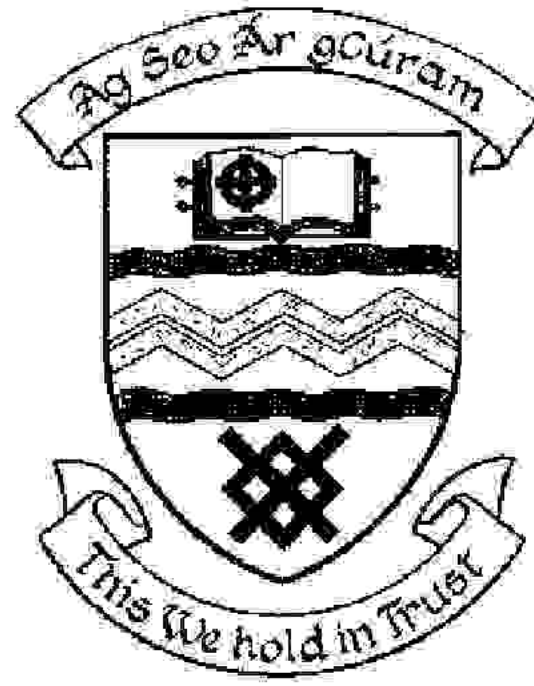


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0334	
1. Location	Earlsfort Park, Ballyowen, Lucan, Co. Dublin.		
2. Development	Permission sought for 2 storey house on site adjacent to No. 120 Earlsfort Road.		
3. Date of Application	27/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Fenton - Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place,		
5. Applicant	Name: Menolly Properties Limited, Address: 7-8 Village Centre, Main Street, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1468  Date 23/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1810  Date 09/09/97	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/0334 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  
Facs: 01-462 0104

Fenton - Simons,  
Planning & 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 1810	Date of Final Grant 09/09/97
Decision Order Number 1468	Date of Decision 23/07/97
Register Reference S97A/0334	Date 27th May 1997

Applicant Menolly Properties Limited,

Development Permission sought for 2 storey house on site adjacent to  
No. 120 Earlsfort Road.

Location Earlsfort Park, Ballyowen, Lucan, Co. Dublin.

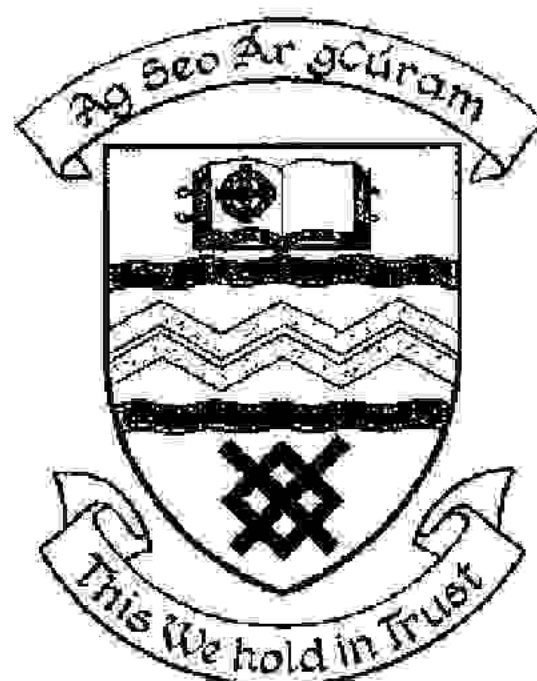
Floor Area 0.000 Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received /

A Permission has been granted for the development described above,  
subject to the following (6) Conditions.

REG REF. S97A/0334 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 subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise be in accordance with the terms and conditions of planning permission Ref. 90A/1458 as extended by planning permission Ref. 90A/1458/EP as amended by planning permission Ref. S96A/0373, including the financial conditions of these planning permission.

**REASON:**

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

- 2 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.

- 3 That the arrangements made with regard to the payment of the financial contribution in the sum of £306,000 (three hundred and six thousand pounds) in respect of the overall development, as required by Condition No. 4 of planning permission granted under Reg. Ref. 90A/1458 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.

- 4 That the arrangements made with regard to the payment of the financial contribution in the sum of £1,420 (one thousand four hundred and twenty pounds) PER HOUSE in respect of the overall development, as required by Condition No. 17 of planning permission granted under Reg. Ref. 90A/1458 and amended by An Bord Pleanla order dated 15.08.1981, reference PL 6/5/85235 be strictly adhered to in respect of this proposal.

**REASON:**



REG. REF. S97A/0334 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

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.

- 5 With regard to the extra house proposed under this application, a financial contribution in the sum of £1,000 (one thousand pounds) shall be paid by the proposer to South Dublin County Council towards the cost of the provision and/or further development of public open space at Ballyowen Park which facilitate this development; this contribution to be paid prior to the commencement of this proposal.

REASON:

It is considered reasonable that the developer shall 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.

- 6 That the arrangements made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £500,000 (five hundred thousand pounds) or a Cash Lodgement in the sum of £300,000 (three hundred thousand pounds) as required by Condition No. 5 of planning permission granted under Reg. Ref. 90A/1458; 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.

