

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0642	
1. Location	Earlsfort Meadows, Ballyowen, Lucan.		
2. Development	22 No. A type 3 bed houses to replace 22 No. C types 4 bed houses on site Nos. 2-44 even, Previous Permission S96A/0373.		
3. Date of Application	02/12/96	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, Dublin 2.		
5. Applicant	Name: Menolly Properties Ltd., Address: 7-8 Village Centre, Main Street, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0163 Date 24/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0468 Date 10/03/97	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.			

REG. REF. S96A/0642 **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 0468	Date of Final Grant 10/03/97
Decision Order Number 0163	Date of Decision 24/01/97
Register Reference S96A/0642	Date 2nd December 1996

Applicant Menolly Properties Ltd.,

Development 22 No. A type 3 bed houses to replace 22 No. C types 4 bed houses on site Nos. 2-44 even, Previous Permission S96A/0373.

Location Earlsfort Meadows, Ballyowen, Lucan.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

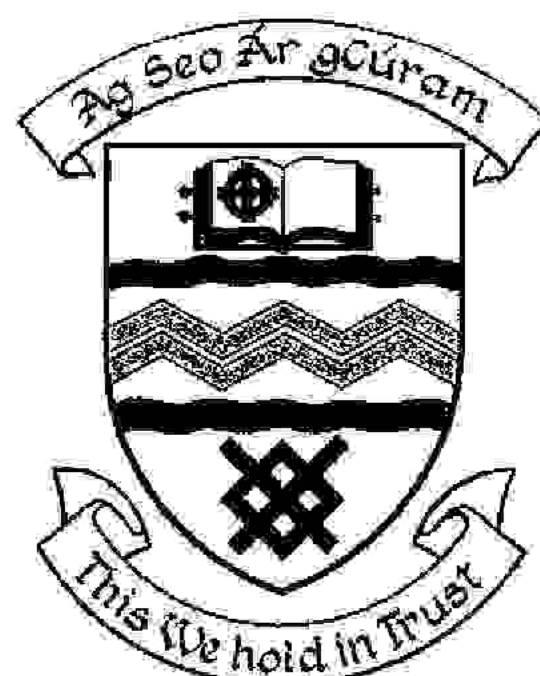
Additional Information Requested/Received /

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

REG REF. S96A/0642 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

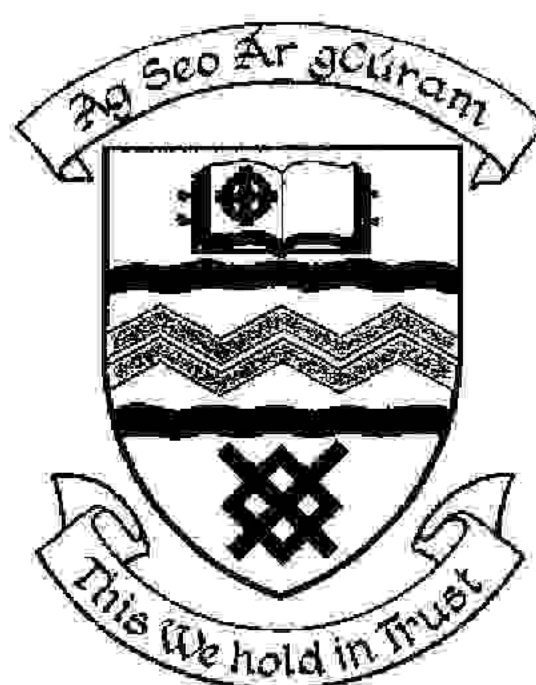
Conditions and Reasons

- 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 permissions.
REASONS:
In the interest 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 Road construction and design including pavement build-up, surface finishes, markings, carriageway widths, junctions and off-street car parking shall be in accordance with the requirements of the Planning Authority.
REASON:
In the interests of a proper standard of development and the proper planning and development of the area.
- 4 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 Register Reference 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.

REG. REF. S96A/0642 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

- 5 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 by An Bord Pleanála under Register Reference 90A/1458 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 it proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 6 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewers, watermains or drains has been given by:-

- a. Lodgement with the Council of an approved bond or letter of Guarantee in the sum of £500,000 (five hundred thousand pounds),
- b. Lodgement with the Council of a Cash Sum of £300,000 (three hundred thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

REASON:

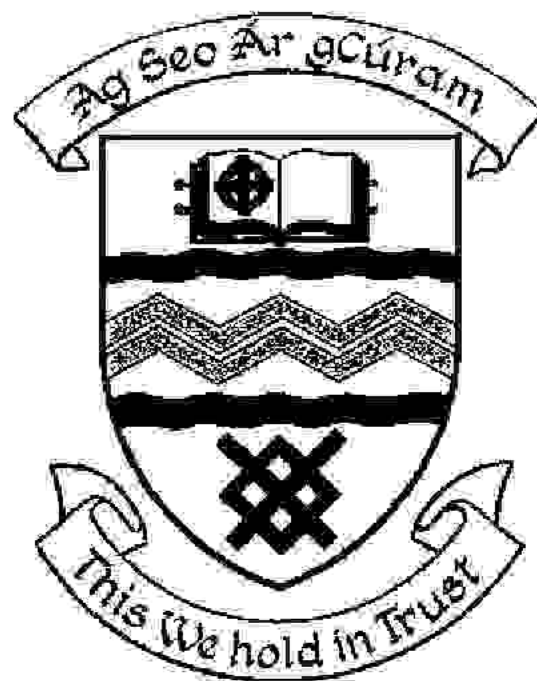
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.

REG REF. S96A/0642 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

- (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.

...*A. J. ...*...*tdh*... March 1997
for SENIOR ADMINISTRATIVE OFFICER