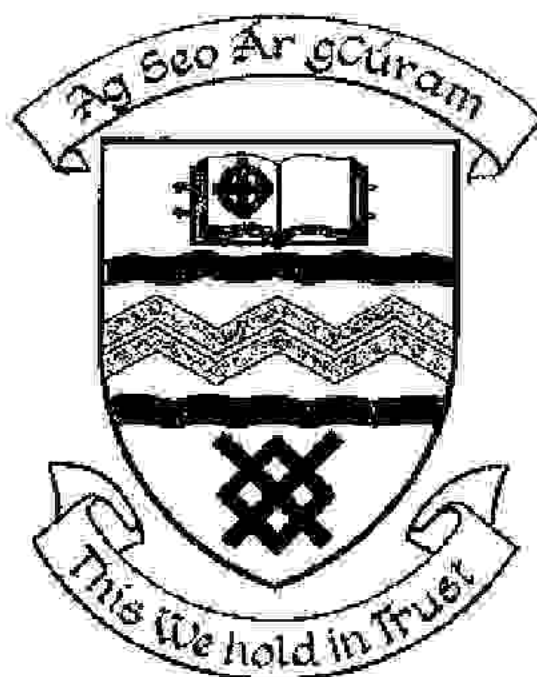


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0678	
1. Location	Ballycullen Farm, Knocklyon, Dublin 16.		
2. Development	Change of house type for 32 houses and the provision of 18 additional houses at previously approved housing development (Previous Planning Reference S95A/0436)		
3. Date of Application	17/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Anthony Reddy & Associates, Address: North Block, Malt House,		
5. Applicant	Name: Ballycullen Farms Ltd., Address: Grand Canal Quay, Dublin 2.		
6. Decision	O.C.M. No. 4259 Date 11/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0125 Date 21/01/98	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

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

Anthony Reddy & Associates,
 North Block,
 Malt House,
 Grand Canal Quay,
 Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0125	Date of Final Grant 21/01/98
Decision Order Number 4259	Date of Decision 11/12/97
Register Reference S97A/0678	Date 17th October 1997

Applicant Ballycullen Farms Ltd.,

Development Change of house type for 32 houses and the provision of 18 additional houses at previously approved housing development (Previous Planning Reference S95A/0436)

Location Ballycullen Farm, Knocklyon, Dublin 16.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

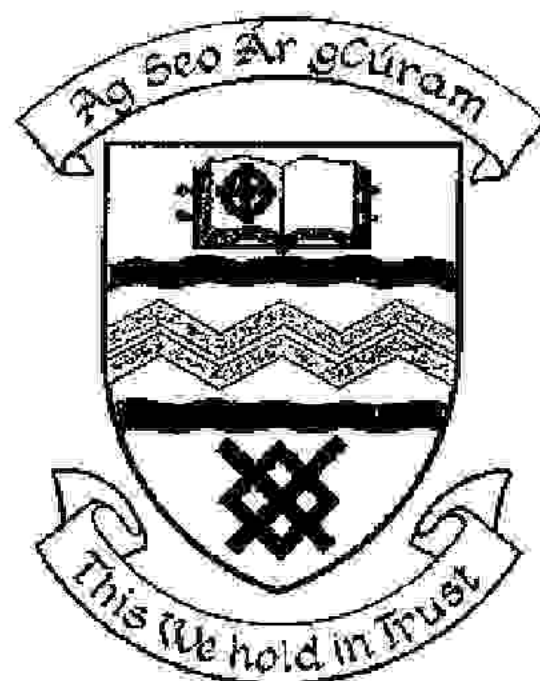
Additional Information Requested/Received /

A Permission has been granted for the development described above,
 subject to the following (11) 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 The proposed development shall comply with the relevant conditions of the parent permission for this site ref. S95A/0436.
REASON:
 In the interest of clarity and the proper planning and development of the area.
- 3 All house sites with vehicular access from a cul-de-sac turning area shall have a minimum of TWO on-site parking spaces.
REASON:
 In the interest of traffic safety and the proper planning and development of the area.
- 4 That each proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.
- 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.
- 6 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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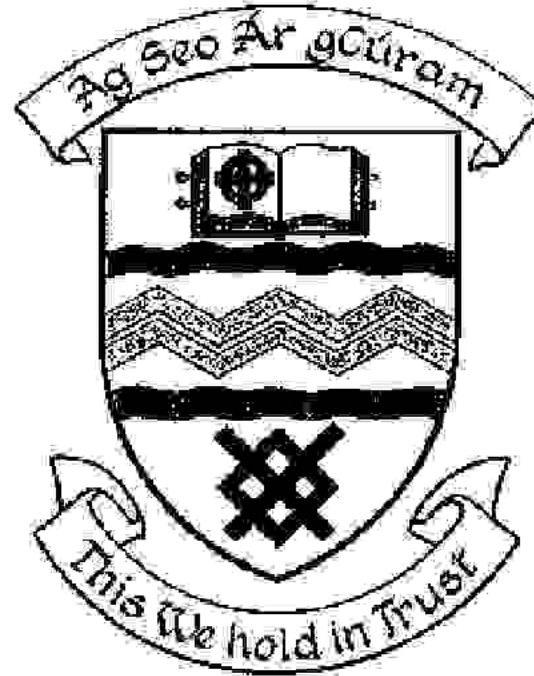
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- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 That an acceptable 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.
- 9 That the arrangements made with regard to the payment of the financial contribution in the sum of £558,900 (five hundred and fifty eight thousand nine hundred pounds) in respect of the overall development, as required by Condition No. 26 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0436 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.
- 10 That the arrangements made with regard to the payment of the financial contribution in the sum of £1,600 (one thousand six hundred pounds) per house in respect of the overall development, and in respect of the additional houses to which this application pertains as required by Condition No. 25 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0436 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.

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- 11 That the arrangements made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £1,210,000 (one million two hundred and ten thousand pounds) or a Cash Lodgement in the sum of £850,000 (eight hundred and fifty thousand pounds) as required by Condition No. 27 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0436; be strictly adhered to in respect of this proposal.

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.


 22 January 1998
 for SENIOR ADMINISTRATIVE OFFICER