

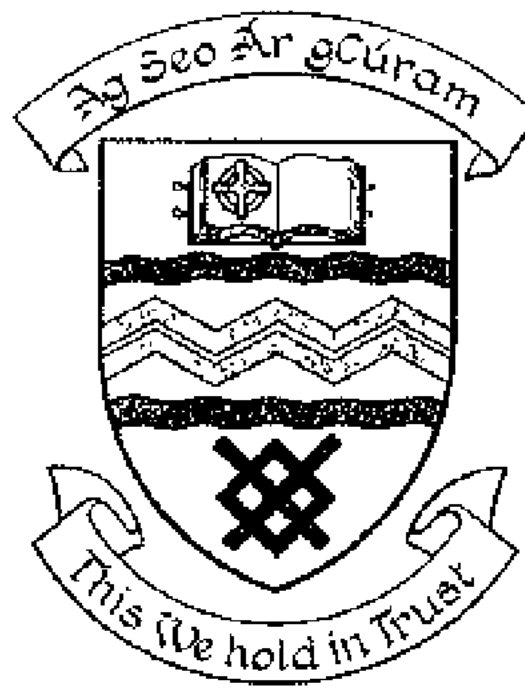
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0100	
1. Location	Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, adjoining the western boundary of St. Loman's Hospital.		
2. Development	A Distributor road connecting the existing roundabout at Ballyowen Lane opposite Ballyowen Park with existing roundabout on Fonthill Road opposite Quarryvale Park through St. Lomans Hospital lands and Maplewood Homes Ltd. lands and associated site works (Previous Outline Permission Reg. Ref. S97A/0413) and permission sought for a residential development consisting of 104 no. 2 storey 2,3 and 4 bed detached and semi detached and terraced houses including all associated site development works, public open spaces adjoining the western boundary of St. Lomans Hospital lands, being Phase 2 of proposed overall phased development on site circa 90 acres.		
3. Date of Application	02/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 01/05/98 2.	1. 02/06/98 2.
4. Submitted by	Name: Fenton Simons Address: Planning and Development Consultants 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Homes Ltd Address: 222-224 Harolds Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 1539 Date 06/08/98	Effect AD GRANT PERMISSION & APPROVAL	
7. Grant	O.C.M. No. 1928 Date 24/09/98	Effect	

8.	Appeal Notified		
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.

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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 0842	Date of Decision 01/05/98
Register Reference S98A/0100	Date 25th February 1998

Applicant Maplewood Homes Ltd
Development A Distributor road connecting the existing roundabout at Ballyowen Lane opposite Ballyowen Park with existing roundabout on Fonthill Road opposite Quarryvale Park through St. Lomans Hospital lands and Maplewood Homes Ltd. lands and associated site works (Previous Outline Permission Reg. Ref. S97A/0413) and permission sought for a residential development consisting of 104 no. 2 storey 2,3 and 4 bed detached and semi detached and terraced houses including all associated site development works, public open spaces adjoining the western boundary of St. Lomans Hospital lands, being Phase 2 of proposed overall phased development on site circa 90 acres.

Location Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, adjoining the western boundary of St. Loman's Hospital.

App. Type Approval

Dear Sir/Madam,

With reference to your planning application, received on 25/02/98 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:

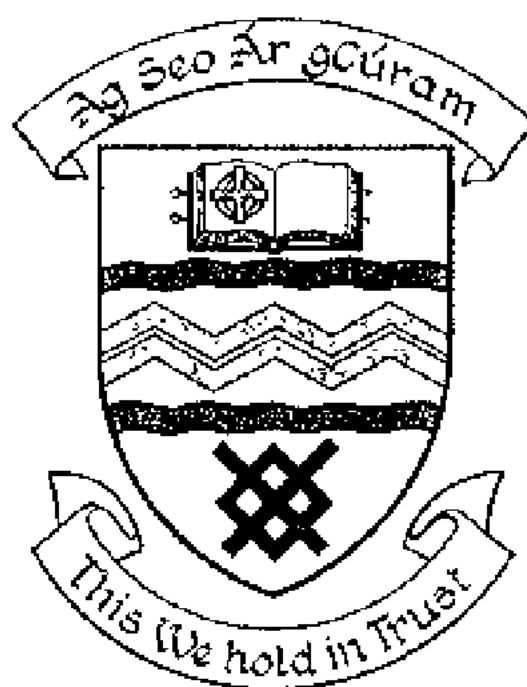
- 1 The applicant is requested to submit fully detailed layout plans and schedules for all the lands to be served by the distributor road to correspond with the requirements set out under Condition No. 1 of the Grant of Outline Permission under Reg. Ref. S97A/0413 which states:-
"That details relating to estate layout, siting, height, design and external appearance of house type, public open space, provision on site for community facilities, drainage,

Fenton Simons
Planning and Development Consultants
29 Fitzwilliam Place,
Dublin 2.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Telefon: 01-414 9000
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water supply, preservation of trees, phasing of development and all related details be submitted and approved by the planning authority before any works are commenced on site.

