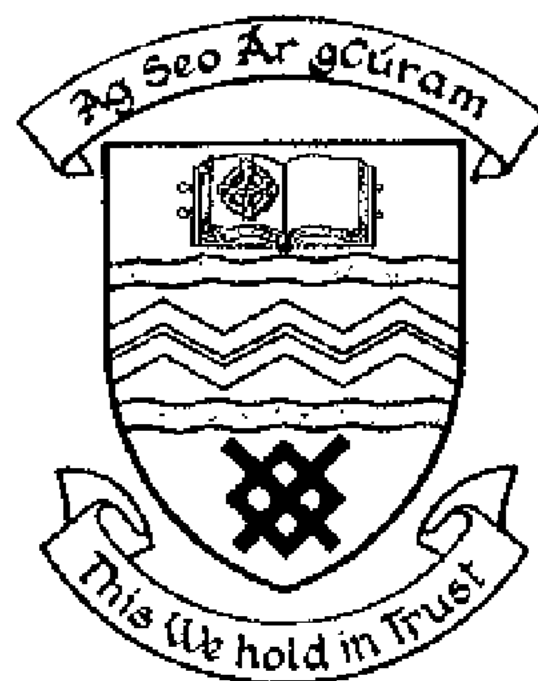


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0752	
1. Location	adjacent 52 Wood Dale View, Daletree Road, Ballycragh, Dublin 24.		
2. Development	2 storey 4 bed detached house and associated site works		
3. Date of Application	04/11/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Homes, Address: 222-224 Harolds Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 0916 Date 30/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1193 Date 09/06/1999	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

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1193	Date of Final Grant 09/06/1999
Decision Order Number 0916	Date of Decision 30/04/1999
Register Reference S98A/0752	Date 04/11/98

Applicant Maplewood Homes,

Development 2 storey 4 bed detached house and associated site works

Location adjacent 52 Wood Dale View, Daletree Road, Ballycragh,
Dublin 24.

Floor Area 1400.00 Sq Metres
Time extension(s) up to and including 03/05/1999
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

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REG REF. S98A/0752 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Facs: 01-414 9104



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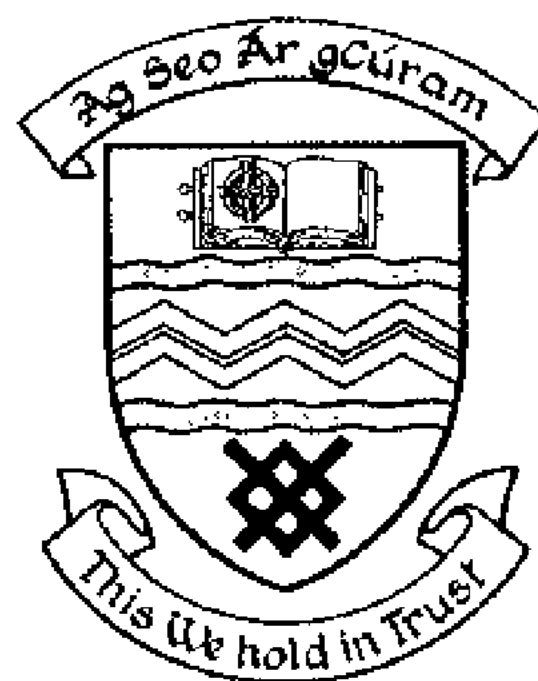
Telephone: 01-414 9230
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Unsolicited Additional Information received by the Planning Authority on 28/01/99, 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 the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 That the dwellinghouse shall not be occupied until all of the services are connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.
REASON:
In the interest of the proper planning and development of the area.
- 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 applicant shall comply with the following 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

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- (a) Applicant to ensure full and complete separation of the foul and surface water systems;
- (b) The existing foul sewer which traverses the site shall be re-located such that the distance between the proposed house and the centreline of the sewer shall be a minimum of four metres. The existing foul sewer, where replaced, shall be decommissioned by the applicant.
- (c) The existing watermain which traverses the site shall be re-located as indicated on the applicants drawing No. SW502 Rev. B submitted on 28th January January 1999 and shall at all times be situated no nearer than one and a half metres from the eastern boundary of the site. The applicant shall consult with South Dublin County Council's Area Engineer (Water Supplies) at the Council's Deansrath Depot (Ph: 4570784) in regard to procedures for the re-location and tying in works to the watermain;
- (d) The proposed development shall be served with a water supply via a separate connection to the watermain;
- (e) The applicant shall submit and agree to a written wayleave agreement granting the Council an entitlement to carry out works as required to the sewers and watermains which traverse the site. The width of wayleave shall be from a line four metres west of the re-located foul sewer line to a line four metres east of the watermain or the eastern boundary of the site whichever is the lesser distance.

