

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0550	
1. Location	Kiltipper Road, Old Bawn, Tallaght, Dublin 24.		
2. Development	Minor modifications to existing layout including change of house type from 20 no B type 4 bed house to 22 no C type 3 bed house on road Nos 4,5,6,7 being part of phase 2 (Area A) of overall development of 211 houses. Previous permission Reg. Ref. S96A/0190 and PL. 068 099738.		
3. Date of Application	29/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Fenton Simons, Planning and Development Address: Consultants 29 Fitzwilliam Place Dublin 2		
5. Applicant	Name: Durkan New Homes Ltd Address: Sandford House, Sandford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 3016  Date 24/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4219  Date 08/12/97	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/0550 SOUTH DUBLIN COUNTY COUNCIL  
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Fenton Simons, Planning and 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 4219	Date of Final Grant 08/12/97
Decision Order Number 3016	Date of Decision 24/10/97
Register Reference S97A/0550	Date 29th August 1997

**Applicant** Durkan New Homes Ltd

**Development** Minor modifications to existing layout including change of house type from 20 no B type 4 bed house to 22 no C type 3 bed house on road Nos 4,5,6,7 being part of phase 2 (Area A) of overall development of 211 houses. Previous permission Reg. Ref. S96A/0190 and PL. 068 099738.

**Location** Kiltipper Road, Old Bawn, Tallaght, Dublin 24.

**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 (10) Conditions.

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**Conditions and Reasons**

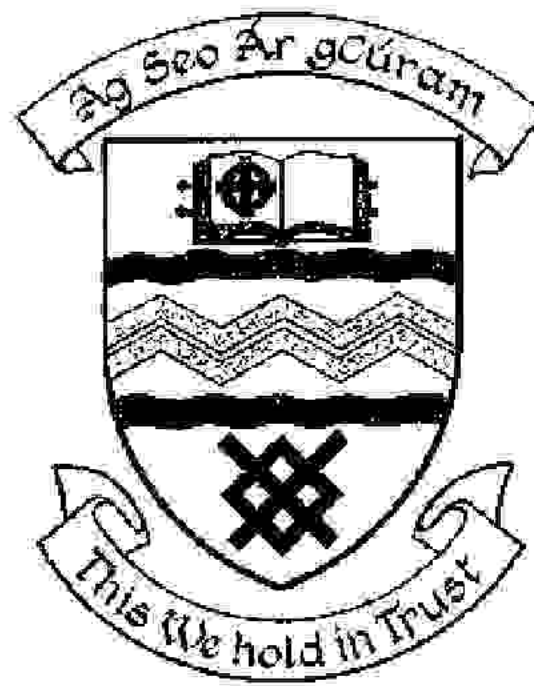
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
**REASON:**  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 This permission is subject to the relevant conditions of the parent permission for this development Ref. S96A/0190.  
**REASON:**  
In the interest of clarity and the proper planning and development of the area.
- 3 No house shall be within 5.0m of any sewer or watermain which is to be taken-in-charge.  
**REASON:**  
In the interest of public health and the proper planning and development of the area.
- 4 That the arrangements made with regard to the payment of the financial contribution in the sum of £239,600 (two hundred and thirty nine thousand six hundred pounds) in respect of the overall development, as required by Condition No. 27 of planning permission granted by An Bord Pleanála under Reg. Ref. S96A/0190 be strictly adhered to in respect of this proposal.  
**REASON:**  
It is considered reasonable that the development should contribute towards the cost of providing the services which facilitate this development.
- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £1,600 (one thousand six hundred pounds) (Index-Linked) per house in respect of the overall development, as required by Condition No. 29 of planning permission granted by An Bord Pleanála under Reg. Ref. S96A/ 0190 be strictly adhered to in respect of this proposal.



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**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.

- 6 That the arrangements made with regard to the payment of the financial contribution in the sum of £500 (five hundred pounds) per house, in respect of the overall development, as required by Condition No. 30 of planning permission granted by An Bord Pleanála under Reg. Ref. S96A/0190 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 the provision and development of amenity lands in the area which will facilitate the proposed development.

- 7 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 £320,000 (three hundred and twenty thousand pounds) or a Cash Lodgement in the sum of £200,000 (two hundred thousand pounds) as required by Condition No. 26 of planning permission granted by An Bord Pleanála under Reg. Ref. S96A/0190; be strictly adhered to in respect of this proposal.

**REASON:**

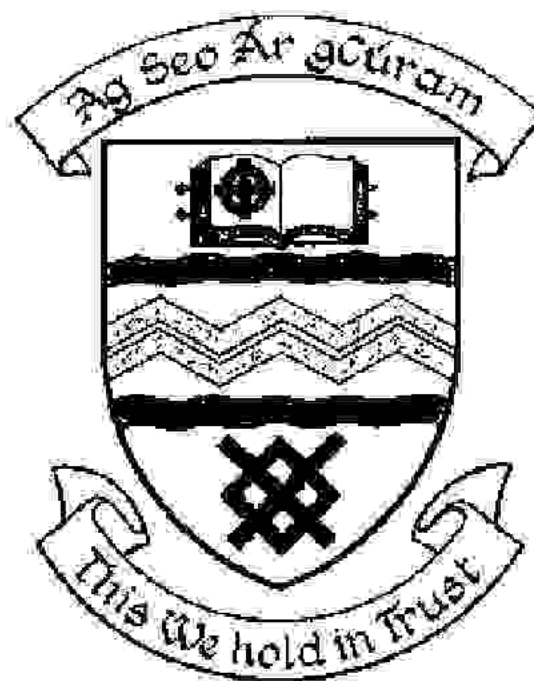
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 8 That the arrangements made with regard to the payment of the financial contribution in the sum of £80,000 (eighty thousand pounds) in respect of the overall development, as required by Condition No. 28 of planning permission granted by An Bord Pleanála under Reg. Ref. S96A/0190 be strictly adhered to in respect of this proposal.

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**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.

9

That a financial contribution in the sum of money equivalent to the value of £1,600 (one thousand six hundred pounds) per additional 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.

10

That a financial contribution in the sum of £500 (five hundred pounds) per additional house be paid by the proposer to South Dublin County Council towards the cost of the provision and development of public open space along the dodder river in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

**REASON:**

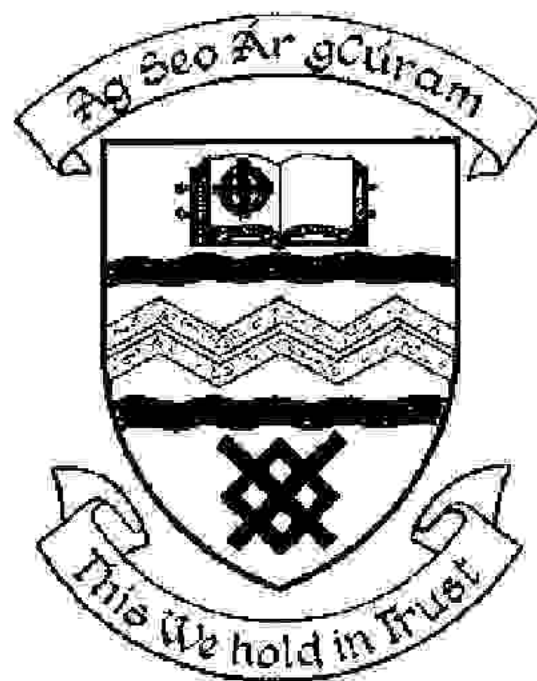
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.



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- (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.

 ..... 9 December 1997  
for SENIOR ADMINISTRATIVE OFFICER