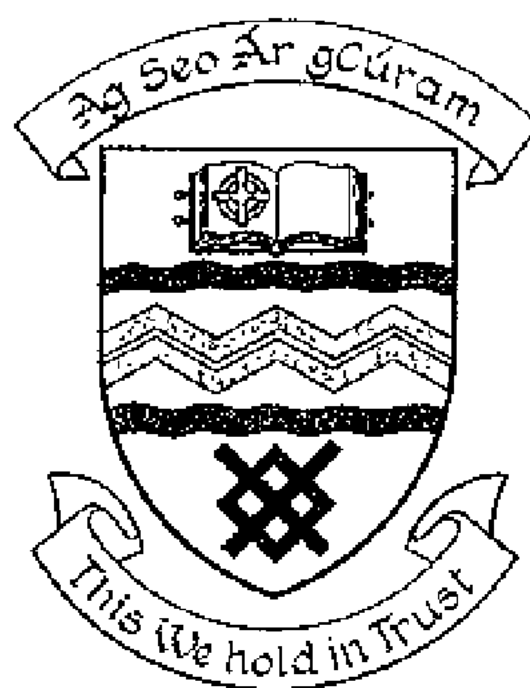
REASON:

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

In this regard the applicant should take into account the following:-

- (a) All the development to the south at the east/west distributor road is accessed off one point whereas it was previously envisaged that the development might be served by two access points including one off Ballyowen Lane which would be upgraded.
- (b) The distributor road to the north to serve the St. Loman's Hospital lands the development of which are subject of the current application (possibly including additional lands to the north west) is located too close to the Class One Public Open Space on the east side of which the trees are to be preserved. It is considered necessary for the roundabout and roadway to be moved eastwards, so that no excavation will take place within twenty metres of the base of the trees. This is likely to necessitate revisions to the layout to include public open space provision to current development plan standards. It is considered desirable that Ballyowen Lane which would separate Hermitage Park from the Class One Open Space be closed to vehicular traffic.
- (c) It is indicated in the submission that the house types proposed for 'Phase 2' within the St. Loman's Hospital lands which are the subject lands for the current application, form part of an overall 'balanced building programme'. Details of the building programme for the remainder of the lands should be included in the submission along

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

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

Telephone: 01-414 9000
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with full
details of the roads, housing and public open space
layout
for each phase of the overall development indicated
on the
lodged 'context plan'.

The applicant is advised to consult with the Parks
and Roads
Departments prior to submission.

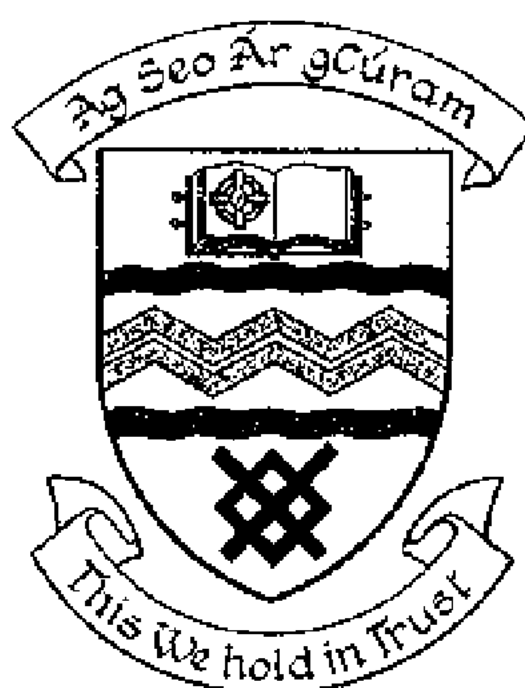
- 2 The applicant is requested to submit (a) a fully
comprehensive tree and vegetation survey to include details
of all hedgerows and existing boundary treatment on the site
showing the items to be retained and removed and the
proposed means of protection of those items to be retained
during construction and (b) the proposals for boundary
treatment between public open spaces and adjoining lands and
roadways.
- 3 The applicant is requested to submit the following:-
 - (a) written evidence of consent for connection to
private sewers for foul and surface water disposal.
 - (b) detailed calculations indicating sufficient capacity
in private sewers to accept foul and surface water
disposal from the development.
- 4 The applicant is requested to clarify the precise number,
type and layout of dwellings proposed. It is noted that
Drawing No. SW02 shows 101 dwellings whereas other
documentation and drawings indicate 104 dwellings.
- 5 The Planning Authority has an objective to close Ballyowen
Lane north of the Distributor Road. This may require
provision of an alternative north south connection via

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Facs: 01-414 9104

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P.O. Box 4122,
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Dublin 24.

