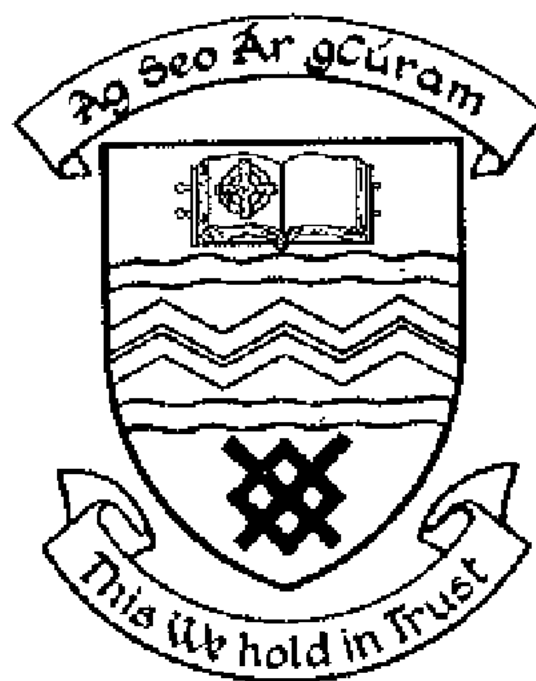


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0715	
1. Location	Daletree Road adjacent to 1 Daletree Avenue being part of Phase 5, Oldcourt, Ballycullen, Knocklyon, Ballycragh, Dublin 16.		
2. Development	4 no. 3 bed semi detached and 1 no. detached houses on site circa 0.29 acres. Previous permission Reg. Ref. S95A/0531.		
3. Date of Application	19/10/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/11/1998 2.	1. 24/11/1998 2.
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Homes Ltd., Address: 222 Harolds Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 0134 Date 21/01/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0868 Date 05/03/1999	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



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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Facs: 01-414 9104

PLANNING DEPARTMENT
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Dublin 24

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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 0868	Date of Final Grant 05/03/1999
Decision Order Number 0134	Date of Decision 21/01/1999
Register Reference S98A/0715	Date 24th November 1998

Applicant Maplewood Homes Ltd.,

Development 4 no. 3 bed semi detached and 1 no. detached houses on site
circa 0.29 acres. Previous permission Reg. Ref. S95A/0531.

Location Daletree Road adjacent to 1 Daletree Avenue being part of
Phase 5, Oldcourt, Ballycullen, Knocklyon, Ballycragh,
Dublin 16.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

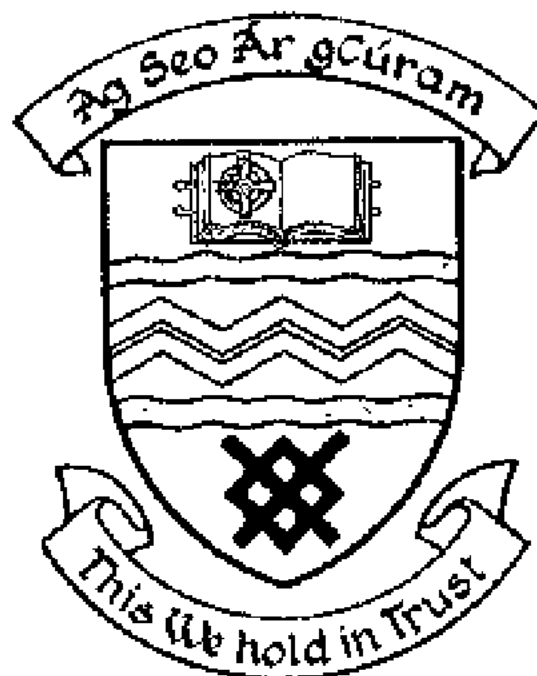
Additional Information Requested/Received 18/11/1998 /24/11/1998

A Permission has been granted for the development described above,
subject to the following (15) 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, 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 each 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 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.
- 6 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:-
 - (a) Prior to commencement of development, applicant to submit layout of proposed drainage system if different than from previous application (Register Reference S95A/0531) for the agreement of the Council's Environmental Services Department.

