

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0624/C2	
1. Location	Earlsfort, Ballyowen, Lucan, Co. Dublin.		
2. Development	Community hall and 8 no.3 bed semi detached houses and associated site works on reserved site. (Previous permission Reg. Ref. 90A/1458). Compliance with Condition No. 12		
3. Date of Application	10/07/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Menolly Properties Ltd., Address: 7-8 Village Centre, Main Street, Lucan,		
5. Applicant	Name: Menolly Properties Ltd., Address: 7-8 Village Centre, Main Street, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1558 Date 14/07/2000	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
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.	

REG. REF. : S97A/0624/C2

DATE : 17.07.2000

RE: Community hall and 8 no. 3 bed semi detached houses and associated site works on reserved site. (Previous permission Reg. Ref. 90A/1458) at Earlsfort, Ballyowen, Lucan, Co. Dublin for Menolly Properties. Compliance re. Condition No. 12.

Dear Sir/Madam,

I refer to your submission received on 10.07.1998 to comply with Condition No. 12 of Grant of Permission Order No. 0174, dated 28.01.1998, in connection with the above.

In this regard I wish to inform you that the details submitted are satisfactory.

Yours faithfully,

RAA

for Senior Administrative Officer

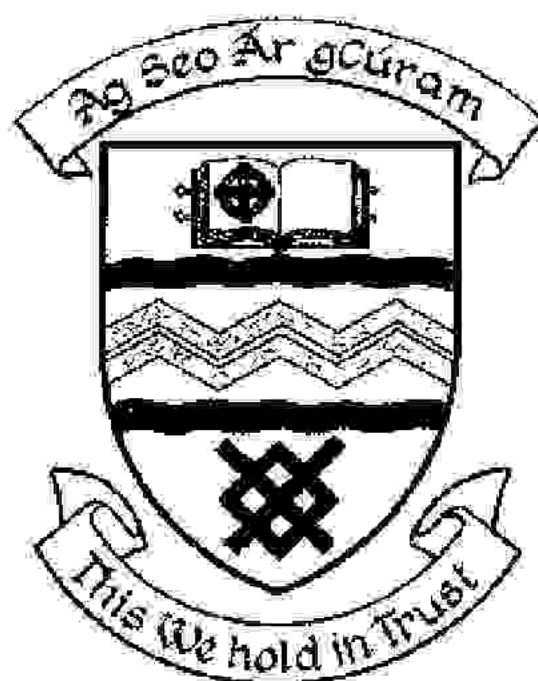
Menolly Properties Ltd.,
7-8 Village Centre,
Main Street,
Lucan,
Co. Dublin.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0624	
1. Location	Earlsfort, Ballyowen, Lucan, Co. Dublin.		
2. Development	Community hall and 8 no.3 bed semi detached houses and associated site works on reserved site.(Previous permission Reg. Ref. 90A/1458).		
3. Date of Application	24/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/12/97 2.	1. 2.
4. Submitted by	Name: Fenton-Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place,		
5. Applicant	Name: Menolly Properties Ltd., Address: 7-8 Village Centre, Main Street, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 4340 Date 19/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0174 Date 28/01/98	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.	

REG. REF. S97A/0624 **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

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

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0174	Date of Final Grant 28/01/98
Decision Order Number 4340	Date of Decision 19/12/97
Register Reference S97A/0624	Date 24th September 1997

Applicant Menolly Properties Ltd.,

Development Community hall and 8 no.3 bed semi detached houses and associated site works on reserved site. (Previous permission Reg. Ref. 90A/1458).

Location Earlsfort, Ballyowen, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres
Time extension(s) up to and including 24/12/97
Additional Information Requested/Received 19/12/97 /

A Permission has been granted for the development described above,
subject to the following (25) Conditions.

REG REF. S97A/0624 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

Conditions and Reasons

- 1 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 fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 2 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 overall development, as required by Condition No. 17 of planning permission granted by An Bord Pleanála under Reg. Ref. 90A/1458 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.

- 3 That a financial contribution in the sum of money equivalent to the value of £11,360 (eleven thousand three hundred and sixty 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.

