

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0501	
1. Location	Site 69, Road 1, forming part of Phase 4A, of overall site of 127 acres at Killininny, Ballycoragh and Oldcourt, Tallaght, Dublin 24.		
2. Development	Change of house type from a 3 bed to 5 bed house. Previous permission Reg.Ref. S96A/0303		
3. Date of Application	30/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/08/97 2.	1. 15/08/97 2.
4. Submitted by	Name: Fenton Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Homes Ltd., Address: 222-224 Harolds Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 2041 Date 13/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4172 Date 28/11/97	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.			

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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PLANNING
DEPARTMENT
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Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4172	Date of Final Grant 28/11/97
Decision Order Number 2041	Date of Decision 13/10/97
Register Reference S97A/0501	Date 15th August 1997

Applicant Maplewood Homes Ltd.,

Development Change of house type from a 3 bed to 5 bed house. Previous permission Reg.Ref. S96A/0303

Location Site 69, Road 1, forming part of Phase 4A, of overall site of 127 acres at Killinenny, Ballycragh and Oldcourt, Tallaght, Dublin 24.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

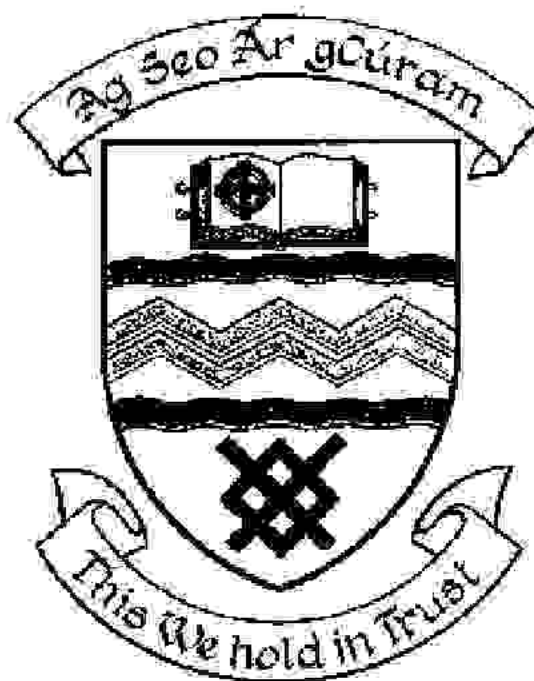
Additional Information Requested/Received 11/08/97 /15/08/97

A Permission has been granted for the development described above,
subject to the following (7) conditions.

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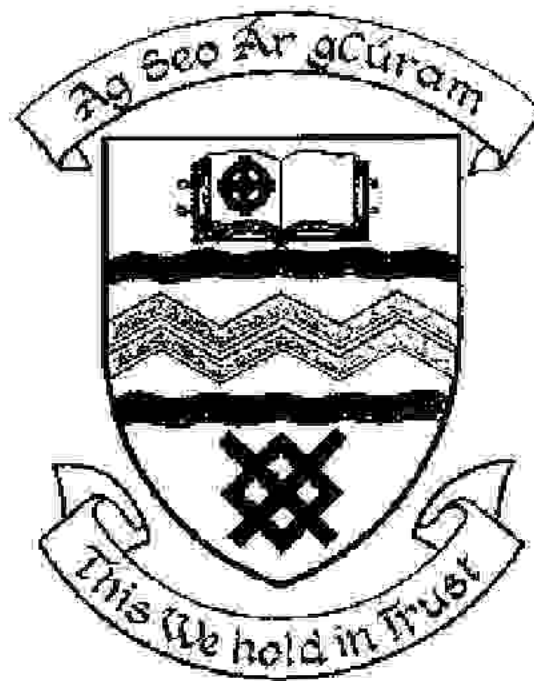
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Conditions and Reasons

- 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/0303.
REASON:
 In the interest of the proper planning and development of the area.
- 3 No part of the proposed house shall be within 5.0m of any foul or surface water sewer or any water main with the potential of being taken-in-charge by the Council.
REASON:
 In the interest of public health and the proper planning and development of the area.
- 4 The proposed first floor gable elevation window shall be in obscure glazing.
REASON:
 To preserve the residential amenities of adjacent property in the interest of proper planning and development of the area.
- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of #57,780 (fifty seven thousand seven hundred and eighty pounds) in respect of the overall development, as required by Condition No. 28 of planning permission granted under Reg. Ref. S96A/0303 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 developer should contribute towards the cost of providing the services.

