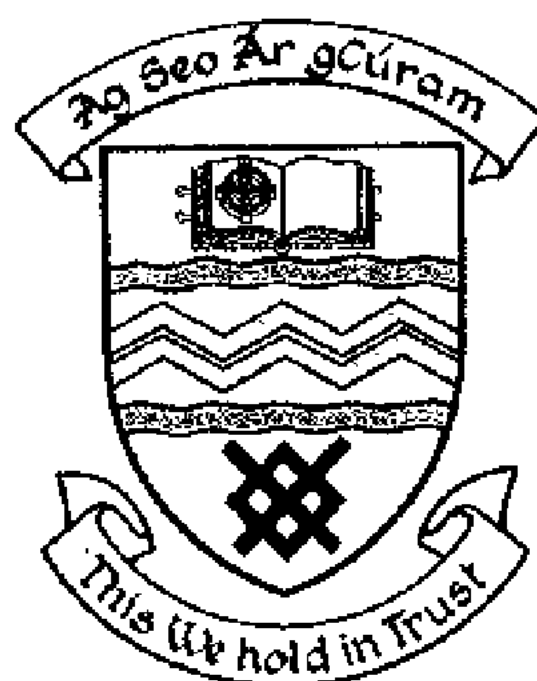
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (8) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9230
 Facs: 01-414 9104

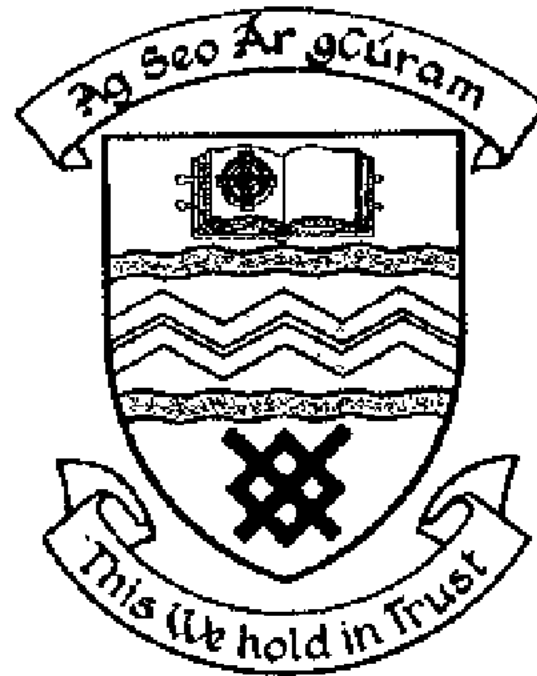
PLANNING DEPARTMENT
Applications/Registry/Appeals
 P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9230
 Fax: 01-414 9104

Conditions and Reasons

- 1 Subject to the conditions set out below, the development shall be in accordance with the submitted plans and shall otherwise accord with the terms and conditions of the planning permission granted under Reg. Ref. S98A/0349.
 REASON:
 In the interest of the proper planning and development of the area.
- 2 Notwithstanding the details submitted, a turning bay shall be provided fronting the sites marked as 45/47 Larkfield Way on the site layout plan received by the Planning Authority on the 16th December 1998. Details to be submitted for the written agreement of the Planning Authority prior to commencement of development.
 REASON:
 In the interests of public safety and the proper planning and development of the area.
- 3 That prior to commencement of development the applicant shall submit for agreement with the Planning Authority drainage layout details for the change of estate layout including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
 REASON:
 In the interests of the proper planning and development of the area.
- 4 That the surface water drainage shall be in accordance with the following requirements:-
 - (a) full and complete separation of foul and surface water systems;
 - (b) no building shall be within 5 metres of public sewer or sewer with potential to be taken in charge;
 - (c) all pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick;
 - (d) All redundant ditches or streams to be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system.
 REASON:
 So that the development shall be in accordance with the requirements of the Environmental Services Department.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9230
 Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
 P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9230
 Fax: 01-414 9104

- 5 No building shall be located within a five metre distance of the foul sewer along Ballyowen Road. Any alterations to the site layout as a consequence of this condition shall be submitted to the Planning Authority for agreement prior to commencement of development.

REASON:

In the interests of public health and the proper planning and development of the area.

- 6 That prior to commencement of development the applicant shall submit for agreement with the Planning Authority watermain layout details for the change of estate layout including watermain sizes, valve, meter and hydrant layout and proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.

REASON:

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

- 7 That the proposed water supply arrangements shall be in accordance with the following requirements:-

- (a) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council and the cost thereof be paid to South Dublin County Council prior to commencement of development;
- (b) 24 hour storage per unit shall be provided;
- (c) A magflow district meter with associated telemetry on all connections to existing mains shall be installed. Details to be agreed with Area Engineer;
- (d) Spurs shall terminate with a loop. Duckfoot hydrants shall not be used;
- (e) No unit shall be further than 50 metres from a fire hydrant.

REASON:

So that the development shall be in accordance with the requirements of the Environmental Services Department.

- 8 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 3 and 28 of Register Reference S98A/0349 be strictly adhered to in respect of this development.

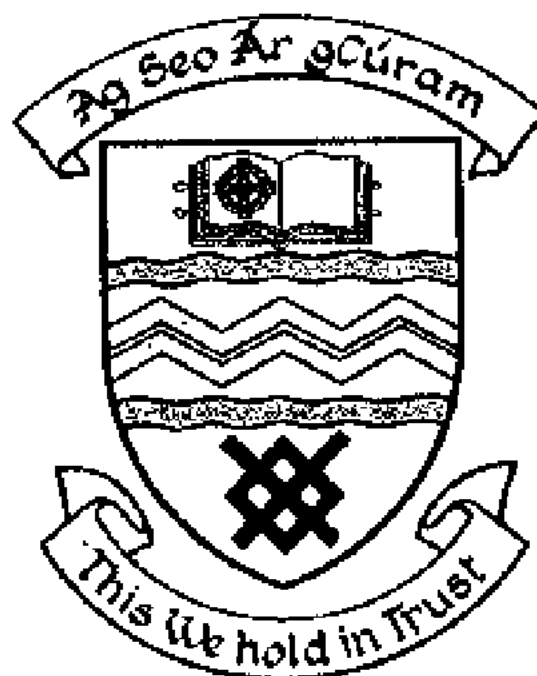
REASON:

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

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.
- (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.

E. G. G. G. 20th March 1999
for SENIOR ADMINISTRATIVE OFFICER