Telephone: 01-414 9000
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applicants north/south distributor Road. The applicant is asked to clarify if he can provide for such a road.

- 6 Details of the extent of the Class I public open space which attaches to the Housing Development which is the subject of this application are required.
- 7 Details of the phasing arrangements regarding the provision of the east west Local Distributor Road relative to the Housing Development which is the subject of this application are required.
- 8 Revised plans are required providing for a 9 metre building line for all terraced housing.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

01/05/98

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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

Fenton Simons,
Planning and Development,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1928	Date of Final Grant 24/09/98
Decision Order Number 1539	Date of Decision 06/08/98
Register Reference S98A/0100	Date 25th February 1997

Applicant Maplewood Homes Ltd.,

Development A Distributor road connecting the existing roundabout at Ballyowen Lane opposite Ballyowen Park with existing roundabout on Fonthill Road opposite Quarryvale Park through St. Lomans Hospital lands and Maplewood Homes Ltd. lands and associated site works)Previous Outline Permission Reg. Ref. S97A/0413) and permission sought for a residential development consisting of 104 no. 2 storey 2,3 and 4 bed detached and semi detached and terraced houses including all associated site development works, public open spaces adjoining the western boundary of St. Lomans Hospital lands, being phase 2 of proposed overall phased development on site circa 90 acres.

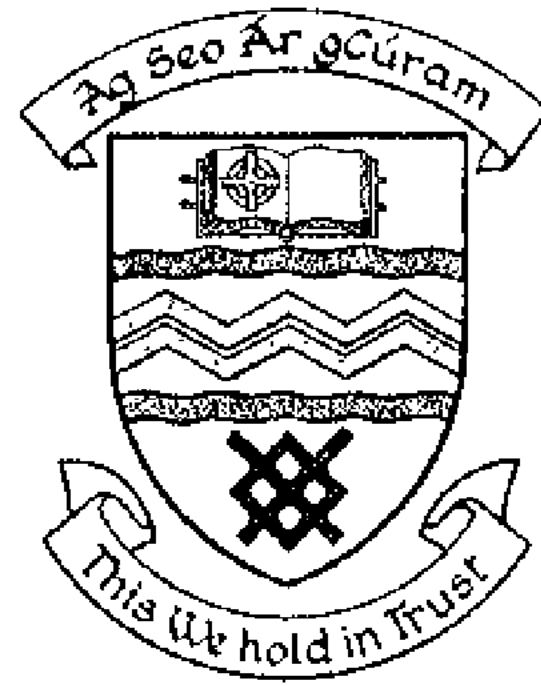
Location Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, adjoining the western boundary of St. Lomans Hospital.

Floor Area Sq Metres
Time extension(s) up to and including 07/08/98
Additional Information Requested/Received 01/05/98 / 02/06/98

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

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

REG. REF. S98A/0100

An Approval has been granted for the construction of the Local Distributor Road Reference Outline Permission Reg. Ref. S97A/0413 subject to the following (2) conditions:-

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the applications save as amended by plans lodged as additional information received on 02.06.1998, save as may be required by the other conditions attached hereto.

REASON:

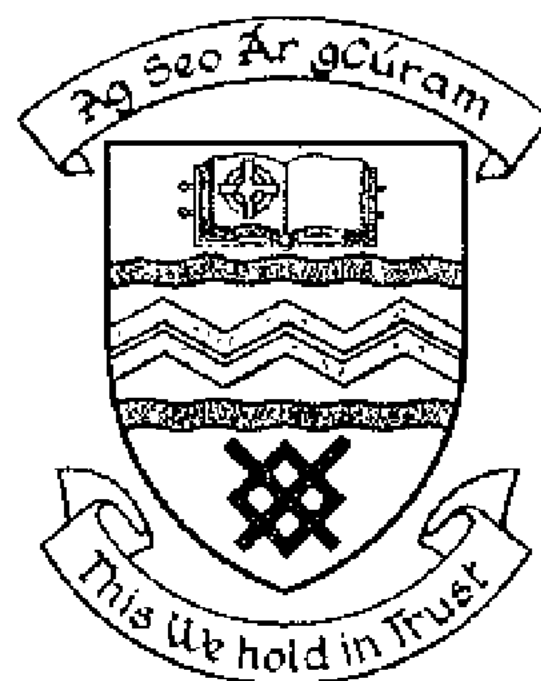
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 Design details of the proposed distributor road and roundabouts to be submitted and agreed with the Roads Department before development commences.

REASON:

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

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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

Reg. Ref. S98A/0100

A permission has been granted for housing development described as a residential development consisting of 104 no. 2 storey 2,3 and 4 bed detached and semi-detached and terraced houses including all associated site development works, public open spaces adjoining the western boundary of St. Lomans Hospital lands, being Phase 2 of proposed overall development on site circa 90 acres subject to the following (35) conditions:-

- 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 lodged on 02.06.1998 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 no development take place on foot of this permission until such time as the Distributor Road which is the subject of an approval under this Register Reference is constructed from Ballyowen Lane to the Newlands Fonthill Road and is available to the public.

