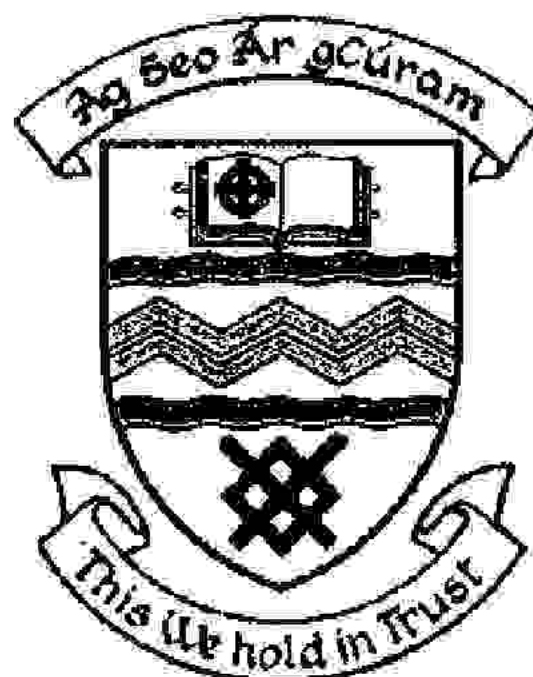


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No S97A/0764	
1. Location	Site adjacent to Blessington Road, Fortunestown with access from De Selby and Corbally Way.		
2. Development	28 no. houses on site of approximately 3.1 acres.		
3. Date of Application	28/11/1997	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/01/1998 2.	1. 21/07/1998 2. 11/12/19
4. Submitted by	Name: Brendan Hickey, Address: 27 Dawson Street, Dublin 2.		
5. Applicant	Name: Place Properties Ltd., Address: 27 Dawson Street, Dublin 2.		
6. Decision	O.C.M. No. 0240 Date 09/02/1999	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.	

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Brendan Hickey,
27 Dawson Street,
Dublin 2.

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 0240	Date of Decision 09/02/1999
Register Reference S97A/0764	Date 11th December 1998

Applicant Place Properties Ltd.,

Development 28 no. houses on site of approximately 3.1 acres.

Location Site adjacent to Blessington Road, Fortunestown with access from De Selby and Corbally Way.

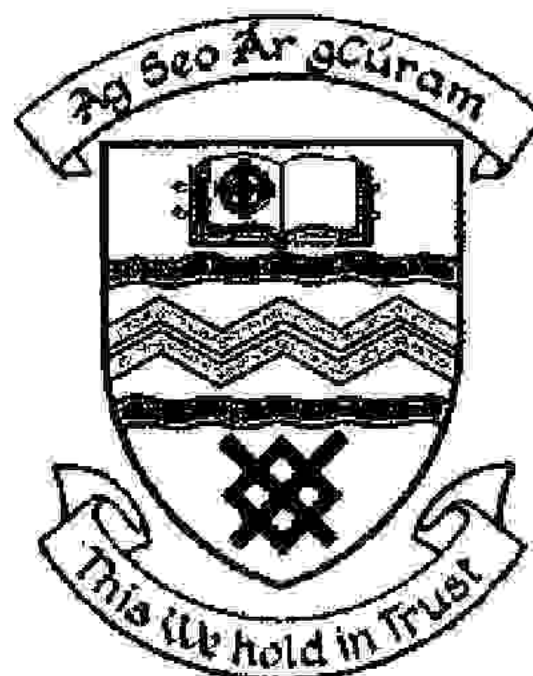
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/01/1998 /21/07/1998

A Permission has been granted for the development described above,
subject to the following (24) 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 as amended by Additional Information received on 21/07/98 and Clarification of Additional Information received on 11/12/98, 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 a financial contribution in the sum of money equivalent to the value of £800 (eight hundred 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.