REASON:

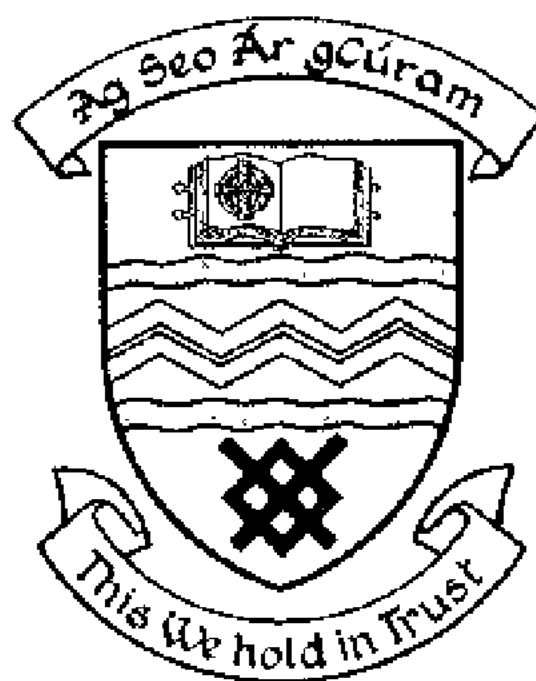
In order to comply with the Sanitary Services Acts, 1878-1964.

- 8 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

SOUTH DUBLIN COUNTY COUNCIL
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Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
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- 9 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Dodder Valley Linear Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed 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.

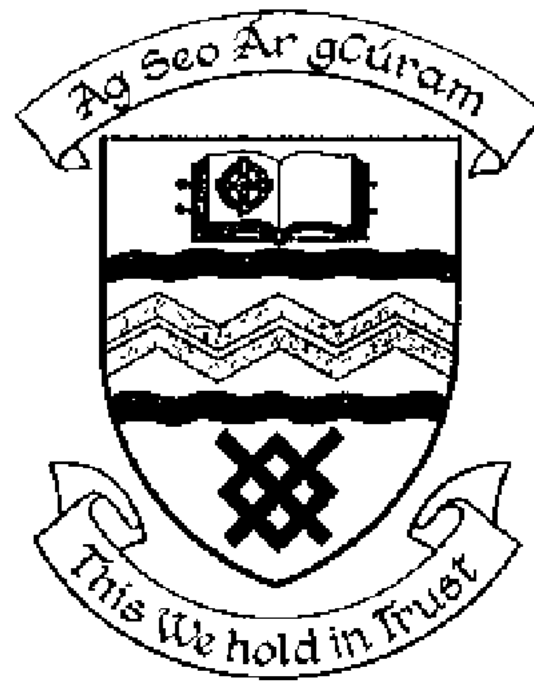
Signed on behalf of South Dublin County Council.

Therese Conboy...10/06/99
for SENIOR ADMINISTRATIVE OFFICER

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



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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 0507	Date of Decision 15/03/1999
Register Reference S98A/0752	Date 4th November 1998

Applicant Maplewood Homes,
App. Type Permission
Development 2 storey 4 bed detached house and associated site works

Location adjacent 52 Wood Dale View, Daletree Road, Ballycragh,
 Dublin 24.