REASON:

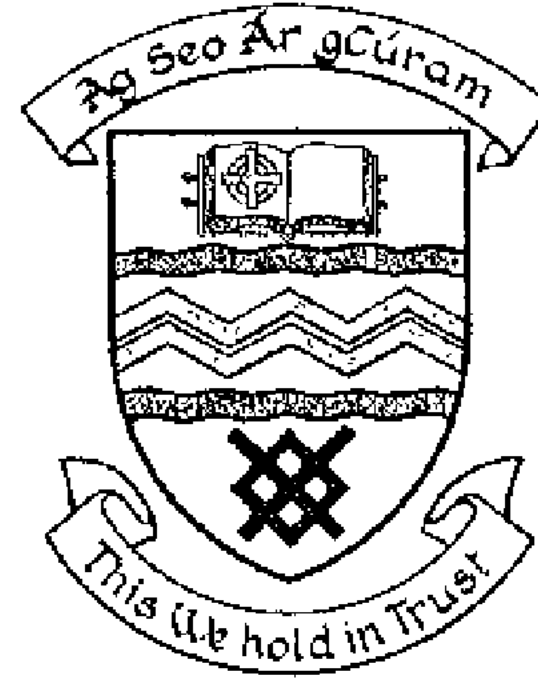
In the interest of the proper planning and development of the area.

- 3 Prior to the commencement of development a detailed landscaping and planting scheme for the site shall be submitted to and be to the satisfaction of the Planning Authority. The landscaping scheme shall include a full works specification, a timetable for implementation, a maintenance programme (for a period of at least 18 months programme), and a bill of quantities for the development of the open space within the development as well as details for grading, top soiling, seeding, pathways, drainage, tree, bulb and shrub

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



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planting. Details for the storage of top soil related to the development shall also be provided. The plan should include for the development of Class 1 Public Open Space and Class 2 Public Open Space.

REASON

In the interest of the proper planning and development of the area, visual and residential amenity.

- 4 Prior to the first occupation of each dwelling front side and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow. Details for tree planting in the front gardens of dwellings, including specifications, shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON

In the interest of the proper planning and development of the area, visual and residential amenity.

- 5 The areas shown as Class 2 open space shall be provided as open space areas for the development and shall be retained as such in perpetuity. These open space areas shall be fenced off during the construction period and shall not be used for the purposes of site compounds or for the storage of plant, machinery, materials or spoil.

REASON

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

- 6 Prior to the commencement of development full details for proposed boundary treatment to the dwellings and the site shall be submitted to and be to the satisfaction of the Planning Authority.

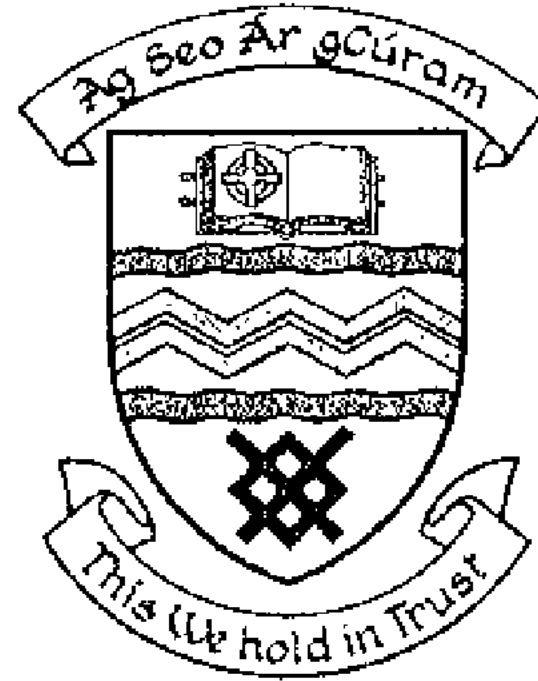
REASON

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

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Bosca 4122
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Telefon: 01-414 9000
Facs: 01-414 9104



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- 7 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 submitted to and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 8 Other than where "extended kitchen areas" adjoin each other, a 1.8m high privacy wall, plastered on both sides and capped, shall be erected for a distance of 2 metres from the rear party wall of each attached dwelling.

REASON

In the interest of residential amenity

- 9 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.