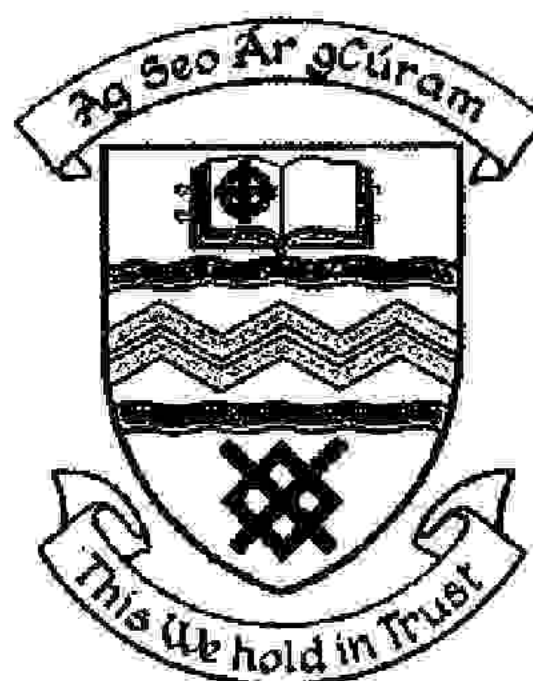
- 3 Details of the type, colour and finish of all external facing and roofing materials shall be submitted to and agreed by the Planning Authority prior to the commencement of the development.
REASON:
In the interest of visual amenity.

- 4 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.

- 5 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.

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- 6 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.

- 7 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.

- 8 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

REASON:

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

- 9 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.

- 10 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:

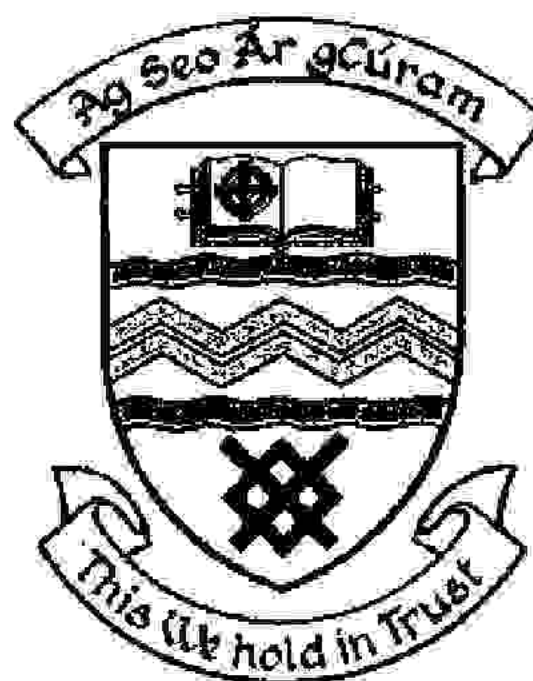
In the interest of the proper planning and development of the area.

