

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0706	
1. Location	Ballycullen, Ballyoragh, Oldcourt Area located east of existing phase 4A development known as Ferncourt and west of Phase 7 with access off proposed Killininny/Scholarstown Link Road via proposed internal loop Road and Oldcourt Road via Ferncourt Avenue.		
2. Development	85 No houses consisting of 2 storey 3 and 4 bed detached, semi-detached, terraced houses and single storey 2 bed bungalows, associated site works and local open space on site circa 7.3 acres of overall action plan.		
3. Date of Application	31/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 15/01/98 2.	1. 21/01/98 2.
4. Submitted by	Name: Fenton-Simons, Address: Planning and Development Consultants, 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Homes Limited, Address: 221 / 222 Harolds Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 0343 Date 20/02/98	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0752 Date 22/04/98	Effect AA GRANT APPROVAL	
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.	

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0706	
1. Location	Ballycullen, Ballycragh, Oldcourt Area located east of existing phase 4A development known as Ferncourt and west of Phase 7 with access off proposed Killininny/Scholarstown Link Road via proposed internal loop Road and Oldcourt Road via Ferncourt Avenue.		
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3. Date of Application	31/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 15/01/98 2.	1. 2.
4. Submitted by	Name: Fenton-Simons, Address: Planning and Development Consultants, 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Homes Limited, Address: 221 / 222 Harolds Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 0088 Date 15/01/98	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14.	

Registrar

Date

Receipt No.

dd

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Fax: 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 0088	Date of Decision 15/01/98
Register Reference S97A/0706	Date 31st October 1997

Applicant Maplewood Homes Limited,
Development 85 No houses consisting of 2 storey 3 and 4 bed detached,
 semi-detached, terraced houses and single storey 2 bed
 bungalows, associated site works and local open space on
 site circa 7.3 acres of overall action plan.

Location Ballycullen, Ballycragh, Oldcourt Area located east of
 existing phase 4A development known as Ferncourt and west
 of Phase 7 with access off proposed Killininny/Scholarstown
 Link Road via proposed internal loop Road and Oldcourt Road
 via Ferncourt Avenue.

App. Type Approval

Dear Sir/Madam,

With reference to your planning application, received on 31/10/97 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 for that section of the site covering houses 71-85. The revised layout should orient houses to face onto the public open space to the east.
The configuration of houses 75-76 between screen walls is not acceptable.
 - 2 The applicant is requested to submit a sample section and elevation for screen walls and the plinth wall and railings on the Old Court Road boundary.
 - 3 The applicant is requested to submit revised proposals for a 2.0m high wall along the entire side boundaries of houses 1, 44, 45 and 70. The plinth wall and railings should be
- 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,
Baile Átha Cliath 24.

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

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DEPARTMENT
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Fax: 01-414 9104

REG REF. S97A/0706

confined to public open space areas and the boundary with Road 2. That area of open space immediately to the east of site 44 should be incorporated into the front garden of this house.

4 The applicant is requested to submit the following information in relation to sanitary services :

- (a) a revised drainage layout for the site with the foul sewerage system below the surface water system;
- (b) a resolution to level clashes between foul and surface water sewers at the crossings at F4/S4 and F2/S1;
- (c) a wayleave of 5.0m for all sewers with the capability of being taken-in-charge - See Site No. 7;
- (d) relocation of MH S11 to allow the angle between inlet to S10 and outlet from S10 to be a 90 degree angle or greater;
- (e) the discharge from S1 to the existing stream to be turned downstream. Details of splash and anti-scour protection shall be submitted to include relevant drawings.