REG REF. S97A/0334 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.

.....*Annelle Doherty*.....September 1997  
for SENIOR ADMINISTRATIVE OFFICER

**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

**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number 1468</b>	<b>Date of Decision 23/07/97</b>
<b>Register Reference S97A/0334</b>	<b>Date 27th May 1997</b>

**Applicant** Menolly Properties Limited,  
**Development** Permission sought for 2 storey house on site adjacent to  
No. 120 Earlsfort Road.  
**Location** Earlsfort Park, Ballyowen, Lucan, Co. Dublin.  
**Floor Area** Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** /

In pursuance of its functions under the above mentioned Acts, the South Dublin county Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions ( 6 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

24/07/97

Fenton - Simons,  
Planning & Development Consultants,  
29 Fitzwilliam Place,  
Dublin 2.



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

REG REF. S97A/0334

PLANNING  
DEPARTMENT

P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000

Fax: 01-462 0104

Conditions and Reasons

- 1 subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise be in accordance with the terms and conditions of planning permission Ref. 90A/1458 as extended by planning permission Ref. 90A/1458/EP as amended by planning permission Ref. S96A/0373, including the financial conditions of these planning permission.

REASON:

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

- 2 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

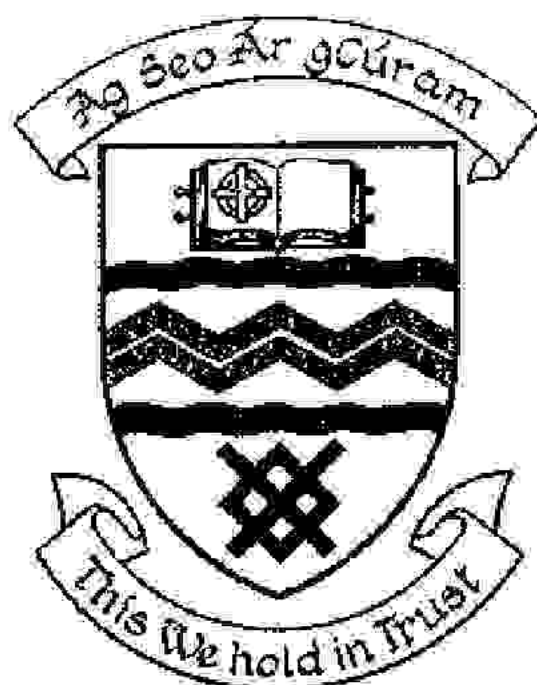
In order to comply with the Sanitary Services Acts, 1878-1964.

- 3 That the arrangements made with regard to the payment of the financial contribution in the sum of £306,000 (three hundred and six thousand pounds) in respect of the overall development, as required by Condition No. 4 of planning permission granted under Reg. Ref. 90A/1458 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.

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

REG. REF. S97A/0334

- 4 That the arrangements made with regard to the payment of the financial contribution in the sum of £1,420 (one thousand four hundred and twenty pounds) PER HOUSE in respect of the overall development, as required by Condition No. 17 of planning permission granted under Reg. Ref. 90A/1458 and amended by An Bord Pleanla order dated 15.08.1981, reference PL 6/5/85235 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.

- 5 With regard to the extra house proposed under this application, a financial contribution in the sum of £1,000 (one thousand pounds) shall be paid by the proposer to South Dublin County Council towards the cost of the provision and/or further development of public open space at Ballyowen Park which facilitate this development; this contribution to be paid prior to the commencement of this proposal.

REASON:

It is considered reasonable that the developer shall 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.

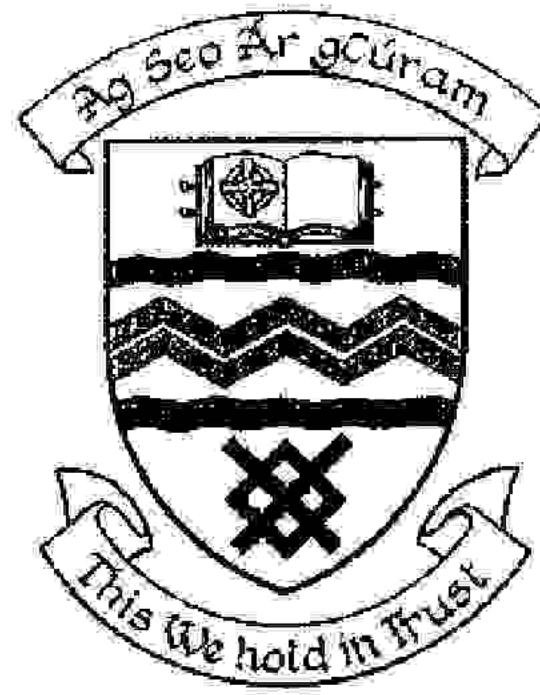
- 6 That the arrangements made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £500,000 (five hundred thousand pounds) or a Cash Lodgement in the sum of £300,000 (three hundred thousand pounds) as required by Condition No.



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

REG REF. S97A/0334

5 of planning permission granted under Reg. Ref. 90A/1458;  
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.