REASON

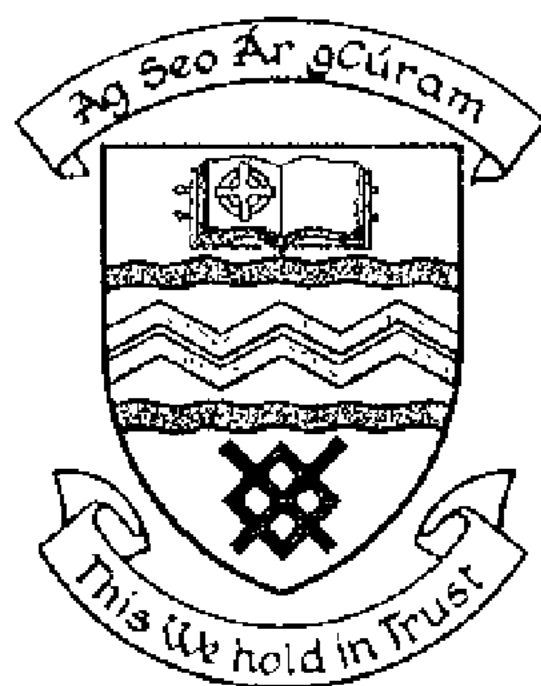
In the interests of residential amenity.

- 10 A minimum distance of 2.3 metres shall be provided between the gable ends of each pair of dwellings and each dwelling shall have a minimum rear garden depth of 11 metres.

REASON

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

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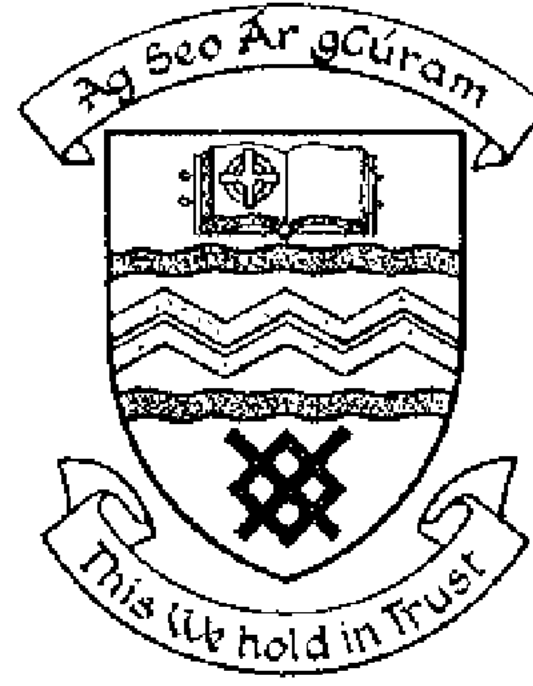
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- 11 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON:
In the interest of reducing air pollution.
- 12 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 13 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.
- 14 That all services to the proposed development, including electrical, telephone cables and television shall be placed underground throughout the site and any overhead cables crossing the site shall be placed underground throughout the entire site.
REASON:
In the interest of residential and visual amenity.
- 15 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.
- 16 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.

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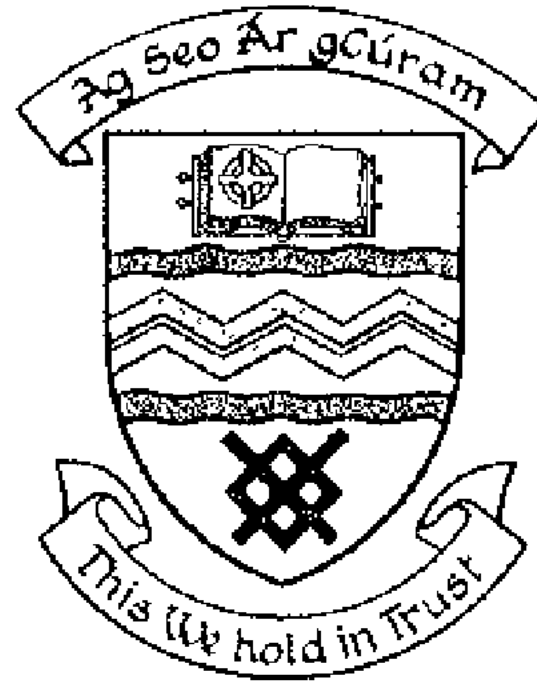
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- 17 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 18 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.
- 19 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.
- 20 On street and off street parking provision shall be in accordance with the requirements as set down in the Dublin County Development Plan 1993. In this regard two off-street car parking spaces to be provided for each dwelling.
REASON:
In the interest of the proper planning and development of the area.
- 21 Terraced housing to have a 9 metre front building line.
REASON:
To provide for satisfactory off-street car parking.

