

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0073	
1. Location	adjoining south east boundary of Earlsfort Estate with access off Earlsfort View, Ballyowen, Lucan, Co. Dublin.		
2. Development	6 no. semi detached and 1 no. detached 3 bed houses and associated site works on lands of approximately half an acre. Previous Permission 90A/1458		
3. Date of Application	18/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/05/97 2.	1. 04/06/97 2.
4. Submitted by	Name: Fenton - Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Menolly Properties Ltd., Address: 7-8 Village Centre, Main Street, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1531 Date 29/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1839 Date 12/09/97	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.	

**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

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 1839	Date of Final Grant 12/09/97
Decision Order Number 1531	Date of Decision 29/07/97
Register Reference S97A/0073	Date 4th June 1997

Applicant Menolly Properties Ltd.,

Development 6 no. semi detached and 1 no. detached 3 bed houses and associated site works on lands of approximately half an acre. Previous Permission 90A/1458

Location adjoining south east boundary of Earlsfort Estate with access off Earlsfort View, Ballyowen, Lucan, Co. Dublin.

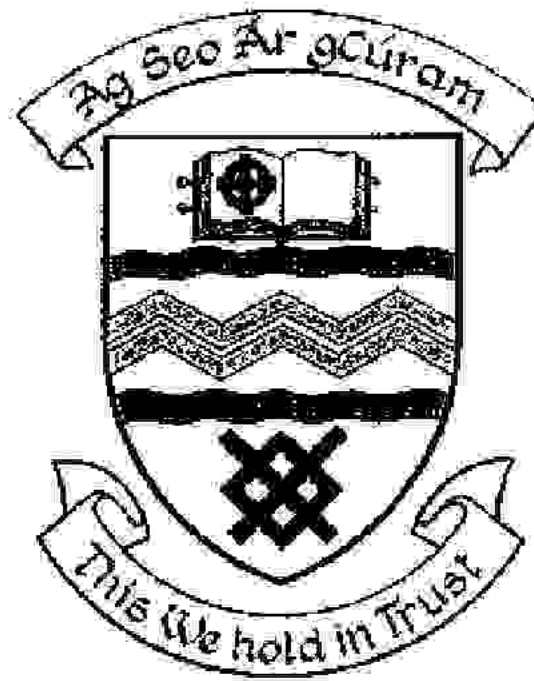
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/05/97 /04/06/97

A Permission has been granted for the development described above,
subject to the following (24) Conditions.

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 Facs: 01-462 0104

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Conditions and Reasons

- 1 subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority on the 4th June 1997.
 REASON:
 In the interests of the proper planning and development of the area.

- 2 No building or structure shall be constructed or placed, including what might otherwise be considered as exempted development within 5 metres of the 900mm diameter public sewer adjacent to the southern boundary of the site or any other sewer with the potential to be taken in charge without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.
 REASON:
 In the interests of the proper planning and development of the area and public health.

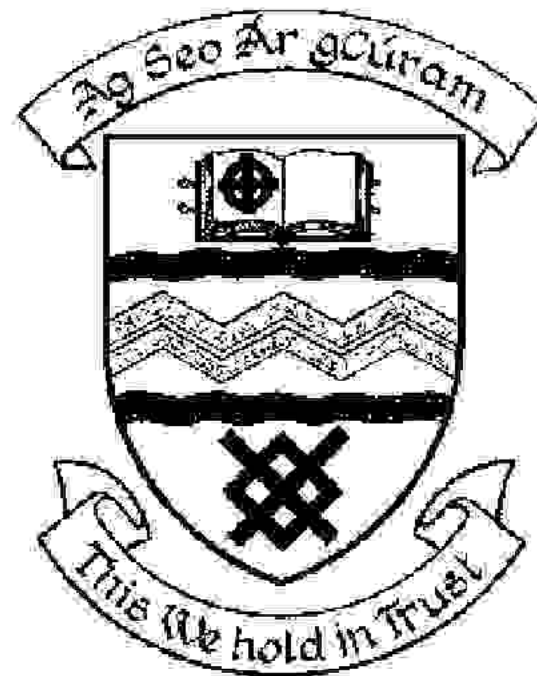
- 3 Prior to the commencement of development a detailed landscaping, planting and boundary treatment scheme for the dwellings and the site shall be submitted to and be to the satisfaction of the Planning Authority, including, in particular details of treatment to the boundary with the Ballyowen Park. Boundary treatment to the southern site boundary shall be in keeping with that constructed to the west.
 REASON:
 In the interests of the proper planning and development of the area, visual and residential amenity.

