

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0651	
1. Location	Foxborough, Balgaddy, Clondalkin, Co. Dublin.		
2. Development	26 number, 3 bedroomed houses on sites 81 to 93 odd numbers Foxborough Road, sites 11 to 15 odd numbers, Foxborough close, sites 1 to 16 inclusive, Foxborough Glade.		
3. Date of Application	06/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road, Dublin 16.		
5. Applicant	Name: Rossmere Developments Ltd., Address: 28 Caple Street, Dublin 1.		
6. Decision	O.C.M. No. 0234 Date 04/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0535 Date 24/03/97	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

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D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0535	Date of Final Grant 24/03/97
Decision Order Number 0234	Date of Decision 04/02/97
Register Reference S96A/0651	Date 6th December 1996

Applicant Rossmere Developments Ltd.,

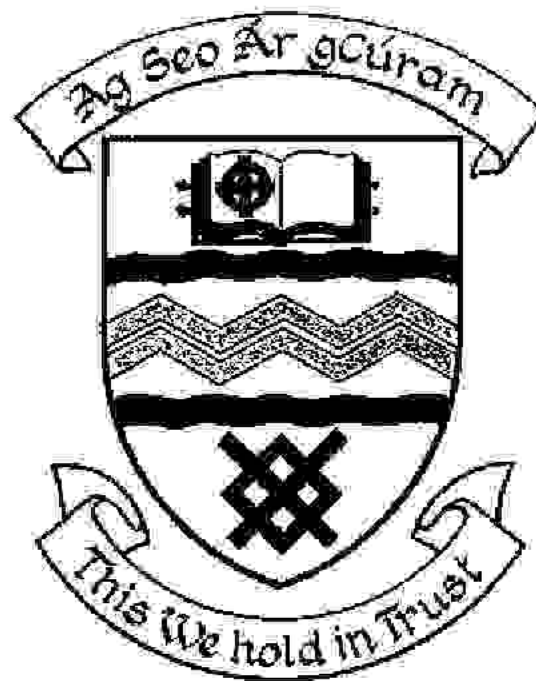
Development 26 number, 3 bedroomed houses on sites 81 to 93 odd numbers Foxborough Road, sites 11 to 15 odd numbers, Foxborough close, sites 1 to 16 inclusive, Foxborough Glade.

Location Foxborough, Balgaddy, Clondalkin, Co. Dublin.

Floor Area 2548.000 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 (27) conditions.

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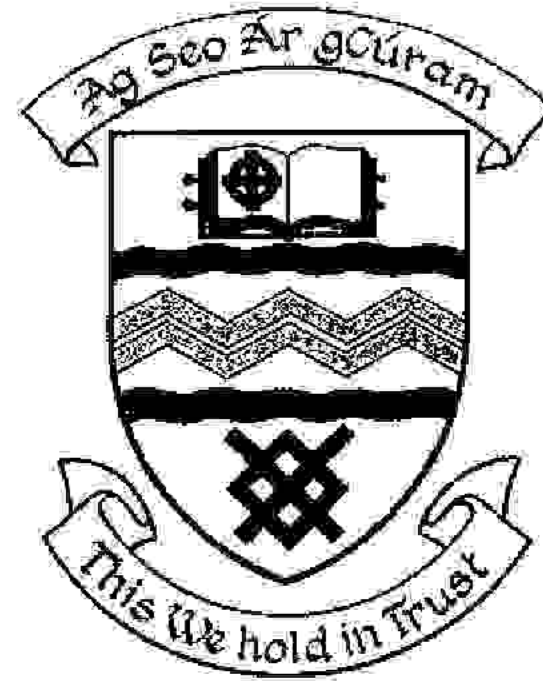
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Conditions and Reasons

- 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 House numbers 81 to 93 (odd) shall be omitted and this area of the site shall be reserved until a need for a local centre has been determined. This part of the site shall be levelled, graded and grassed in the first planting season following the commencement of development of the dwellinghouses granted under this permission.
REASON:
In the interest of the proper planning and development of the area and the provision of a local centre to serve this development area in accordance with the Ballyowen, Balgaddy, Willsbrook and Griffeen Action Area Plan which affects the application site.
- 3 Prior to 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 and in grass margins, including specifications, 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, visual and residential amenity.
- 4 Prior to the commencement of development full details for proposed boundary treatment to the dwellings and the site be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interests of the proper planning and development of the area, visual and residential amenity.