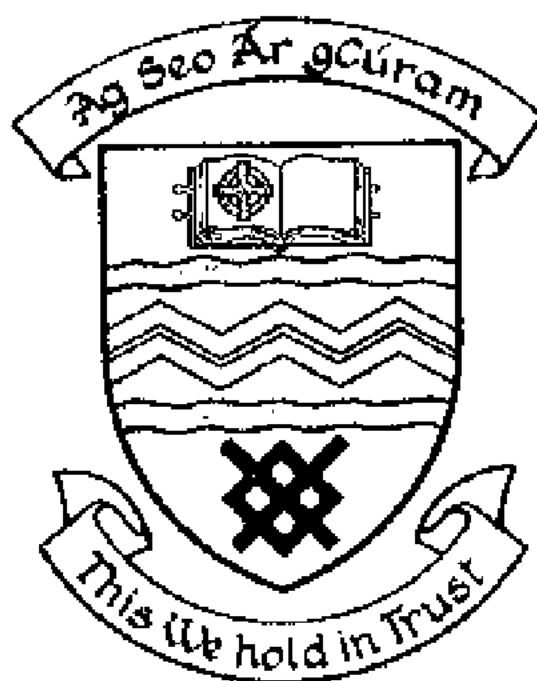
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- (b) No building shall take place within 5m of public sewer with potential to be taken in charge.

REASON:

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

- 7 That all watermain tappings, 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.

- 8 That an acceptable house numbering scheme be submitted to an approved by the South Dublin 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.

- 9 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.

- 10 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.

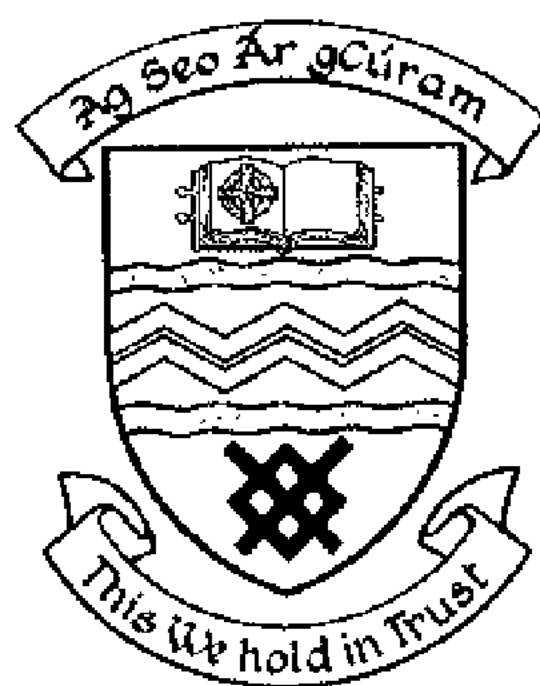
REASON:

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

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- 11 Prior to commencement of development, applicant to submit details of improvements to Daletree Road along the full site frontage from Daletree Avenue to back garden wall of 24 Daletree Close. Works to include drainage, kerbline both sides, concrete path/grass verge, resurfacing to Roads Department requirements.

REASON:

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

- 12 That a financial contribution in the sum of #3,750 (three thousand seven hundred and fifty pounds) be paid by the proposer to South 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.

REASON:

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.

- 13 That a financial contribution in the sum of money equivalent to the value of #8,000 (eight thousand pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate this development; this contribution to be paid before the commencement of development on the site.

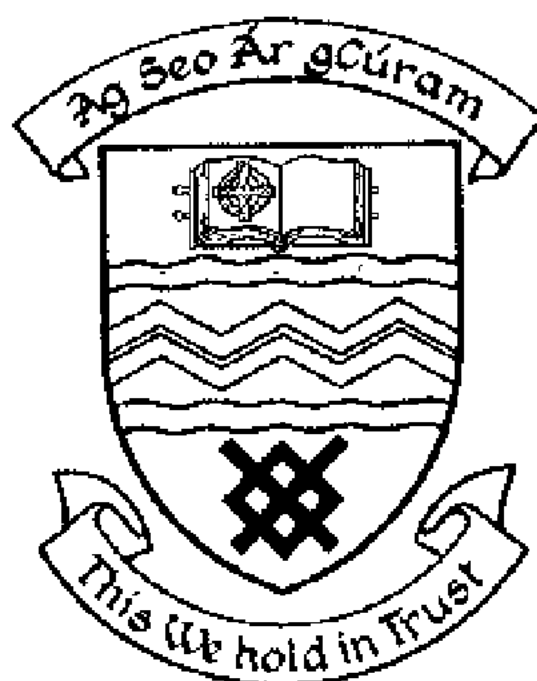
REASON:

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.