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 19/04/1999

Yours faithfully

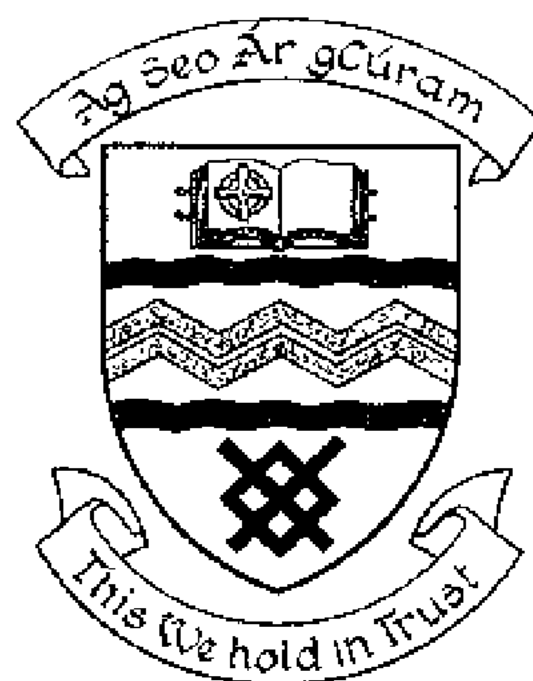
MA
..... 16/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Dublin 24.

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Fax: 01-414 9104

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

Decision Order Number 0408	Date of Decision 25/02/1999
Register Reference S98A/0752	Date 4th November 1998

Applicant Maplewood Homes,
App. Type Permission
Development 2 storey 4 bed detached house and associated site works

Location adjacent 52 Wood Dale View, Daletree Road, Ballycragh,
Dublin 24.

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 18/03/1999

Yours faithfully

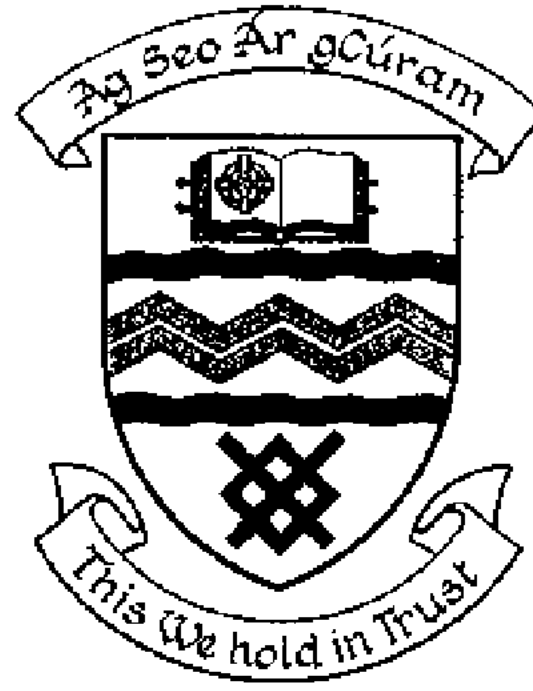
.....D.C..... 25/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

**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



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DEPARTMENT**
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Dublin 24.

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

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

Decision Order Number 0312	Date of Decision 16/02/1999
Register Reference S98A/0752	Date 4th November 1998

Applicant Maplewood Homes,
App. Type Permission
Development 2 storey 4 bed detached house and associated site works

Location adjacent 52 Wood Dale View, Daletree Road, Ballycragh,
 Dublin 24.

Dear Sir / Madam,

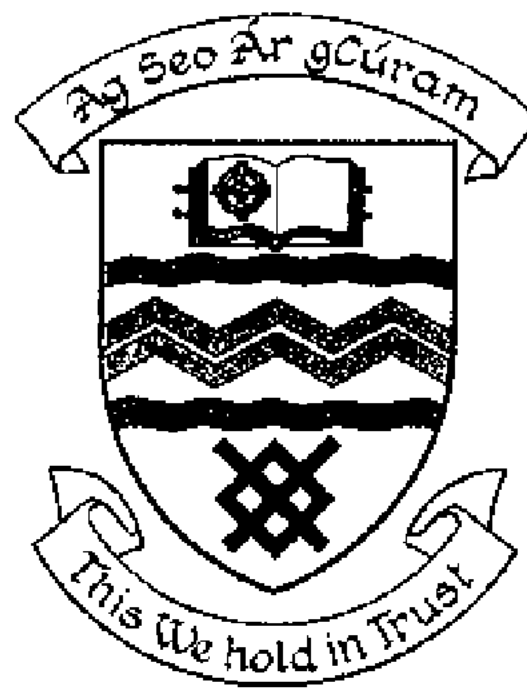
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 28/02/1999

Yours faithfully

MA
..... 16/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

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

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DEPARTMENT**
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Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 0120	Date of Decision 20/01/99
Register Reference S98A/0752	Date 4th November 1998

Applicant Maplewood Homes,
App. Type Permission
Development 2 storey 4 bed detached house and associated site works

Location adjacent 52 Wood Dale View, Daletree Road, Ballycragh,
Dublin 24.