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- 6 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. 27 of planning permission granted under Reg. Ref. S96A/0303 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.

- 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 #90,000 (ninety thousand pounds) or a Cash Lodgement in the sum of #145,000 (one hundred and forty five thousand pounds) as required by Condition No. 29 of planning permission granted under Reg. Ref. S96A/0303; 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.

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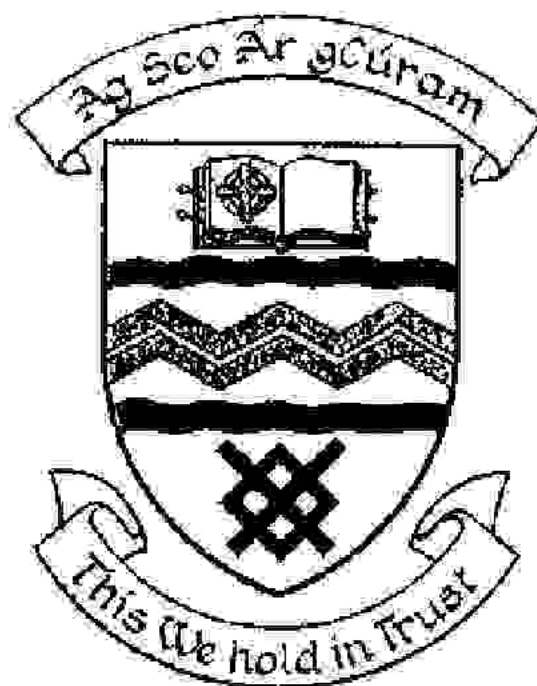
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signed on behalf of South Dublin County Council.

 1. December 1997
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1604	Date of Order 11/08/97
Register Reference S97A/0501	Date 30th July 1997

Applicant Maplewood Homes Ltd.,

Development Change of house type from a 3 bed to 5 bed house. Previous permission Reg.Ref. S96A/0303

Location Site 69, Road 1, forming part of Phase 4A, of overall site of 127 acres at Killininny, Ballycragh and Oldcourt, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 7/8/97 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

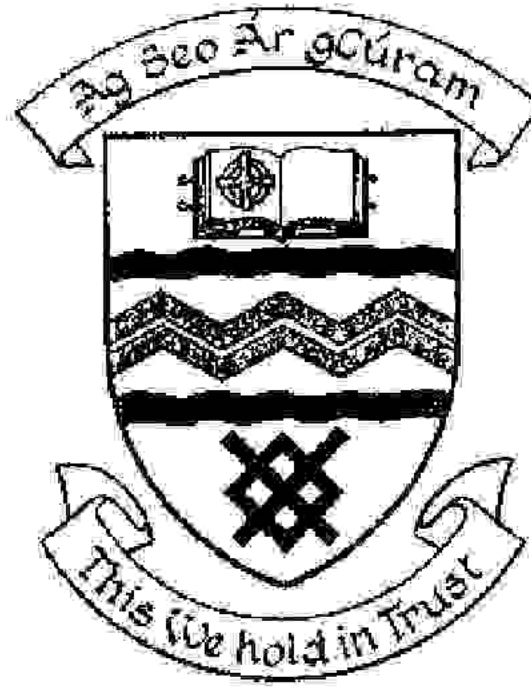
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

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REG REF. S97A/0501

- (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.

11/08/97