

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0413	
1. Location	Ballyowen and Irishtown, Lucan, Co. Dublin		
2. Development	Outline permission sought for Residential Development consisting of approximately 600 no. houses incorporating public open spaces and site development works including a Distributor Road connecting the existing roundabout at Ballyowen Lane opposite Ballyowen Park with the existing roundabout on Fonthill Road opposite Quarryvale Park on site of circa 65 acres located south of Lomans Hospital at Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan		
3. Date of Application	27/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton-Simons Planning and Dev. Consult. Address: 29 Fitzwilliam Place Dublin 2		
5. Applicant	Name: Algard Properties Ltd Address: 222-224 Harolds Cross Road, Dublin 6W		
6. Decision	O.C.M. No. 1998 Date 06/10/97	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 4124 Date 24/11/97	Effect AO GRANT OUTLINE 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/0413 SOUTH DUBLIN COUNTY COUNCIL
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Fenton-Simons Planning and Dev. Consult.
29 Fitzwilliam Place
Dublin 2

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 4124	Date of Final Grant 24/11/97
Decision Order Number 1998	Date of Decision 06/10/97
Register Reference S97A/0413	Date 27th June 1997

Applicant Algard Properties Ltd

Development Outline permission sought for Residential Development consisting of approximately 600 no. houses incorporating public open spaces and site development works including a Distributor Road connecting the existing roundabout at Ballyowen Lane opposite Ballyowen Park with the existing roundabout on Fonthill Road opposite Quarryvale Park on site of circa 65 acres located south of Lomans Hospital at Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan

Location Ballyowen and Irishtown, Lucan, Co. Dublin

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

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

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Conditions and Reasons

- 1 That details relating to estate layout, siting, height, design and external appearance of house type, public open space, provision on site for community facilities, drainage, water supply, preservation of trees, phasing of development and all related details be submitted to and approved by the Planning Authority before any works are commenced on site.

REASON:

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

- 2 That a financial contribution be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services 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.

- 3 Before the development is commenced, the developer shall lodge with South Dublin County Council a cash deposit, a bond of an Insurance Company, or other security to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development and for the protection of trees coupled with an agreement empowering the Council to apply such security or part thereof for the satisfactory completion or maintenance or protection as aforesaid of any part of the development.

REASON:

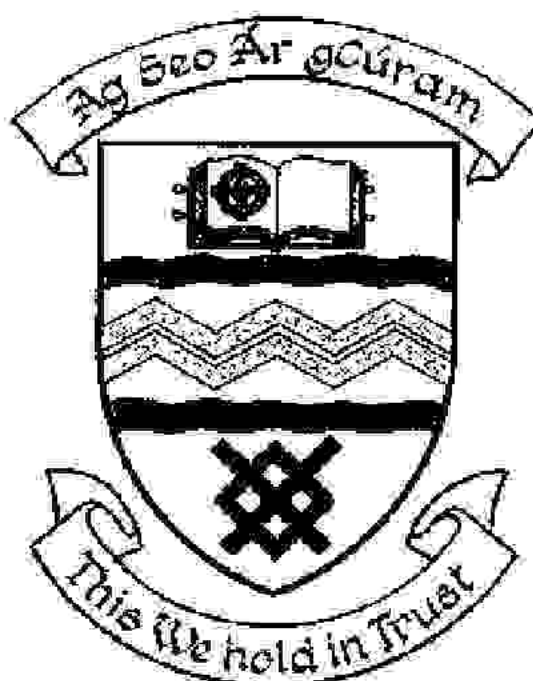
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 4 That prior to the commencement of development, special financial contributions to be determined by the Planning Authority (on submission of detailed plans for approval) be paid by the applicants to South Dublin County Council towards the cost of each of

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- (i) Upgrading of the Esker Pumping Station,
- (ii) The improvement of the Griffeen River Surface Water Drainage and
- (iii) The Lucan Water Supply Scheme,

all of which facilitate this development.

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 the development of the overall site be undertaken in phases in accordance with a scheme of phasing to be determined at approval stage and that no development take place until such a scheme be approved. The scheme should provide for the completion of appropriate sections of the development to a standard suitable for taken in charge by the Council prior to the occupation of houses in other sections.

REASON:

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

- 6 That no development take place on foot of any approval until such time as the proposed distributor road has been provided, in accordance with details to be agreed with the Council at approval stage.

REASON:

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

- 7 That prior to the commencement of development, a special financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicants towards the provision and improvement of the infrastructural road network, road improvement works and traffic management which facilitate this development.

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 network improvement works and traffic management schemes facilitating 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.

.....*[Signature]*.....24 November 1997
for SENIOR ADMINISTRATIVE OFFICER