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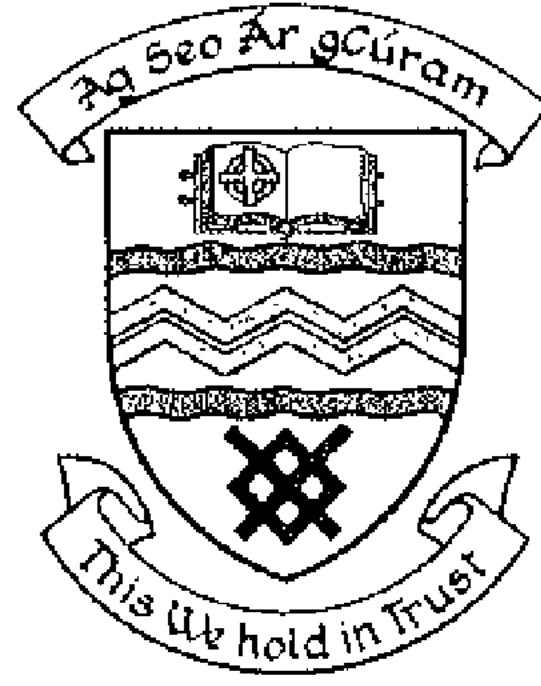
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- 22 That prior to the commencement of the development the applicant shall submit the design details of the proposed distributor road and roundabout for agreement with the Planning Authority.
REASON
In the interest of the proper planning and development of the area.
- 23 That a financial contribution in the sum of £140,400.00 (one hundred and forty thousand four hundred 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.
- 24 That prior to the commencement of the development the applicant shall pay a special levy of £250,000.00 (two hundred and fifty thousand pounds) towards the difference in cost of construction of a new larger roundabout on the Fonthill Road to facilitate this distributor road vis a vis the cost of the originally agreed roundabout.
REASON
The development shall be facilitated by these works and it is considered reasonable that the applicant should contribute towards the cost of its construction.

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Facs: 01-414 9104

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- 25 In the event that the Ballyowen Lane is closed at its junction with the N4 at some future date the applicant shall provide for a vehicular access from Ballyowen Lane into the development if requested to do so by the County Council.

REASON

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

- 26 That throughout the construction period all the trees to be retained within the area of Class 1 public Open Space alongside the distributor road shall have protective fencing erected and maintained around them on a line of twenty metres to the east of the base of the trees. Development of the Class I Public Open Space to be agreed with the Parks Superintendant.

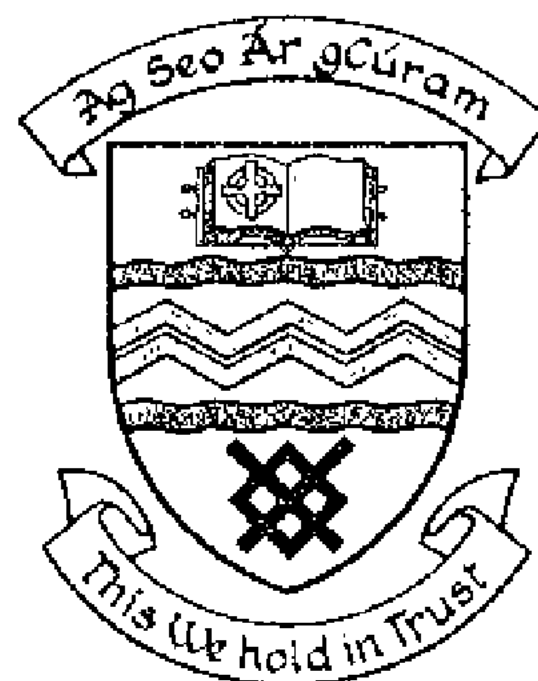
REASON

To ensure the protection and preservation of the trees.

- 27 That following requirements of the Parks Department shall be provided for and adhered to in the development:

- (a) That the applicant shall consult with the Parks Department as to proposals for the treatment of the line of semi-mature beech trees on the northern boundary of the site with sites No.s 50 and 67 siding on and the sites nos 68 to 79 backing on which should be retained.
- (b) Plan and elevation details of the proposed plinth walling and railing to be erected along the boundary of the Class 1 Public Open Space and the distributor road to the south of the development shall be submitted and agreed with the planning authority prior to the commencement of the development.

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- (c) Plan and specification details to include timescale of implementation of street tree planting.
- (d) Details for the proposed pedestrianisation between the Class 1 open space and Hermitage Park.

REASON

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

28 That the following requirements of the Environmental Services Department concerning the proposed foul and surface water drainage arrangements shall be adhered to in the development:

- (a) The applicant shall submit written evidence of consent to connection into the foul and surface water sewers prior to the commencement of the development.
- (b) No surface water shall be discharged to the foul system. There shall be full and complete separation of the foul and surface water systems.
- (c) No building shall be erected within a five metre distance of the public sewers or any sewer with potential to be taken in charge.
- (d) All redundant ditches or streams shall be piped with spigot and socket pipes laid open jointed with granular bed and surrounded and connected in to the proposed drainage system.