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- 5 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.

- 6 A 1.8 metre high privacy wall, plastered on both sides and capped, shall be erected for a distance of 2 metres from the rear party wall of each attached dwelling.

REASON:

In the interest of residential amenity.

- 7 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of high level type only.

REASON:

In the interests of residential amenity.

- 8 A minimum of 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.

REASON:

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

- 9 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.

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

REASON:

To prevent unauthorised development.

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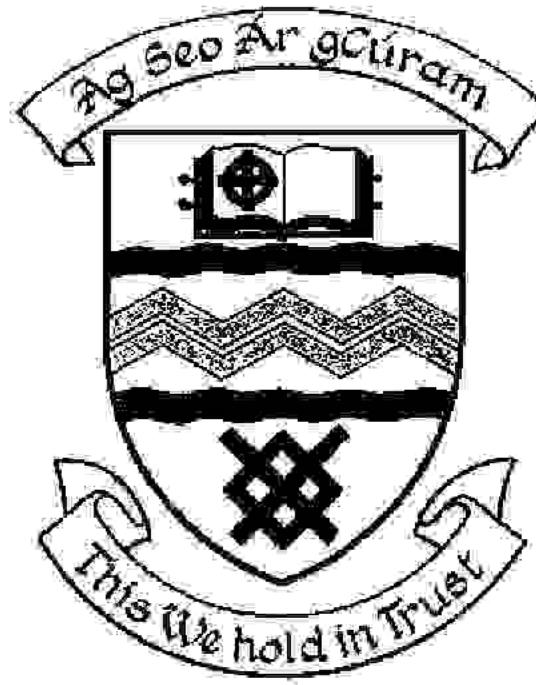
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- 11 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 12 All services to the proposed development, including electrical, telephone and television shall be placed underground throughout the site and any overhead cables crossing the site be placed underground throughout the site.
REASON:
In the interests of residential and visual amenity.
- 13 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.
- 14 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.
- 15 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.
- 16 No building shall be within 5 metres of the existing or proposed foul or surface water sewer in the site. In this regard revised proposals shall be submitted to ensure compliance with this condition with respect to dwellinghouse at corner of Foxborough Glade and No. 2 Foxborough Close.
REASON:
In the interests of a proper standard of development and public health.

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- 17 All existing and proposed surface water sewers to be incorporated in roads/footpaths/margins or public open space.
REASON:
In the interests of a proper standard of development of public health.

- 18 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 19 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.

- 20 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.

- 21 Road construction details throughout the development providing details of cross sections, cul-de-sac turning 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.
REASON:

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

- 22 On street and off street parking provision shall be in accordance with the requirements as set down in the Dublin County Development Plan 1993.
REASON:
 In the interests of the proper planning and development of the area.

- 23 All building line set backs shall be a minimum of 7.5 metres.
REASON:
 In the interests of the proper planning and development of the area and to ensure adequate on-site car parking provision in accordance with the requirements of the Development Plan.

- 24 That a financial contribution in the sum of money equivalent to the value of £1,420 (one thousand four hundred and twenty pounds) PER DWELLING HOUSE 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.

- 25 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

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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 £30,000 (thirty 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 £20,000 (twenty 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 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.

- 26 That a financial contribution in the sum of £10,200 (ten thousand two 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.

- 27 That a financial contribution in the sum of £1,000 (one thousand pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 Public Open Space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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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.

- (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.

Officer 24th
.....March 1997
for SENIOR ADMINISTRATIVE OFFICER