REG. REF. S97A/0624 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

- 4 That a financial contribution in the sum of £50.00 (fifty pounds) PER DWELLING be paid by the proposer to South Dublin Council towards the Griffeen River Improvement Scheme 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.

- 5 That a financial contribution in the sum of £400 (four hundred pounds) PER DWELLING be paid by the proposer to South Dublin County Council towards Lucan/Palmerstown Water Supply Scheme 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.

- 6 That a financial contribution in the sum of £1,000 (one thousand pounds) PER HOUSE be paid to South Dublin County Council towards the future development of Ballyowen Park which will serve the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer shall 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 Subject to the conditions set out the development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of planning permission ref.; 90A/1458, including

REG REF. S97A/0624 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

the financial conditions.

REASON:

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

- 8 The proposed local centre building, including car parking, boundary treatment and landscaping shall be completed prior to the commencement of development of the 5th dwelling on the site the subject of this application.

REASON:

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

- 9 The proposed local centre building shall be used for community purposes only and in particular the building shall not be used for any commercial purposes.

REASON:

In the interests of the proper planning and development of the area and residential amenity.

- 10 The terms for the management and maintenance of the proposed local centre building to be agreed in writing with the Community Department of the Planning Authority prior to the commencement of development.

REASON:

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

- 11 The proposed local centre building shall remain closed between the hours of 12.00 midnight and 8.00 a.m. on each day.

REASON:

In the interests of the proper planning and development of the area and residential amenity.

- 12 Prior to the commencement of development a detailed landscaping, planting and boundary treatment scheme for the

REG. REF. S97A/0624 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

dwellings and the overall site shall be submitted to and be to the satisfaction of the Planning Authority, including, in particular details of treatment to the boundaries of proposed dwellings with the local centre.

REASON:

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

- 13 Prior to the first occupation of each dwelling front side and rear garden areas shall be levelled, upgraded 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 interests of the proper planning and development of the area, visual and residential amenity.

- 14 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 15 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.

- 16 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.

- 17 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.

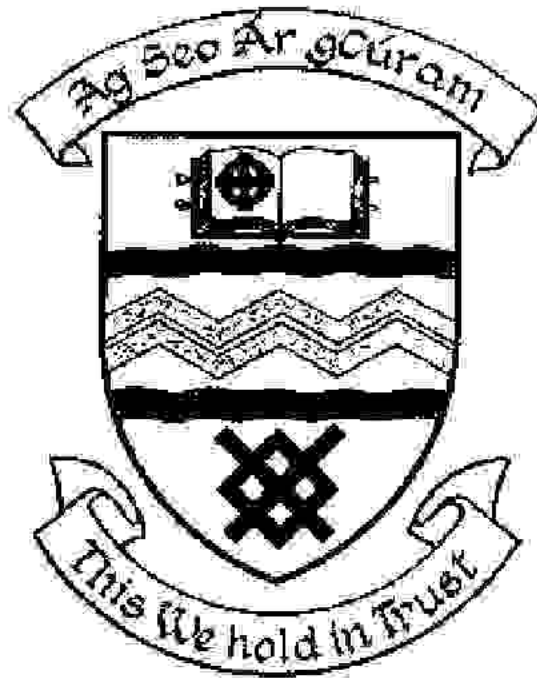
REASON:

In the interest of amenity and public safety.

REG REF. S97A/0624 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

-
- 18 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.
- 19 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.
- 20 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.
- 21 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.
- 22 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 developer shall ensure full and complete separation of foul and surface water drainage systems.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 23 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.

REG. REF. S97A/0624 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

- 24 A minimum of 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 interests of the proper planning and development of the area.
- 25 Road construction details including footpaths providing details of cross sections, cul-de-sac bay dimensions, pavement build up, surface finishes, signs, marking and public lighting shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interests 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.

  January 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 4122	Date of Decision 20/11/97
Register Reference S97A/0624	Date 24th September 1997

Applicant Menolly Properties Ltd.,
App. Type Permission
Development Community hall and 8 no.3 bed semi detached houses and associated site works on reserved site. (Previous permission Reg. Ref. 90A/1458).
Location Earlsfort, Ballyowen, Lucan, Co. Dublin.

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 24/12/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER 21/11/97

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