REASON

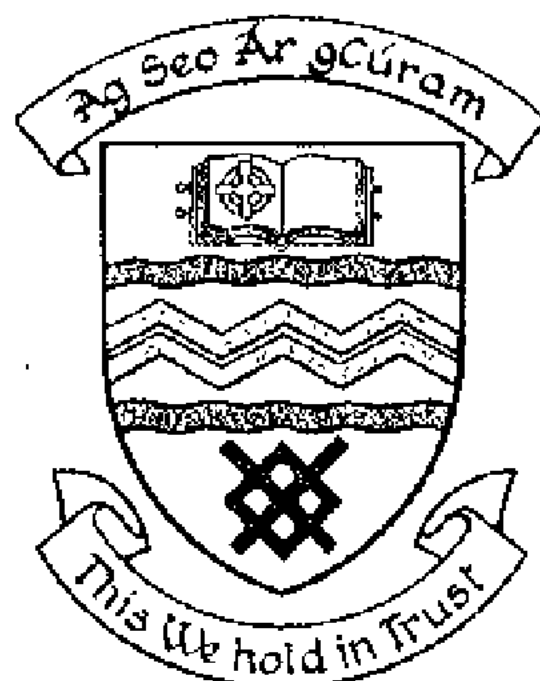
In the interest of the proper planning and development of the area.

29 That the applicant shall pay a special levy of £1,250 (one thousand two hundred and fifty pounds) per hectare towards

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the cost of the Griffeen River Improvement Scheme prior to the commencement of the development.

REASON

These works will facilitate the development and it is considered reasonable that the applicant should contribute to the cost.

- 30 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 £160,000.00 (one hundred and sixty 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 £100,000.00 (one hundred 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.

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

REG REF. S98A/0100

- 31 That the applicant shall pay a special levy of £2,500.00 (two thousand five hundred pounds) per hectare towards the cost of the upgrading works to ESKER Pumping Station prior to the commencement of the development.

REASON

These works will facilitate the development and it is considered reasonable that the applicant shall contribute towards the cost.

- 32 That a financial contribution in the sum of £400 (four hundred pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the Lucan/ Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

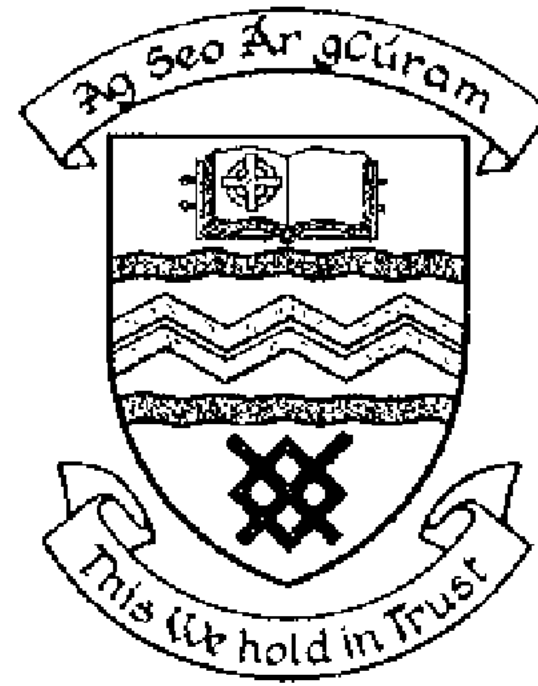
REASON:

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

- 33 That prior to the commencement of the development the applicant shall submit fully detailed drawings and details of the proposed watermain layout for the development to include watermain sizes, valve, meter and hydrant layout and points of connection to the existing watermains. The watermains layout shall be in accordance with Part B of the Building regulations 1991. The following shall be provided for in the development.

1. All watermains greater than 150 mm diameter and shall be constructed in Ductile Iron;
2. No part of the perimeter of the buildings shall be greater than 60 metres from the nearest hydrant;

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3. Watermains shall be laid in public open space to ensure accessibility for maintenance and repair.
4. No building shall lie within 5 metres of watermains less than 225 mm diameter or within 8 metres of watermains greater than 225 mm diameter.

REASON

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

- 34 That the hammerhead at the end of Road 3 shall be revised. Details to be submitted to the Planning Authority for agreement prior to the commencement of the development. Applicant should consult with the Roads Department of the Council in this regard.

REASON

To eliminate the projection of the hammerhead onto the public open space.

- 35 That a financial contribution in the sum of money equivalent to the value of £1,420.00 (one thousand four hundred and twenty pounds) PER HOUSE 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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- (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.

