

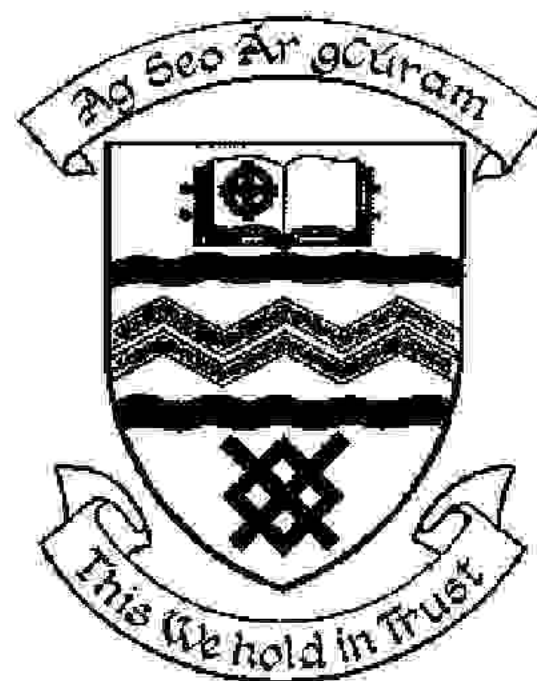
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0784	
1. Location	Site no.s 116-134, Road 2, on site at Glebe, Ballyowen Esker South, Lucan, with access off Castle Road.		
2. Development	Change of house type from 19 no. 3 bed B type houses to 19 no. 4 bed C type houses. (Previous permission Reg. Ref. S95A/0408).		
3. Date of Application	02/12/97	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: Dwyer Nolan Developments Ltd., Address: Stonebridge House, Stonebridge Close, Shankill.		
6. Decision	O.C.M. No. 0191 Date 29/01/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0440 Date 11/03/98	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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PLANNING
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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 0440	Date of Final Grant 11/03/98
Decision Order Number 0191	Date of Decision 29/01/98
Register Reference S97A/0784	Date 2nd December 1997

Applicant Dwyer Nolan Developments Ltd.,

Development Change of house type from 19 no. 3 bed B type houses to 19 no. 4 bed C type houses. (Previous permission Reg. Ref. S95A/0408).

Location Site no.s 116-134, Road 2, on site at Glebe, Ballyowen Esker South, Lucan, with access off Castle Road.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

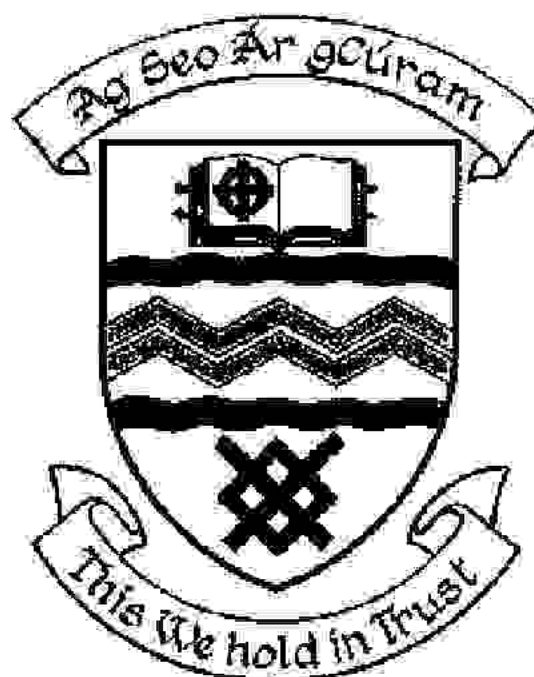
Additional Information Requested/Received /

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

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Conditions and Reasons

- 1 subject to the conditions set out below, the development shall be undertaken strictly in accordance with the submitted plans and details and shall otherwise strictly accord with the terms and conditions of planning permission reg. ref. S95A/0408 including the financial conditions thereof.
REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 Notwithstanding the exempted development regulations, no development is to take place in the rear garden of the houses without a prior grant of planning permission.
REASON:
 In the interest of the proper planning and development of the area.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.

- 4 That the arrangements made with regard to the payment of the financial contribution in the sum of £160,000 (one hundred and sixty thousand pounds) in respect of the overall development, as required by Condition No. 4 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0408 be strictly adhered to in respect of this proposal.
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 providing the services.

- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £1,420 (one thousand four hundred and twenty pounds) PER HOUSE in respect of the

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overall development, as required by Condition No. 34 of planning permission granted under Reg. Ref. S95A/0408 be strictly adhered to in respect of this proposal.

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.

- 6 That the arrangements made with regard to the payment of the financial contribution in the sum of £150 (one hundred and fifty pounds) PER HOUSE, in respect of the overall development, as required by Condition No. 3 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0408 be strictly adhered to in respect of this proposal.

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.

- 7 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 £450,000 (four hundred and fifty 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 £260,000 (two hundred and sixty 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./...

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- 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.

- 8 That a Bond or Cash Lodgement of £24,000 (twenty four thousand pounds) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

REASON:

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

- (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.

.....*[Signature]*.....*[Signature]* March 1998
 for SENIOR ADMINISTRATIVE OFFICER