- 4 Prior to the first occupation of each dwelling front side and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow. Details for tree planting in the front gardens of dwellings, including specifications, shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

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REASON:

In the interests of the proper planning and development of the area, visual and residential amenity.

- 5 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 6 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 8 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 9 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 10 That an acceptable street naming and house numbering scheme be submitted to and approved by the county council before any constructional work takes place on the proposed houses.

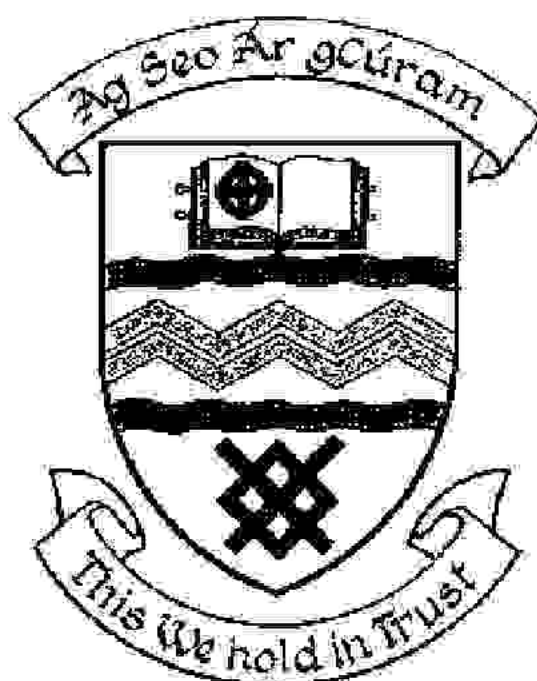
REASON:

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

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 Dublin 24.

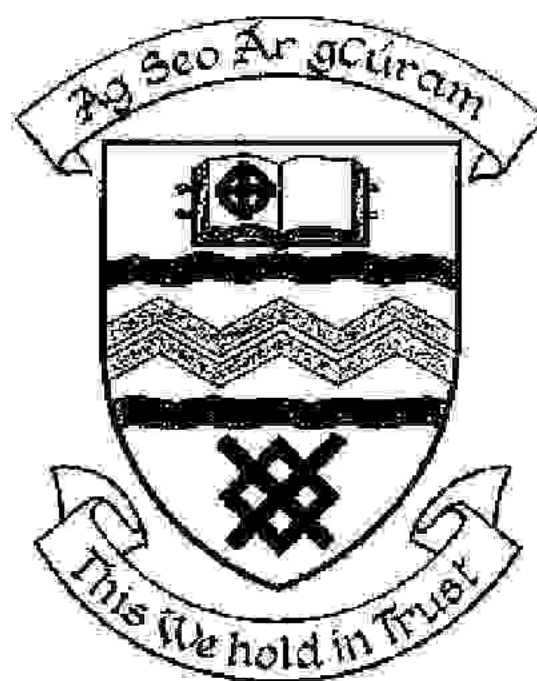
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 Fax: 01-462 0104

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- 11 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
 REASON:
 In the interest of the proper planning and development of the area.
- 12 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
 REASON:
 In the interest of reducing air pollution.
- 13 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.
- 14 Prior to the commencement of development the developer shall submit to the satisfaction of the Planning Authority, cover and invert levels to the foul sewer down to and including MHG8 on South Dublin County Council drawing 17/XI.
 REASON:
 In the interests of the proper planning and development of the area.
- 15 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.
 REASON:
 In the interest of residential amenity.
- 16 A minimum distance of 2.3 metres shall be provided between the gable ends of each pair of dwellings and each dwelling shall have a minimum rear garden depth of 11 metres.

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REASON:

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

- 17 Road construction details including footpaths providing details of cross sections, cul-de-sac bay dimensions, pavement build up, surface finishes, signs, marking and public lighting shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

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

- 18 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 19 That a financial contribution in the sum of £50.00 (fifty pounds) PER DWELLING be paid by the proposer to South Dublin County Council towards the Griffeen River improvement scheme 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:

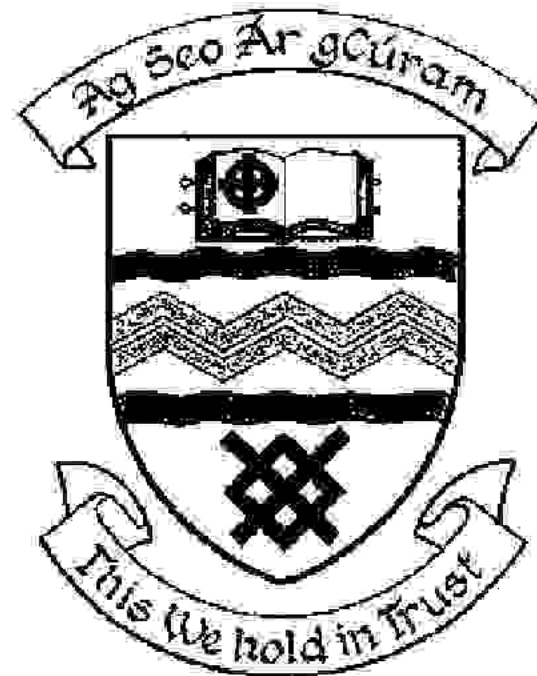
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 20 That a financial contribution in the sum of £400.00 (four hundred pounds) PER DWELLING be paid by the proposer to South Dublin County Council towards Lucan/Palmerstown Water

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Supply Scheme 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.

- 21 That a financial contribution in the sum of £1,000 (one thousand pounds) PER HOUSE be paid to South Dublin County Council towards the future development of Ballyowen Park which will serve the proposed development; this contribution to be paid before the commencement of development on site.

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.

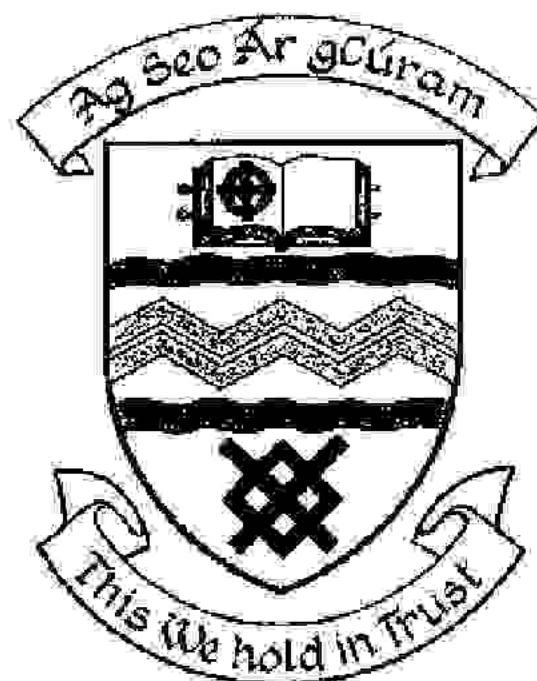
- 22 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £10,000 (ten thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
 or./...
- b. Lodgement with the Council of a Cash sum of £6,000 (six thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
 or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry

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Federation in respect of the proposed development,
in accordance with the guarantee scheme agreed with
Planning Authority.

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.

- 23 That a financial contribution in the sum of money equivalent
to the value of £8,520 (eight thousand five hundred and
twenty pounds) as on 1st January, 1991, updated in
accordance with the Wholesale Price Index - Building and
Construction (Capital Goods) as published by the Central
Statistics Office to the value pertaining at the time of
payment shall be paid by the proposer to South Dublin County
Council towards the cost of roads improvements and traffic
management 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:

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.

- 24 That a financial contribution in the sum of £3,600 (three
thousand six hundred pounds) be paid by the proposer 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.

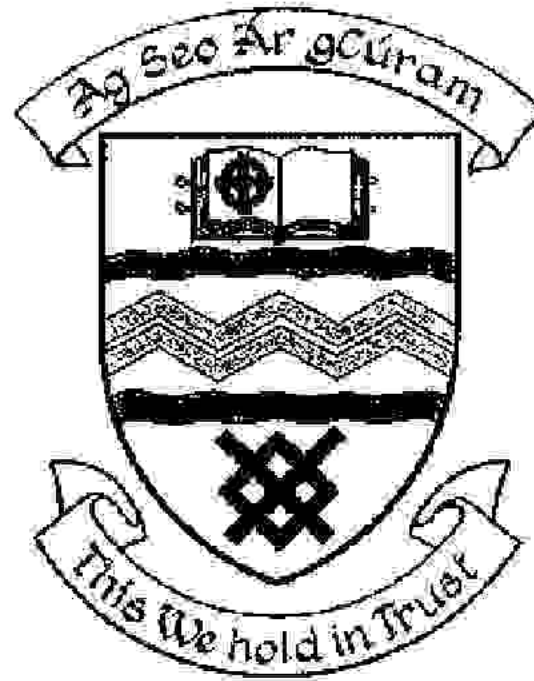
REASON:

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.

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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.

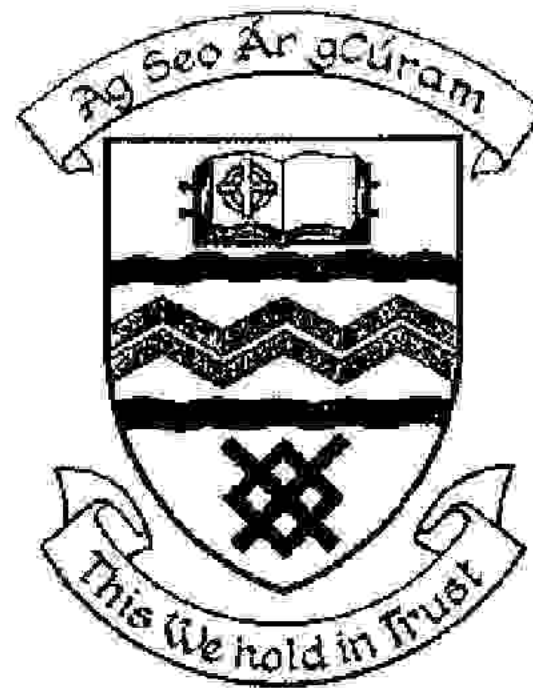
Signed on behalf of South Dublin County Council.

 15 September 1997
for SENIOR ADMINISTRATIVE OFFICER

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Facs: 01-462 0104



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DEPARTMENT**
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Dublin 24.

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

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

Decision Order Number 0825	Date of Decision 01/05/97
Register Reference S97A/0073	Date 18th February 1997

Applicant Menolly Properties Ltd.,
Development 6 no. semi detached and 1 no. detached 3 bed houses and associated site works on lands of approximately half an acre. Previous Permission 90A/1458

Location adjoining south east boundary of Earlsfort Estate with access off Earlsfort View, Ballyowen, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 18/02/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

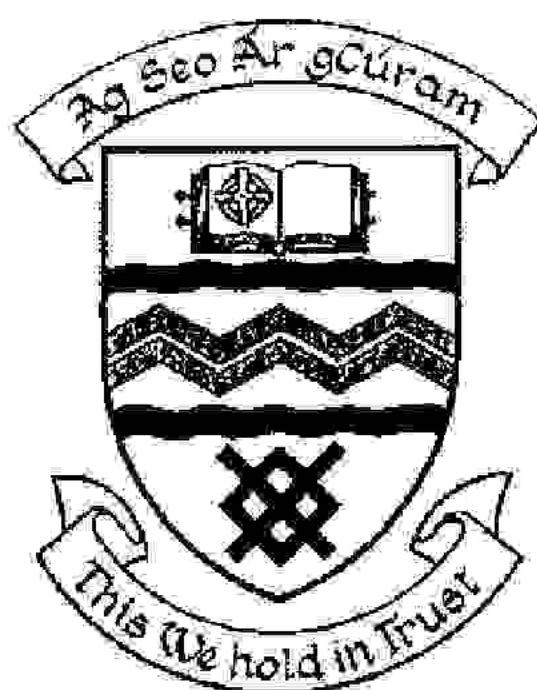
- 1 The applicant to submit 1:500 plan showing the position of the public 900mm foul sewer in relation to site boundary and proximity to nearest house. This sewer is along the Lucan/Clondalkin Road (a 10m wayleave will be required if on site. No boundary less than 5m from sewer).
- 2 The applicant to submit cover and invert levels down to and including MHG.8 on South Dublin County Council drawings 17/X1.

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

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REG REF. S97A/0073

- 3 The applicant to indicate if foul sewer into which he proposes to make connection is private or public. If private, permission to connect to be submitted.
- 4 The applicant to indicate if surface water sewer into which he proposes to connect is private or public. If private, permission to connect must be submitted.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

01/05/97