

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0603	
1. Location	Ballycullen Farm, Knocklyon, Dublin 16.		
2. Development	Change of house type for 2 houses and the provision of 4 additional houses.		
3. Date of Application	16/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Anthony Reddy and Associates Address: North Block, Malthouse,		
5. Applicant	Name: Ballycullen Farms Ltd Address: Grand Canal Quay, Dublin 2		
6. Decision	O.C.M. No. 4039 Date 12/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0032 Date 07/01/98	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 and Associates
North Block,
Malthouse,
Grand Canal Quay
Dublin 2

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0032	Date of Final Grant 07/01/98
Decision Order Number 4039	Date of Decision 12/11/97
Register Reference S97A/0603	Date 16th September 1997

Applicant Ballycullen Farms Ltd

Development Change of house type for 2 houses and the provision of 4 additional houses.

Location Ballycullen Farm, Knocklyon, Dublin 16.

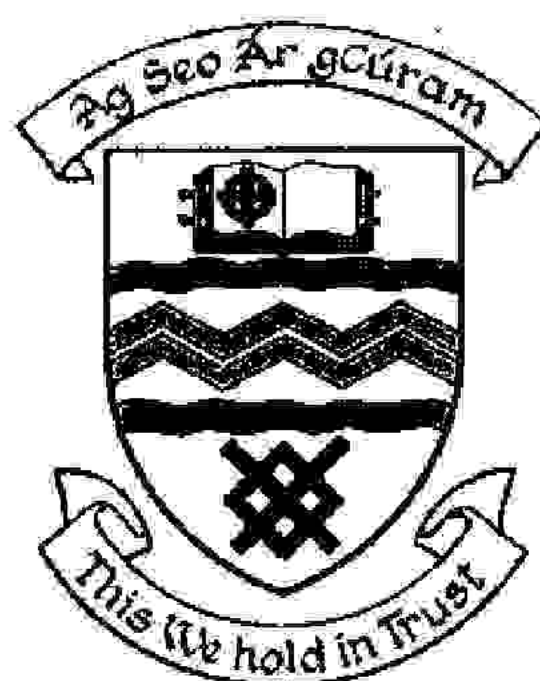
Floor Area 0.000 Sq Metres

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 (15) conditions.

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 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Unsolicited Additional Information received by the Planning Authority on 13/10/97 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 This permission is subject to the relevant conditions of the parent permission for this development ref. S95A/0426.
REASON:
 In the interest of clarity and the proper planning and development of the area.
- 3 All first floor gable elevation windows shall comprise of permanent obscure glazing.
REASON:
 To preserve the residential amenities of adjoining property in the interest of the proper planning and development of the area.
- 4 The boundary of 306 with 606 and the boundary of 310 with 313 shall be altered so as to provide at least two on-site parking spaces for sites 306 and 313.
REASON:
 In the interest of the proper planning and development of the area.
- 5 The external finish of the four additional houses shall be in keeping with the finish of proposed adjoining houses.
REASON:
 In the interest of visual amenity.
- 6 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other

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

debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 7 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.

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

REASON:

To prevent unauthorised development.

- 9 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.

- 10 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.

- 11 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.

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.

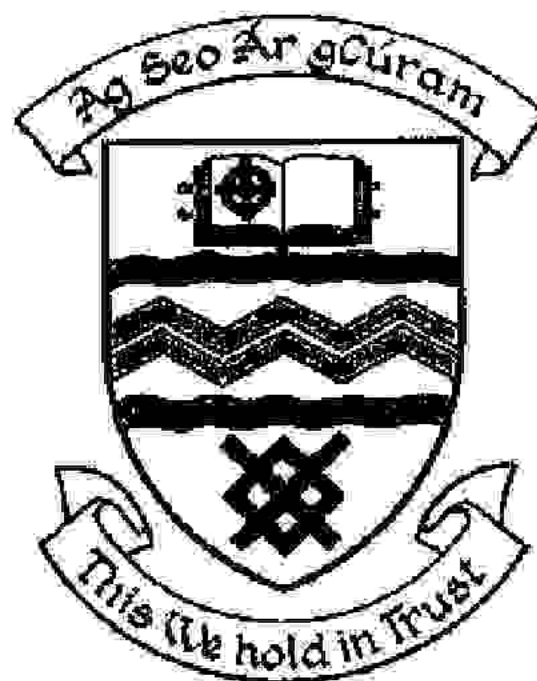
- 12 That an acceptable house numbering scheme be submitted to an approved by the South Dublin County Council before any constructional work takes place on the proposed houses.

REASON:

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

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

- 13 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.

- 14 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, 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.

- 15 That arrangements be 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.

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

- (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.

.....*AO*.....January 1998
for SENIOR ADMINISTRATIVE OFFICER