

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0650	
1. Location	Foxborough Road, Foxborough, Balgaddy, Clondalkin, Co. Dublin.		
2. Development	2 number, 3 bedroomed semi-detached houses on sites 114 and 116.		
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. 0233 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.	

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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 0233	Date of Decision 04/02/97
Register Reference S96A/0650	Date 6th December 1996

Applicant Rossmere Developments Ltd.,

Development 2 number, 3 bedroomed semi-detached houses on sites 114 and 116.

Location Foxborough Road, Foxborough, Balgaddy, Clondalkin, Co. Dublin.

Floor Area 196.000 Sq Metres

Time extension(s) up to and including

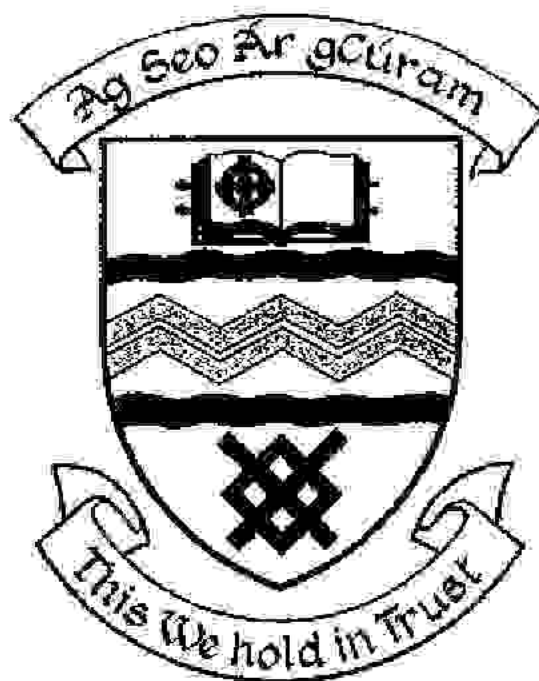
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (18) Conditions.

REG REF. S96A/0650 SOUTH DUBLIN COUNTY COUNCIL
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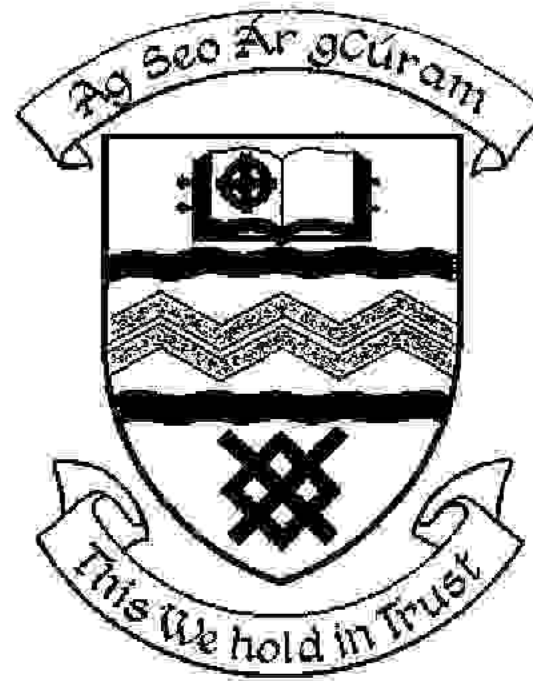
Conditions and Reasons

- 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 External finishes and colours, including roof materials shall be in keeping with existing dwellings immediately to the north of the application site and boundary treatment shall also be in keeping with these dwellings.
REASON:
In the interests of the proper planning and development of the area.
- 3 Prior to the first occupation of the dwelling, front, side and rear garden areas shall be provided with sufficient top soil, levelled and graded to allow grass and other vegetation to grow.
REASON:
In the interest of the residential and visual amenities of the area.
- 4 All bathroom windows shall be fitted with obscure glass. Where openings are provided they shall be of the high level type only.
REASON:
In the interest of 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.

