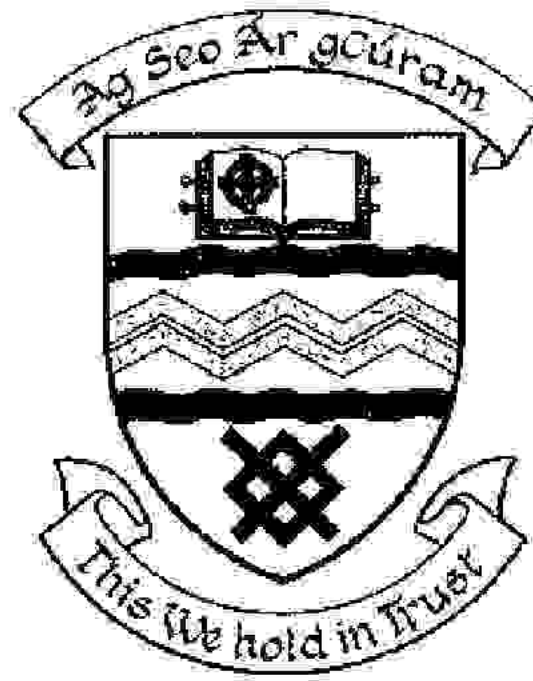


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0500	
1. Location	Garranstown, Kingswood, Ballymount Road, Tallaght, Dublin 24, with access of Ballymount Road.		
2. Development	Change of house type from 4 no.4 bed houses and 36 no.3 bed houses to 26 no.4 bed and 14 no.3 bed houses on site no.s 32 to 71, roads 3,5 and 6 with access of Ballymount Road. Previous permission for development Reg.Ref. S95A/0222.		
3. Date of Application	26/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/08/97 2.	1. 26/08/97 2.
4. Submitted by	Name: Fenton Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 3006  Date 23/10/97	Effect AP GRANT PERMISSION	
Grant	O.C.M. No. 4219  Date 08/12/97	Effect	

8.	Appeal Notified		
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**



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

Telefon: 01-462 0000  
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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 4219	Date of Final Grant 08/12/97
Decision Order Number 3006	Date of Decision 23/10/97
Register Reference S97A/0500	Date 26th August 1997

**Applicant** Kelland Homes Ltd.,

**Development** Change of house type from 4 no.4 bed houses and 36 no.3 bed houses to 26 no.4 bed and 14 no.3 bed houses on site no.s 32 to 71, roads 3,5 and 6 with access of Ballymount Road. Previous permission for development Reg.Ref. S95A/0222.

**Location** Garranstown, Kingswood, Ballymount Road, Tallaght, Dublin 24, with access of Ballymount Road.

**Floor Area** 0.000 Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 20/08/97 /26/08/97

A Permission has been granted for the development described above,  
subject to the following (8) Conditions.

REG REF. S97A/0500 SOUTH DUBLIN COUNTY COUNCIL  
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**Conditions and Reasons**

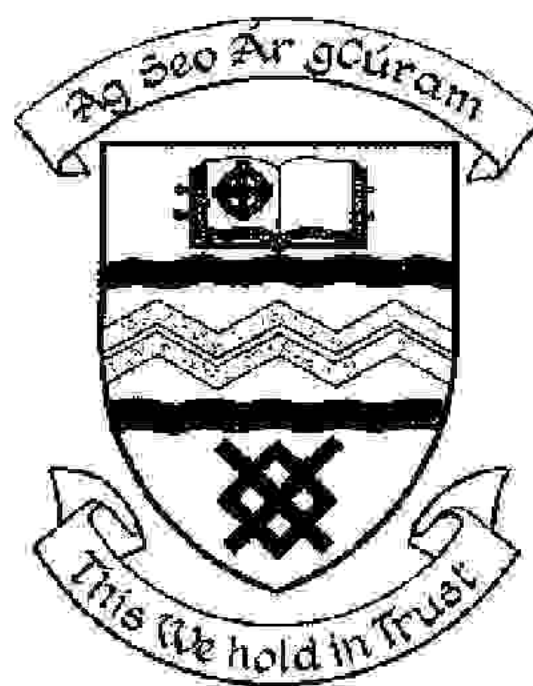
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 This permission is subject to the relevant conditions of the parent permission for this development ref. S95A/0222 for which permission was granted by An Bord Pleanála on 18/04/96 (Ref. PL.06S.097705)  
REASON:  
In the interest of clarity and proper planning and development of the area.
- 3 All four-bedroom houses shall have at least two on-site car-parking spaces.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 All first floor gable elevation windows shall be in obscure glazing.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 That arrangements be made with regard to the payment of the financial contribution in the sum of £51,000 (fifty one thousand pounds), in respect of the overall development, as required by Condition No. 14 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0222; arrangements to be made prior to commencement of development on site.  
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.



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- 6 That arrangement be made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house, in respect of the overall development, as required by Condition No. 12 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0222; arrangements to be made prior to 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 road improvement works and traffic management schemes facilitating the proposed development.

- 7 That arrangements be made with regard to the payment of the financial contribution in the sum of £300 (three hundred pounds) per house, in respect of the overall development, as required by Condition No. 13 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0222; arrangements to be made prior to 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.

- 8 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 £150,000 (one hundred and fifty thousand pounds) or a Cash Lodgement in the sum of £95,000 (ninety five thousand pounds) as required by Condition No. 15 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0222; these arrangements to be made prior to the commencement of this proposal.

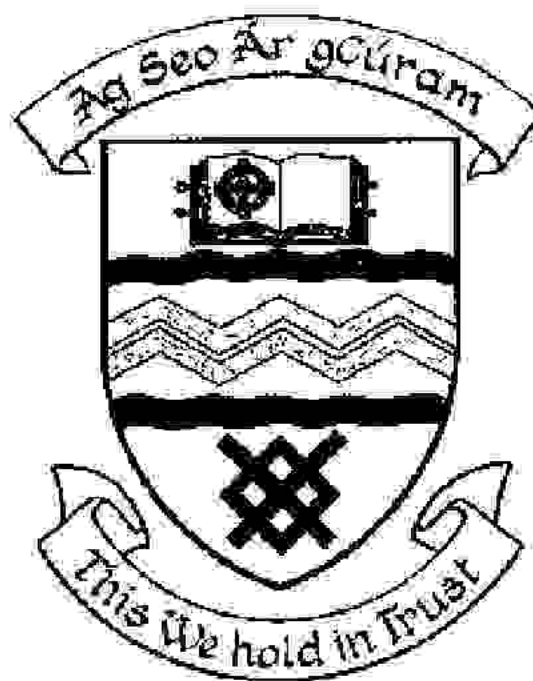
**REASON:**

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

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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.

  
.....December 1997  
for SENIOR ADMINISTRATIVE OFFICER