5 The applicant is requested to indicate the position of the 38kv ESB line together with support structures located in the public open space area to the east of the site.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

15/01/98

Registrar

Date

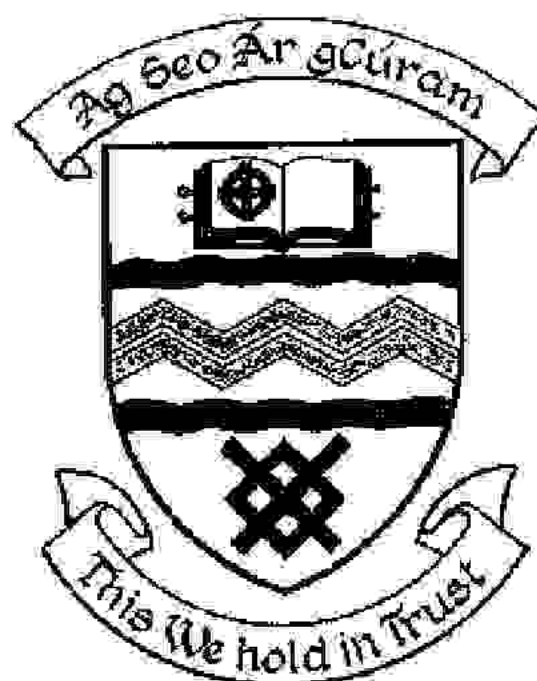
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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

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

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 0752	Date of Final Grant 22/04/98
Decision Order Number 0343	Date of Decision 20/02/98
Register Reference S97A/0706	Date 21st January 1998

Applicant Maplewood Homes Limited,

Development 85 No houses consisting of 2 storey 3 and 4 bed detached, semi-detached, terraced houses and single storey 2 bed bungalows, associated site works and local open space on site circa 7.3 acres of overall action plan.

Location Ballycullen, Ballycragh, Oldcourt Area located east of existing phase 4A development known as Ferncourt and west of Phase 7 with access off proposed Killininny/Scholarstown Link Road via proposed internal loop Road and Oldcourt Road via Ferncourt Avenue.

Floor Area 0.000 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 15/01/98 /21/01/98

A Approval has been granted for the development described above,
subject to the following (23) Conditions.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
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Fax: 01-462 0104

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 the additional information received by the Planning Authority on 21.01.1998, 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 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 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.

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Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
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Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

- 7 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.
- 8 That all watermain tapplings, 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. A 250mm diameter ductile iron watermain shall be laid from Old Court Road, along Ferncourt Avenue and along the internal loop road connecting to Phase 7 of the overall development. This 250mm diameter watermain shall connect to a 250mm diameter ductile iron link watermain across phases 4A, 5 and 7 as conditioned in those phases of the overall development. Prior to the commencement of development a revised watermain layout for the site shall be agreed with the Area Engineer, Deansrath Depot, South Dublin county Council. The drawings shall include proposed watermain sizes, valve, meter and hydrant layouts and proposed points of connection to existing watermains.
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.
- 9 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.
- 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.

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Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
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REASON:

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

- 11 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.

- 12 The boundary of the site with the Old Court Road shall be as per original Drawing No. SW01 received by the Planning Authority on 31.10.1997. The existing hedgerow shall be removed.

REASON:

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

- 13 That a specification and plan for street tree planting be agreed in writing by the Planning Authority prior to the commencement of the development.

REASON:

In the interest of visual amenity.

- 14 That all front driveways be at least 7.5m in length.

REASON:

In the interest of traffic safety.

- 15 That details of front garden boundary treatments be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

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

- 16 The developer shall construct a footpath, grass margin and kerb along the entire Old Court Road frontage of the site. The exact location shall be agreed on site with the Roads Planning Section of South Dublin County Council.

REASON:

In the interest of proper planning and development and traffic safety.

- 17 That the provision of public open space to serve the proposed development shall be in accordance with the requirements specified in Condition No. 18 of the permission

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



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

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Fax: 01-462 0104

granted under Reg. Ref. S94A/0335.

REASON:

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

- 18 Prior to the commencement of works on site the developer shall submit a landscape scheme for the proposed area of public open space for the written agreement of the Planning Authority to include full works specification and maintenance programme for at least 18 months.

