

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0548	
1. Location	Earlsfort, Ballyowen, Lucan.		
2. Development	35 No. A type houses to replace 32 No. houses on site Nos. 1-15 odd Earlsfort Avenue, 1-19 odd Earlsfort Vale and 2-28 even Earlsfort Vale (Previous Permission for 507 houses Reg. Ref. 90A/1458).		
3. Date of Application	14/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 06/11/96 2.	1. 08/11/96 2.
4. Submitted by	Name: Fenton - Simons, Address: Planning and 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. 2448 Date 18/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0193 Date 30/01/97	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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Fenton - Simons,
Planning and 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 0193	Date of Final Grant 30/01/97
Decision Order Number 2448	Date of Decision 18/12/96
Register Reference S96A/0548	Date 8th November 1996

Applicant Menolly Properties Ltd.,

Development 35 No. A type houses to replace 32 No. houses on site Nos. 1-15 odd Earlsfort Avenue, 1-19 odd Earlsfort Vale and 2-28 even Earlsfort Vale (Previous Permission for 507 houses Reg. Ref. 90A/1458).

Location Earlsfort, Ballyowen, Lucan.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 06/11/96 /08/11/96

A Permission has been granted for the development described above,
subject to the following (10) conditions.

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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken strictly in accordance with the submitted plans and details and shall otherwise strictly accord with the terms and conditions of planning permission Ref. 90A/1458 as extended by planning permission Ref. 90A/1458/EP including the financial conditions thereof.
REASON:
In the interests 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 Minimum separation of 2.3 metres to be provided between dwellings.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £500,000 (five hundred thousand pounds) or a cash lodgement of £300,000 (three hundred thousand pounds) in respect of the overall development as required by Condition No. 5 of planning permission granted under Register Reference 90A/1458 be strictly adhered to in respect of this proposal.
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.
- 5 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

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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.

- 6 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 under Register Reference 90A/1458 and amended by order of An Bord Pleanála dated 15.08.1991. Reference PL 6/5/85235; arrangements to be made prior to commencement of development on site.

REASON:

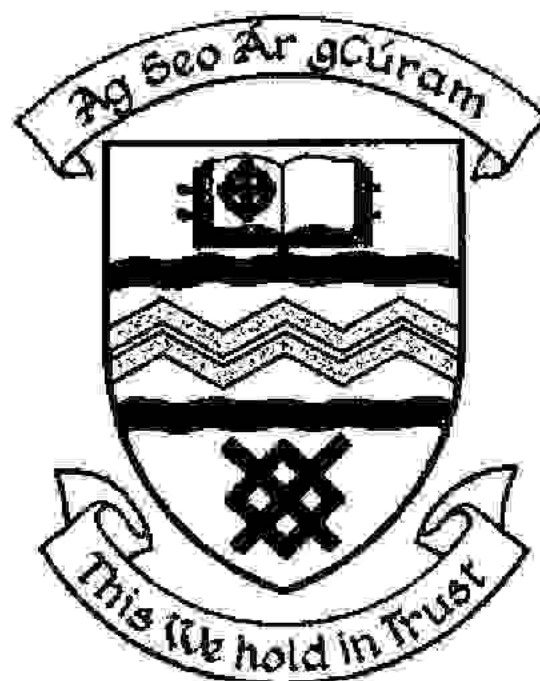
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 7 With regard to the three extra houses a financial contribution in the sum of money equivalent to the value of £1,420 per house (one thousand four 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.

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- 8 Cul-de-sac turning bay dimensions shall be to the requirements of the Roads Department of South Dublin County Council.

REASON:

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

- 9 All houses shall be set back a minimum of 7.5 metres from the present boundary.

REASON:

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

- 10 House No. 2 to be set back at least 2 metres from the distributor road boundary.


REASON:

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

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

 31st January 1997
 for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 2154	Date of Order 06/11/96
Register Reference S96A/0548	Date 14th October 1996

Applicant Menolly Properties Ltd.,

Development 35 No. A type houses to replace 32 No. houses on site Nos. 1-15 odd Earlsfort Avenue, 1-19 odd Earlsfort Vale and 2-28 even Earlsfort Vale (Previous Permission for 507 houses Reg. Ref. 90A/1458).

Location Earlsfort, Ballyowen, Lucan.

Dear Sir/Madam,

An inspection carried out on 29/10/96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name

Fenton - