

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0245
1. Location	Ballycullen Farm, Knocklyon, Dublin 16.	
2. Development	Change of house type for 8 houses and the provision of 6 additional houses at previously approved housing development. (Plan of Ref. S95A/0436).	
3. Date of Application	21/04/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1.  2.
4. Submitted by	Name: Anthony Reddy & Associates, Address: North Block, Malthouse, Grand Canal Quay,	
5. Applicant	Name: Ballycullen Farms Ltd., Address: Grand Canal Quay, Dublin 2.	
6. Decision	O.C.M. No. 1204  Date 19/06/97	Effect AG GRANT PERMISSION & REFUSE PERMISSION
7. Grant	O.C.M. No. 1537  Date 30/07/97	Effect AG GRANT PERMISSION & REFUSE 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**

REG REF. S97A/0245

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**PLANNING  
DEPARTMENT**  
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Anthony Reddy & Associates,  
North Block,  
Malthouse,  
Grand Canal Quay,  
Dublin 2.

**NOTIFICATION OF GRANT of Permission**

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

Final Grant Order Number 1537	Date of Final Grant 30/07/97
Decision Order Number 1204	Date of Decision 19/06/97
Register Reference S97A/0245	Date 21st April 1997

**Applicant** Ballycullen Farms Ltd.,

**Development** Change of house type for 8 houses and the provision of 6 additional houses at previously approved housing development. (Plan of Ref. S95A/0436).

**Location** Ballycullen Farm, Knocklyon, Dublin 16.

**Floor Area** 0.000 Sq Metres

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

**Additional Information Requested/Received** /

A permission has been granted for change of house type for units 375-376 subject to the following (5) conditions.

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**Conditions and Reasons**

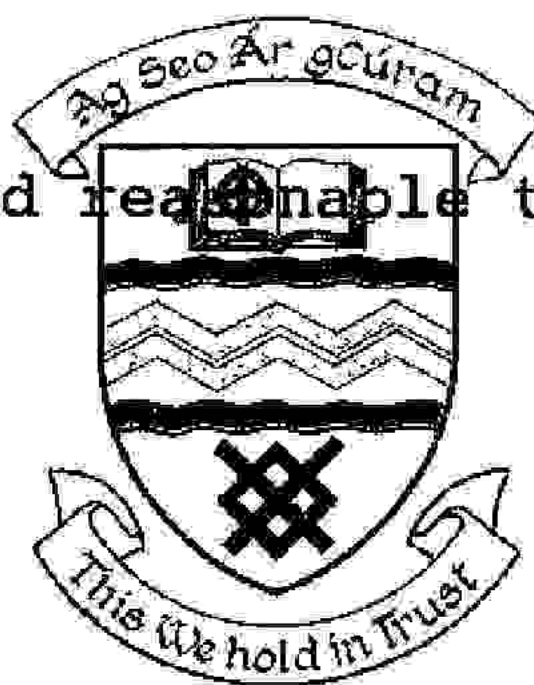
- 1        The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2        This permission is subject to all relevant conditions of the parent permission for this site Ref. S95A/0436 for which permission was granted by An Bord Pleanála on 26/8/1996 Ref. PL 06S.098299.  
REASON:  
In the interest of the proper planning and development of the area.
- 3        That arrangements be made with regard to the payment of the financial contribution in the sum of £558,900 (five hundred and fifty eight thousand nine hundred pounds) in respect of the overall development, as required by Condition No. 26 of planning permission granted under Reg. Ref. S95A/0436; 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.
- 4        That arrangement be 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. 25 of planning permission granted under Reg. Ref. S95A/0436; arrangements to be made prior to commencement of development on

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site.

**REASON:**

It is considered reasonable that the



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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 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 £1,210,000 (one million two hundred and ten thousand pounds) or a Cash Lodgement in the sum of £850,000 (eight hundred and fifty thousand pounds) as required by Condition No. 27 of planning permission granted under Reg. Ref. S95A/0436; 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.

A permission has been refused for 6 additional houses and change of house type at units 307-312 and units 275-280 for the following (2) reasons.

**Reasons**

- 1 The proposed development would materially contravene Condition No. 24 of An Bord Pleanála's Decision to grant planning permission Ref. S95A/0436 decided on 25/8/1996 (An Bord Pleanála Ref. PL 06S.098299).
- 2 The proposed additional houses represent excessive development off cul-de-sac turning areas and as such would be contrary to the proper planning and development of the area.

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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.

..........**30** July 1997  
for SENIOR ADMINISTRATIVE OFFICER