- 11 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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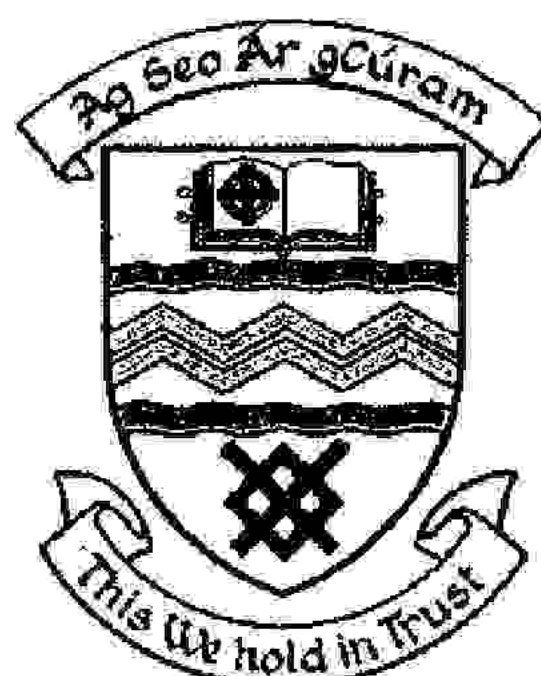
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- 12 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.
 REASON:
 To protect the amenities of the area.
- 13 A detailed landscaping plan including details of street tree planting shall be submitted to the Planning Authority for agreement prior to the commencement of the development.
 REASON:
 To secure a satisfactory appearance to the development.
- 14 There must be a full and complete separation of foul and surface water systems.
 REASON:
 To secure satisfactory drainage.
- 15 All pipes in respect of both foul drainage and surface water drainage shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space.
 REASON:
 To secure satisfactory drainage.
- 16 The layout of the proposed house at plot 21 shall be such that the window to the first floor rear bedroom is in the side elevation and the rear elevation only contains obscure glazed en-suite or bathroom windows. Plans of such shall be submitted to the Planning Authority for agreement prior to the commencement of the development.
 REASON:
 To protect the amenity of the existing single storey dwelling to the north east of plot 21.
- 17 The proposed surface water sewer between manholes S1 and S2 shall not be laid within 5 metres of an existing or proposed wall unless otherwise approved by the Planning Authority.
 REASON:
 To secure a satisfactory drainage layout.
- 18 Detailed plans of the proposed boundary treatment on the northern side boundary of Plot 1, the rear boundaries of Plots 3, 4 and 5, the south eastern side boundary of plot 5, the northern side boundary of plot 21 and rear boundaries of plots 21, 20 and 19 shall be submitted to and agreed by the Planning Authority prior to the commencement of the development.
 REASON:

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To protect the amenity of existing adjoining residents and in the interest of visual amenity.

- 19 Screen walls in block or similar durable materials 2 metres high, suitably capped and rendered, shall be constructed 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 Planning Authority before construction.
 REASON:
 To protect the amenity of future occupiers and in the interest of visual amenity.
- 20 Full plans and details of the proposed means of dealing with the existing drainage for existing roads within the site and also of the open stream/drain which traverses part of the site and any ditches on the site shall be submitted to the Planning Authority for approval prior to commencement of development.
 REASON:
 To secure satisfactory drainage and address existing flooding problems.
- 21 All roads, cul-de-sac turning bays and kerb radii dimensions are to be to current County Council standards.
 REASON:
 In the interests of the proper planning and development of the area.
- 22 That a financial contribution in the sum of £1,000 (one thousand pounds) PER DWELLING be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in Jobstown and McGee Parks 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.
- 23 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:-

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- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £50,000 (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 £31,000 (thirty one 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 specification.
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.

- 24 That a financial contribution in the sum of £18,720 (eighteen thousand seven hundred and twenty 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.

- (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

REG. REF. S97A/0764

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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

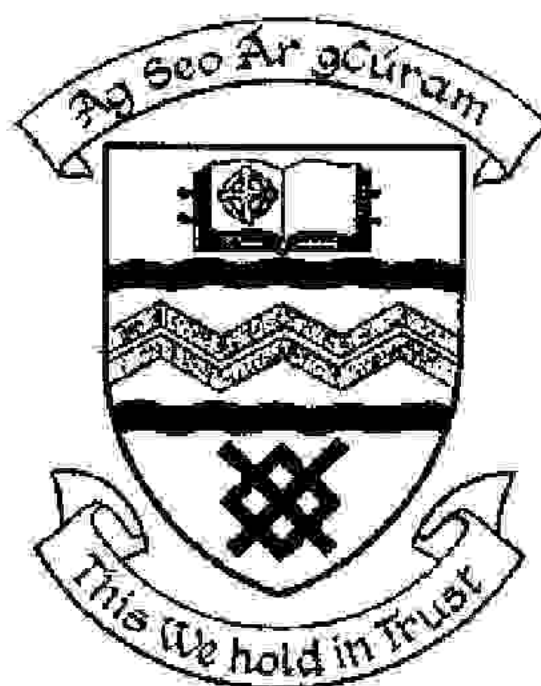
Signed on behalf of South Dublin County Council.

