

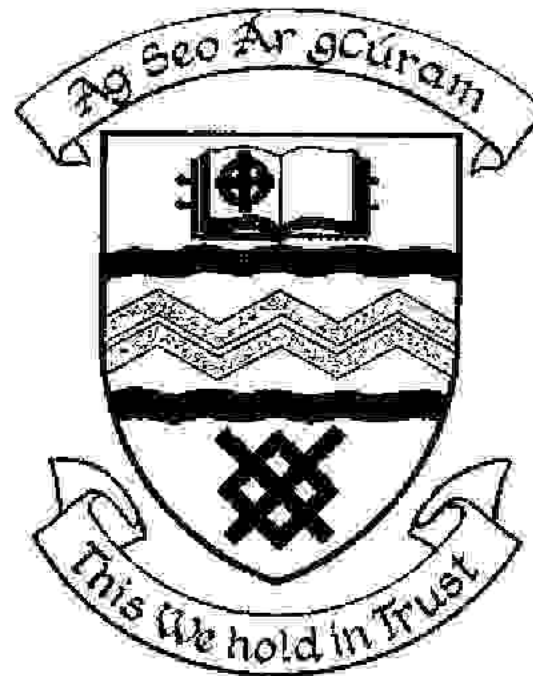
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0629	
1. Location	Ballycullen Farm, Knocklyon, Dublin 16.		
2. Development	Relocation of 4 no. two storey houses omitted by Condition No. 24 (2) of previously approved housing development to the area identified by Condition No. 17 (Previous Plan Reg. Ref. S95A/0436)		
3. Date of Application	22/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	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. 0133 Date 20/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0464 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.	

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 0464	Date of Final Grant 10/03/97
Decision Order Number 0133	Date of Decision 20/01/97
Register Reference S96A/0629	Date 22nd November 1996

Applicant Ballycullen Farms Ltd.,

Development Relocation of 4 no. two storey houses omitted by Condition No. 24 (2) of previously approved housing development to the area identified by condition No. 17 (Previous Plan Reg. 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 the development described above,
subject to the following (7) conditions.

REG. REF. S96A/0629 SOUTH DUBLIN COUNTY COUNCIL
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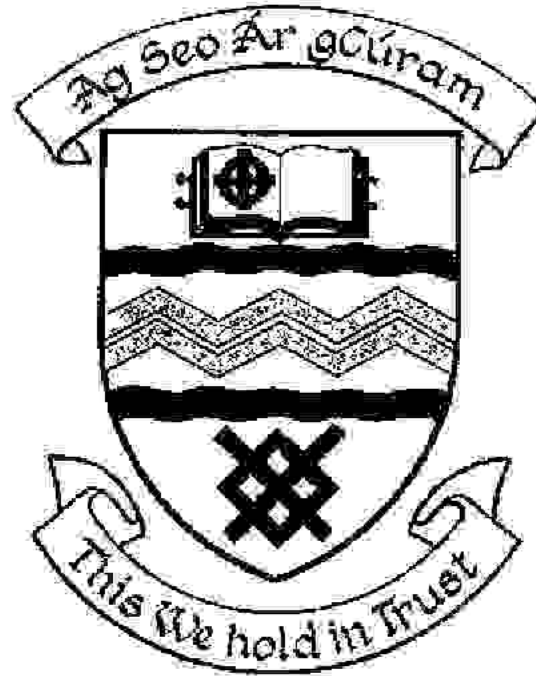
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by unsolicited additional information received by the Planning Authority on 15/01/97, 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 relates solely to the site outlined in red on site layout plan to scale 1:1000 received with this application (DRG. NO. 95-153-1014) and does not relate to any conditions for compliance stipulated in the parent permission ref. S95A/0436.
REASON:
In the interest of clarity and the proper planning and development of the area.
- 3 The proposed house finishes shall match the finish of adjoining houses for which permission exists at no.s 191-206.
REASON:
In the interest of visual amenity.
- 4 This permission is in all other respects subject to permission ref. S95A/0436 granted by An Bord Pleanála on 26/8/96, and the conditions attached hereto.
REASON:
In the interest of the proper planning and development of the area.
- 5 That arrangements be made with regard to the payment of the financial contribution in the sum of £558,900 (five hundred fifty eight thousand and nine hundred pounds) in respect of

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the overall development, as required by Condition No. 26 of planning permission granted by An Bord Pleanála 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 developer should contribute towards the cost of providing the services.

- 6 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,600 (one thousand and six hundred pounds) PER HOUSE, in respect of the overall development, as required by condition No. 25 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0436; arrangements to be made prior to commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Council in respect of road improvement and traffic management proposals in the area facilitating the proposed development.

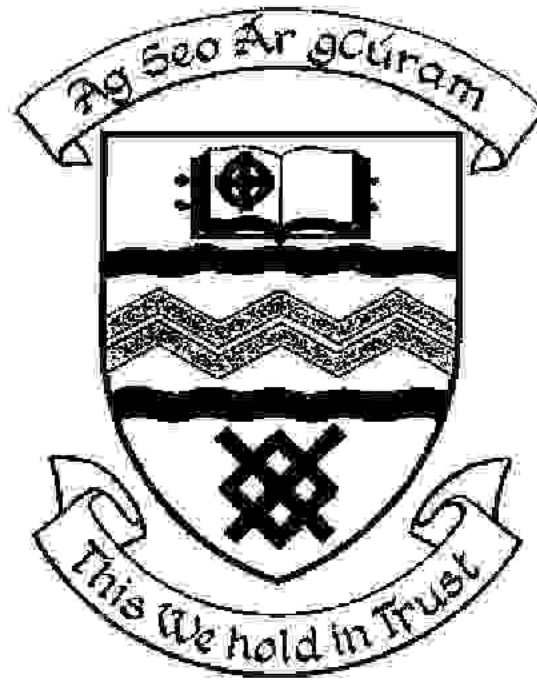
- 7 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Road, Open Spaces, Car Parks, Sewers, Watermains and Drains, has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

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £1,210,000 (one million, two hundred and ten thousand pounds) until the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
or./...
- b. Lodgement with Council of a Cash Sum of £850,000 (eight hundred and fifty 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./...

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- 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.

- (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.

A. O'Farrell 10th March 1997
 for SENIOR ADMINISTRATIVE OFFICER