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- 14 That a financial contribution in the sum of #5,000 (five thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of public open space in the area of the proposed development 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.

- 15 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of #8,000 (eight thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of #5,000 (five thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

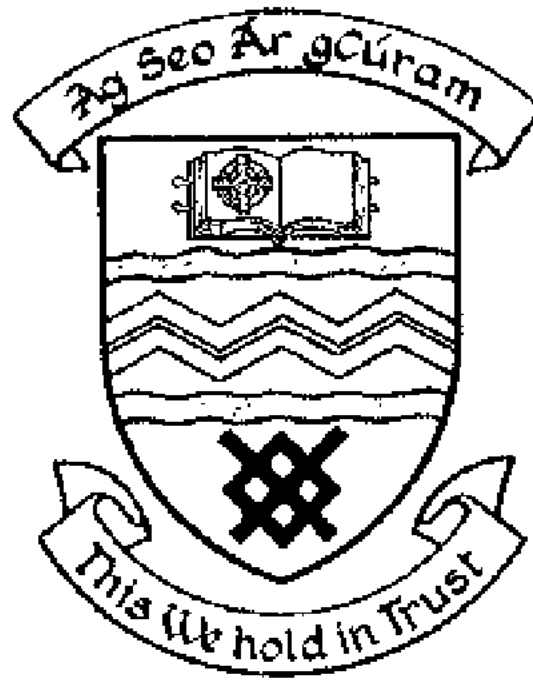
REASON:

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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- (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.

Edward Bradley 10 March 1999
for SENIOR ADMINISTRATIVE OFFICER

Telefon: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0134	Date of Decision 21/01/99
Register Reference S98A/0715	Date 19th October 1998

Additional Information Requested/Received	18/11/98	/24/11/98
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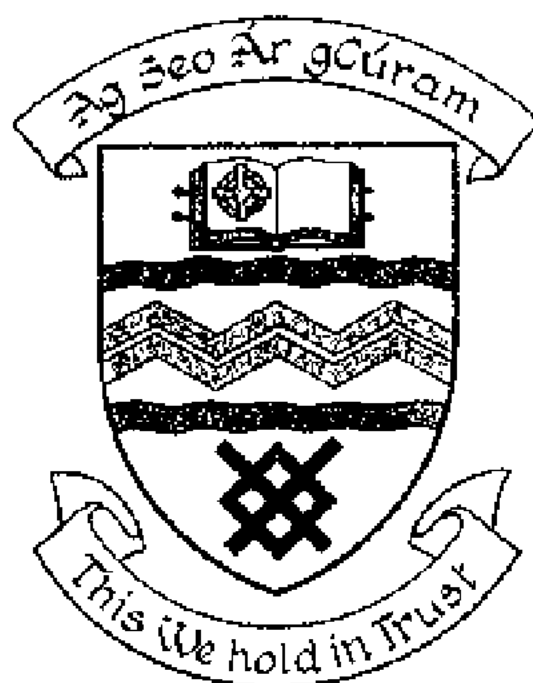
Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

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- 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 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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REG. REF. S98A/0715

requirements of the County Council. In this regard, the applicant shall comply with the following:-

- (a) Prior to commencement of development, applicant to submit layout of proposed drainage system if different than from previous application (Register Reference S95A/0531) for the agreement of the Council's Environmental Services Department.
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REASON:

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REASON:

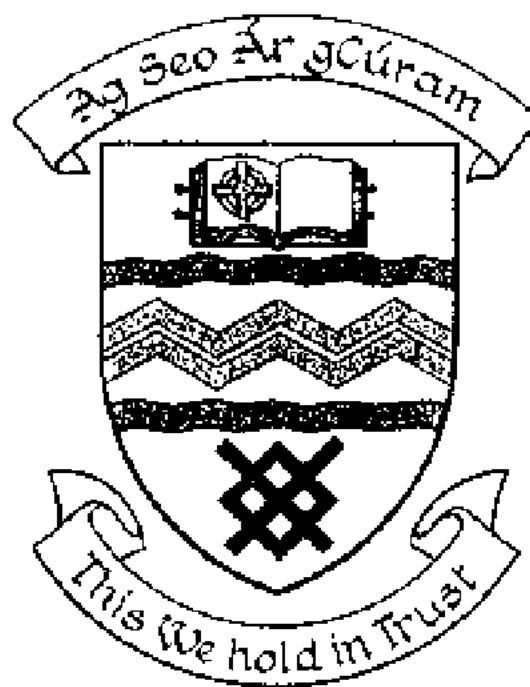
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REG REF. S98A/0715

acceptable.

REASON:

In the interest of visual amenity.

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REASON:

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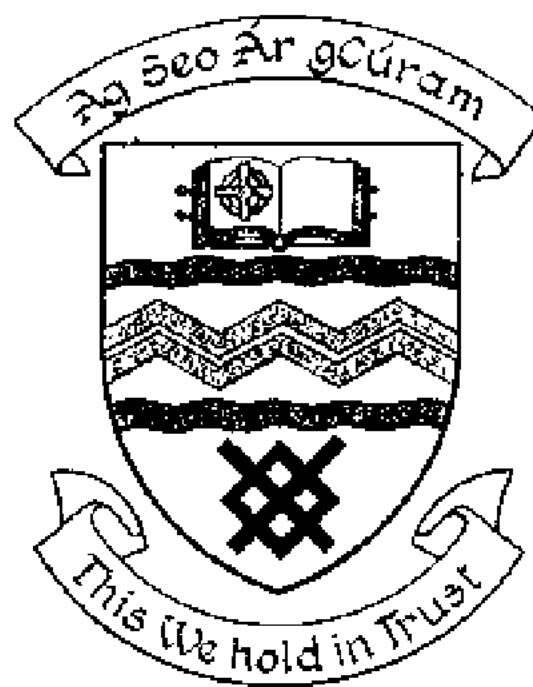
REASON:

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.

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- 13 That a financial contribution in the sum of money equivalent to the value of £8,000 (eight thousand pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

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- 15 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and

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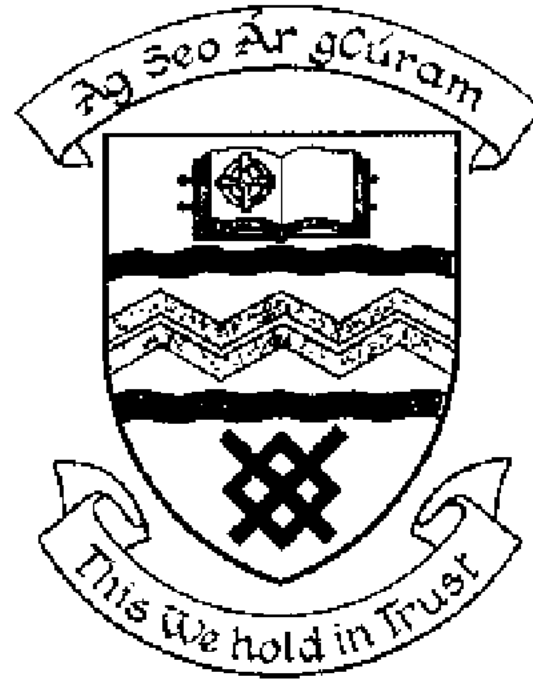
Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of £5,000 (five thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

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

Order Number 2329	Date of Order 18/11/98
Register Reference S98A/0715	Date 19th October 1998

Applicant Maplewood Homes Ltd.,

Development 4 no. 3 bed semi detached and 1 no. detached houses on site
circa 0.29 acres. Previous permission Reg. Ref. S95A/0531.

Location Daletree Road adjacent to 1 Daletree Avenue being part of
Phase 5, Oldcourt, Ballycullen, Knocklyon, Ballycragh,
Dublin 16.

Dear Sir/Madam,

An inspection carried out on 05/11/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
- 3. Must be headed "Application to Planning Authority".
- 4. Must state:

Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98A/0715

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

LH
..... 19/11/98
for Senior Administrative Officer.