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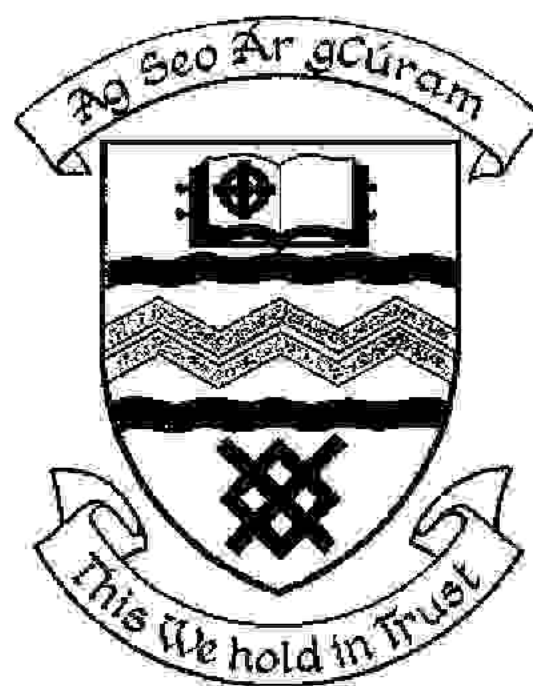
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- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
 In the interest of amenity.
- 8 That public lighting be provided as each street 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 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.
- 11 Prior to the commencement of development the applicant shall submit to the satisfaction of the Planning Authority details of sewers into which it is proposed to connect.
REASON:
 In the interests of a proper standard of development and public health.
- 12 That all watermain tapplings, 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

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these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 13 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.

- 14 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.

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

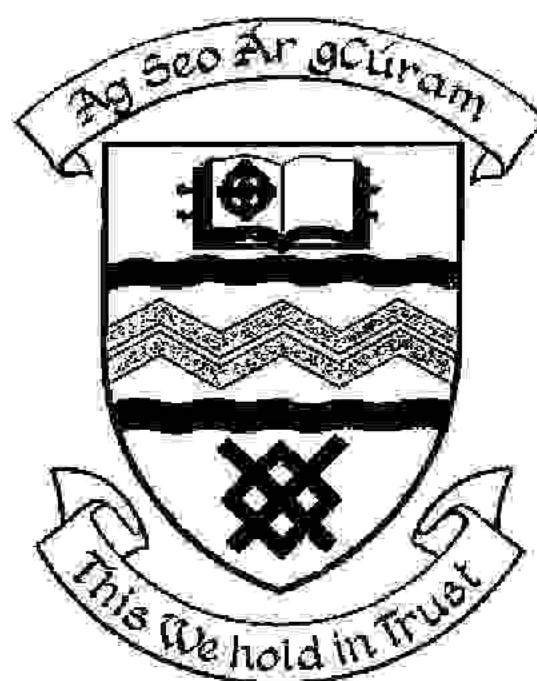
- 16 That a special levy in the sum of £50 (fifty pounds) per house be paid by the proposer to South Dublin County Council towards the cost of necessary improvements to the surface water drainage system in the Griffeen River Catchment downstream of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on site.
REASON:

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These improvement works by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of these works.

- 17 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 £3,500 (three thousand five hundred 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 £2,000 (two 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.

- 18 In respect of these two additional houses, a sum of £1,000 (one thousand pounds) PER HOUSE is to be paid by the developers to South Dublin County Council as a contribution towards the loss of public open space within the development.

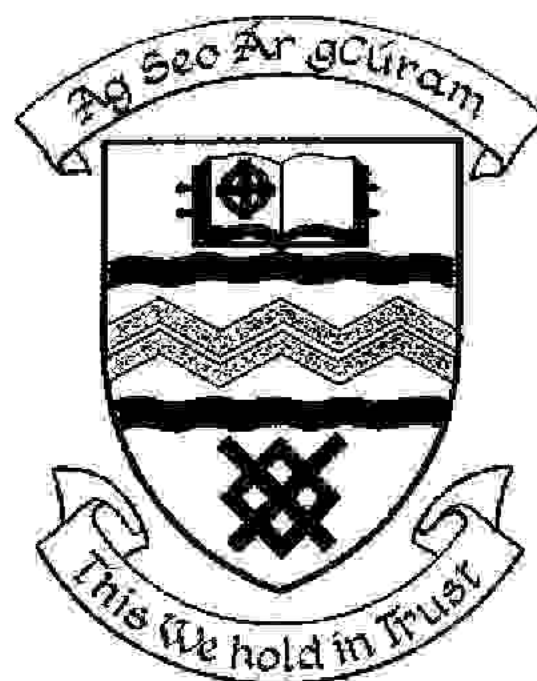
REASON:

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 contribute 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] 24th
.....March 1997
for SENIOR ADMINISTRATIVE OFFICER