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 12/02/99

Yours faithfully

LH
..... 20/01/99
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

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.

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Fax: 01-414 9104

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

Decision Order Number 2629	Date of Decision 23/12/98
Register Reference S98A/0752	Date 4th November 1998

Applicant Maplewood Homes,
App. Type Permission
Development 2 storey 4 bed detached house and associated site works
Location adjacent 52 Wood Dale View, Daletree Road, Ballycragh,
Dublin 24.

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 22/01/99

Yours faithfully

267
..... 23/12/98
for SENIOR ADMINISTRATIVE OFFICER

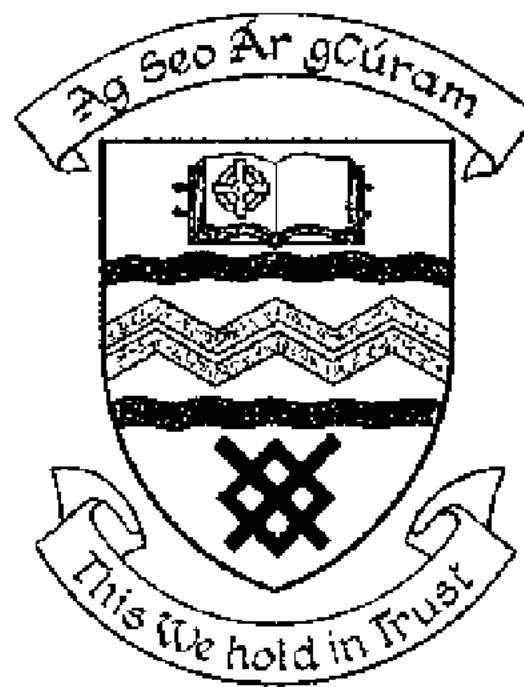
Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0752	
1. Location	adjacent 52 Wood Dale View, Daletree Road, Ballycragh, Dublin 24.		
2. Development	2 storey 4 bed detached house and associated site works		
3. Date of Application	04/11/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Homes, Address: 222-224 Harolds Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 0916 Date 30/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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 9000
Facs: 01-414 9104



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

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

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

Decision Order Number 0916	Date of Decision 30/04/1999
Register Reference S98A/0752	Date: 04/11/1998

Applicant Maplewood Homes,

Development 2 storey 4 bed detached house and associated site works

Location adjacent 52 Wood Dale View, Daletree Road, Ballycragh,
Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 03/05/1999

Additional Information Requested/Received /

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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

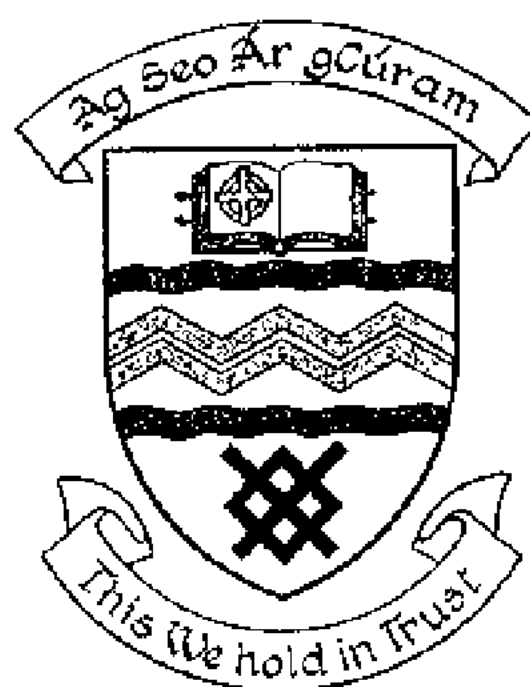
..... 30/04/1999
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Facs: 01-414 9104



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DEPARTMENT
P.O. Box 4122,
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REG REF. S98A/0752

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 and Unsolicited Additional Information received by the Planning Authority on 28/01/99, 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 the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 That the dwellinghouse shall not be occupied until all of the services are connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.
REASON:

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Facs: 01-414 9104



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DEPARTMENT**
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REG. REF. S98A/0752