E. Carver March 1999
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1866	Date of Decision 17/09/98
Register Reference S97A/0764	Date 28th November 1997

Applicant Place Properties Ltd.,
App. Type Permission
Development 28 no. houses on site of approximately 3.1 acres.
Location Site adjacent to Blessington Road, Fortunestown with access from De Selby and Corbally Way.

Dear Sir / Madam,

With reference to your planning application, additional information received on 21st July 1998 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

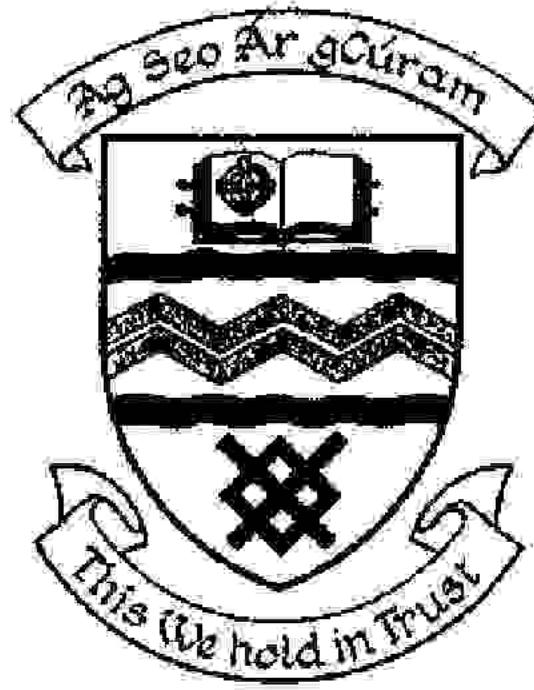
- 1 The applicant is requested to submit the information requested at Item 7 of the original request for Additional Information dated 26/01/98. Item 7 stated as follow:-

'The applicant is requested to submit proposals to deal with the existing drainage for existing roads within the site and also of the open stream/drain which traverses part of the site'.

This stream/drain may originate in the south-eastern corner of the site but it is difficult to establish its exact origin given the overgrown nature of the site.

Brendan Hickey,
27 Dawson Street,
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S97A/0764

- 2 The applicant is requested to submit a revised site layout plan to scale 1:500 to correctly show the configuration of the open space area at the northern end of the site. There is a house and garden built upon part of what is shown as proposed public open space.
- 3 The applicant is requested to submit floor plans and elevations for the house on site No. 3 Drawing No. SW01 Revision A.
- 4 The applicant is requested to indicate the location of all houses on adjoining sites as per Item 1(b) of the original request for additional information dated 26/01/98.

Please mark your reply **"CLARIFICATION OF ADDITIONAL INFORMATION"** and quote the Planning Reg Ref. No. given above.

Yours faithfully

LH

.....
for SENIOR ADMINISTRATIVE OFFICER

17/09/98

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

Decision Order Number 0149	Date of Decision 26/01/98
Register Reference S97A/0764	Date 28th November 1997

Applicant Place Properties Ltd.,
Development 28 no. houses on site of approximately 3.1 acres.

Location Site adjacent to Blessington Road, Fortunestown with access
from De Selby and Corbally Way.