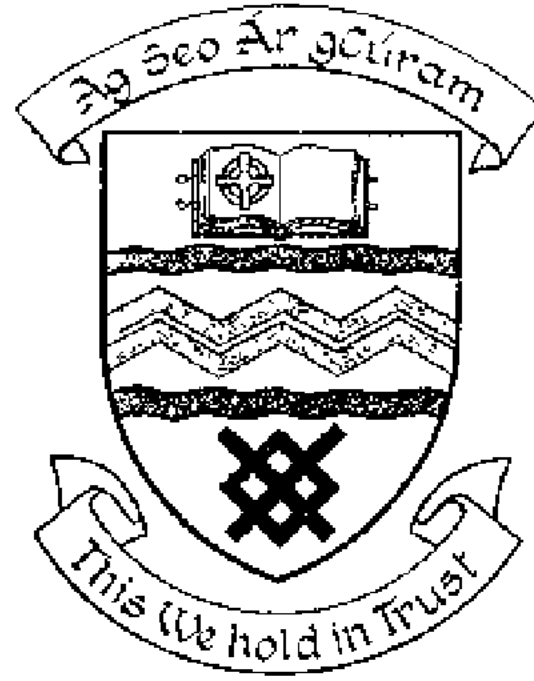
..... 28 September 1998
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0100
1. Location	Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, adjoining the western boundary of St. Loman's Hospital.	
2. Development	A Distributor road connecting the existing roundabout at Ballyowen Lane opposite Ballyowen Park with existing roundabout on Fonthill Road opposite Quarryvale Park through St. Lomans Hospital lands and Maplewood Homes Ltd. lands and associated site works (Previous Outline Permission Reg. Ref. S97A/0413) and permission sought for a residential development consisting of 104 no. 2 storey 2,3 and 4 bed detached and semi detached and terraced houses including all associated site development works, public open spaces adjoining the western boundary of St. Lomans Hospital lands, being Phase 2 of proposed overall phased development on site circa 90 acres.	
3. Date of Application	25/02/98	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Approval	1. 01/05/98 1. 2. 2.
4. Submitted by	Name: Fenton Simons Address: Planning and Development Consultants 29 Fitzwilliam Place, Dublin 2.	
5. Applicant	Name: Maplewood Homes Ltd Address: 222-224 Harolds Cross Road, Dublin 6W.	
6. Decision	O.C.M. No. 0842 Date 01/05/98	Effect FI REQUEST ADDITIONAL INFORMATION
7. Grant	O.C.M. No. Date	Effect

8. Appeal Notified		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement 0	Compensation 0	Purchase Notice 0
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

8.	Appeal Notified		
9.	Appeal Decision		
10. Material Contravention			
11.	Enforcement 0	Compensation 0	Purchase Notice 0
12. Revocation or Amendment			
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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 0780	Date of Decision 22/04/98
Register Reference S98A/0100	Date 25th February 1998

Applicant Maplewood Homes Ltd
App. Type Approval
Development A Distributor road connecting the existing roundabout at Ballyowen Lane opposite Ballyowen Park with existing roundabout on Fonthill Road opposite Quarryvale Park through St. Lomans Hospital lands and Maplewood Homes Ltd. lands and associated site works (Previous Outline Permission Reg. Ref. S97A/0413) and permission sought for a residential development consisting of 104 no. 2 storey 2,3 and 4 bed detached and semi detached and terraced houses including all associated site development works, public open spaces adjoining the western boundary of St. Lomans Hospital lands, being Phase 2 of proposed overall phased development on site circa 90 acres.

Location Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, adjoining the western boundary of St. Loman's Hospital.

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 06/05/98

Yours faithfully

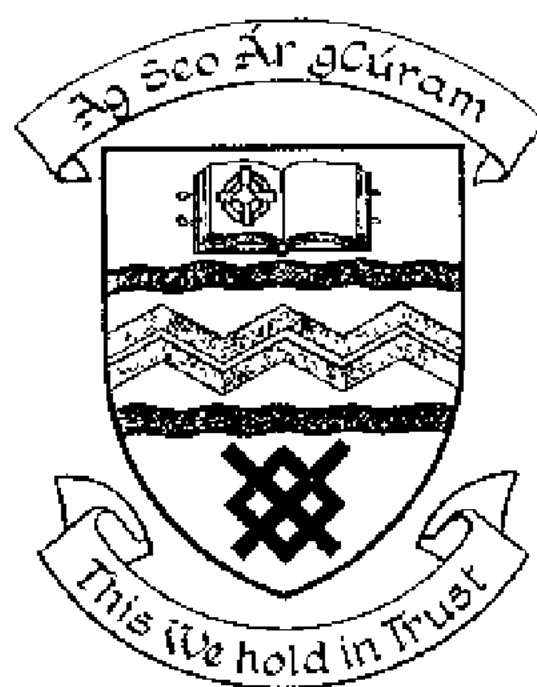
ND

.....
for SENIOR ADMINISTRATIVE OFFICER

23/04/98

Fenton Simons
Planning and Development Consultants

SOUTH DUBLIN COUNTY COUNCIL
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Bosca 4122,
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Telefon: 01-414 9000

Facs: 01-414 9104

REG REF. S98A/0100
29 Fitzwilliam Place,
Dublin 2.

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DEPARTMENT

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

Telephone: 01-414 9000

Fax: 01-414 9104