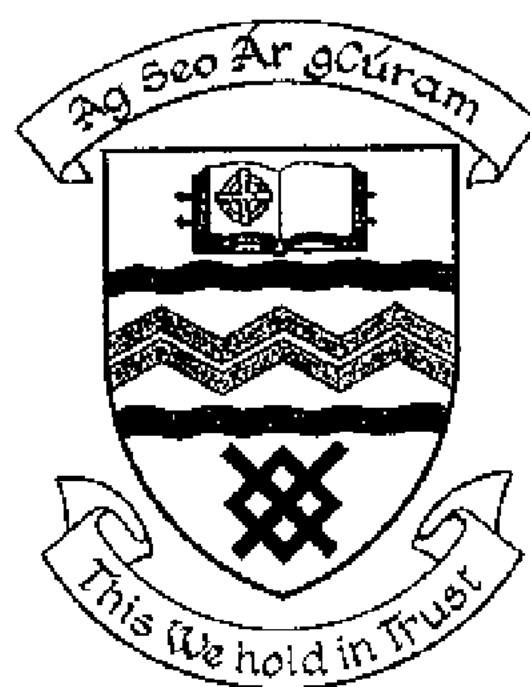
In the interest of the proper planning and development of the area.

- 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 applicant shall comply with the following requirements of the Environmental Services Department:-
- (a) Applicant to ensure full and complete separation of the foul and surface water systems;
 - (b) The existing foul sewer which traverses the site shall be re-located such that the distance between the proposed house and the centreline of the sewer shall be a minimum of four metres. The existing foul sewer, where replaced, shall be decommissioned by the applicant.
 - (c) The existing watermain which traverses the site shall be re-located as indicated on the applicants drawing No. SW502 Rev. B submitted on 28th January January 1999 and shall at all times be situated no nearer than one and a half metres from the eastern boundary of the site. The applicant shall consult with South Dublin County Council's Area Engineer (Water Supplies) at the Council's Deansrath Depot (Ph: 4570784) in regard to procedures for the re-location and tying in works to the watermain;
 - (d) The proposed development shall be served with a water supply via a separate connection to the watermain;
 - (e) The applicant shall submit and agree to a written wayleave agreement granting the Council an entitlement to carry out works as required to the sewers and watermains which traverse the site. The width of wayleave shall be from a line four metres west of the re-located foul sewer line to a line four metres east of the watermain or the eastern boundary of the site whichever is the lesser distance.

REASON:

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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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

REG REF. S98A/0752

- 8 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

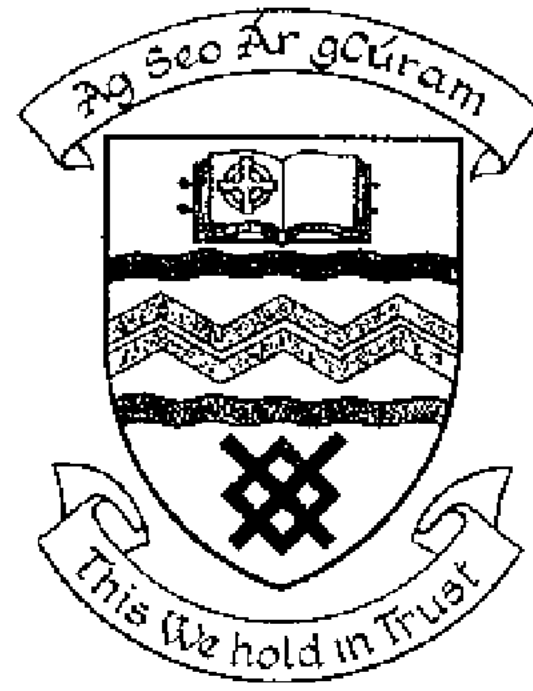
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 9 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Dodder Valley Linear Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

SOUTH DUBLIN COUNTY COUNCIL
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DEPARTMENT
P.O. Box 4122,
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Dublin 24.

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

Decision Order Number 0719	Date of Decision 14/04/1999
Register Reference S98A/0752	Date 4th November 1998

Applicant Maplewood Homes,
App. Type Permission
Development 2 storey 4 bed detached house and associated site works

Location adjacent S2 Wood Dale View, Daletree Road, Ballycragh,
 Dublin 24.

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 03/05/1999

Yours faithfully

MA
..... 14/04/1999
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.