App. Type Permission

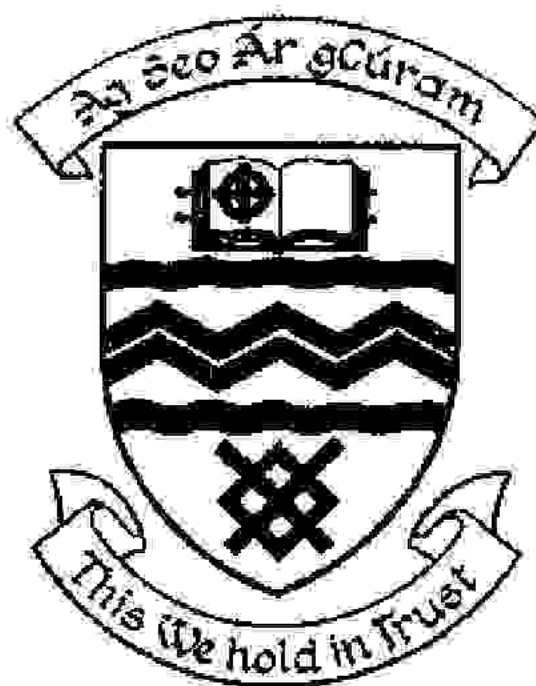
Dear Sir/Madam,

With reference to your planning application, received on 28/11/97 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 a revised site layout plan to scale 1:500 to take account of the following:-
 - a) the public open space area to the north of the site is incorrectly configured and does not accurately reflect the position on the ground;
 - b) all houses adjoining this site should be clearly indicated and to show whether they are single or two storey;
 - c) there is a road widening proposal for the N81 on the south boundary of the site of approximately 20m. There is a further setback of 15m from the edge of the proposed dual carriageway. The proposed layout does not take this into consideration;
 - d) a revised access road 6.0m in width.

- 2 The applicant is requested to indicate what proposals exist if any, for access to the industrially zoned land to the
Brendan Rickey,
27 Dawson Street,
Dublin 2.

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west of the site which originally was shown with access from the applicant site prior to its rezoning from residential to industrial.

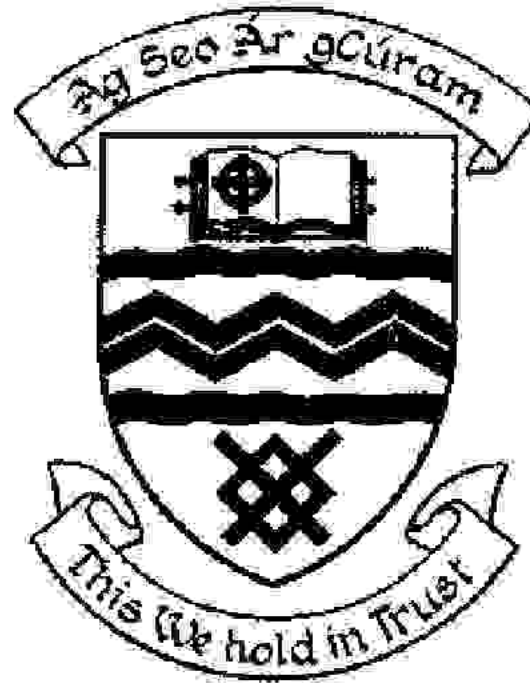
- 3 The applicant is requested to submit a sample elevation and section drawing for a typical screen wall and to clearly indicate the location of all screen walls. The applicant should also indicate proposals for front garden boundary treatment.
- 4 The applicant is requested to comment on boundary treatment particularly where houses back onto De Selby Close i.e. sites 3, 4, 5 and 28.
- 5 The configuration of sites 1, 2 and 3 should be re-examined with a view to providing minimum rear garden lengths of 11.0m to preserve the residential amenities of adjoining properties.
- 6 The applicant is requested to submit written evidence of permission to connect to private foul and surface water sewers.
- 7 The applicant is requested to submit proposals to deal with the existing drainage for existing roads within the site and also for the open stream/drain which traverses part of the site.
- 8 The applicant is requested to submit a revised surface water drainage layout to allow for 5m clearance from the boundary wall between MH's S1 and S2.

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- 9 The applicant is requested to submit written evidence of permission to connect to a private watermain. A revised watermain layout should be submitted to clearly indicate point of connection to the public watermain.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

26/01/98