REASON:

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

- 19 That no house in the phase of the overall development to which this permission relates shall be occupied until the Scholarstown/Killininny Road and the internal loop road are fully constructed to taking-in-charge standards.

REASON:

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

- 20 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

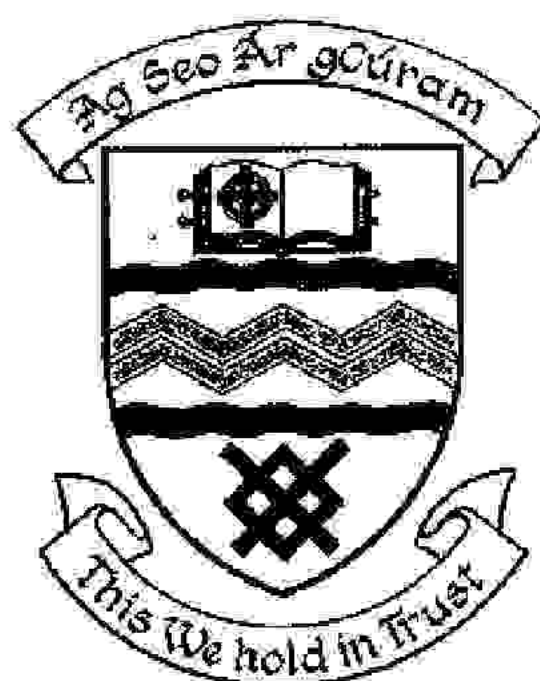
In this regard the following shall apply :

- (a) no sewers with the potential to be taken-in-charge shall be within 5.0m of any building - See Site 7;
- (b) all relevant conditions of permissions 92A/1885 and S94A/0335 shall apply to this development;
- (c) all redundant streams and ditches to be piped with spigot and socket pipes laid open-jointed and surrounded in granular media and tapped into the surface water system;
- (d) flood routing through this site and regrading of stream shall be agreed prior to the commencement of any development;
- (e) the surface water layout shall be altered to ensure that sewers do not run under garden walls as at F8 to F1 and S3 to S2;
- (f) details of splash and anti-scour protection for streams shall be agreed with Environmental Services

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Section of South Dublin County Council.

REASON:

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

- 21 That a financial contribution in the sum of £47,400 (forty seven 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.

- 22 That a financial contribution in the sum of money equivalent to the value of £136,000 (one hundred and thirty six 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.

- 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:-
- a. Lodgement with the Council of an approved Insurance

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Telefon: 01-462 0000
Facs: 01-462 0104



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DEPARTMENT
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Company Bond in the sum of £125,000 (one hundred and twenty five 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 £80,000 (eighty 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.

- (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.

.....
for SENIOR ADMINISTRATIVE OFFICER

22 April 1998

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

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

Telephone: 01-462 0000
Fax: 01-462 0104

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

Order Number 4033	Date of Order 12/11/97
Register Reference S97A/0706	Date 31st October 1997

Applicant Maplewood Homes Limited,

Development 85 No houses consisting of 2 storey 3 and 4 bed detached, semi-detached, terraced houses and single storey 2 bed bungalows, associated site works and local open space on site circa 7.3 acres of overall action plan.

Location Ballycullen, Ballycragh, Oldcourt Area located east of existing phase 4A development known as Ferncourt and west of Phase 7 with access off proposed Killlininny/Scholarstown Link Road via proposed internal loop Road and Oldcourt Road via Ferncourt Avenue.

Dear Sir/Madam,

An inspection carried out on 10/11/97 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 the 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

Fenton-Simons,
Planning and Development Consultants,
29 Fitzwilliam Place,
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Lár an Bhaile, Tamhlacht,
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Facs: 01-462 0104

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3. Must be headed "Application to Planning Authority".
4. Must state:

- (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,

.....
for Senior Administrative Officer.

12/11/97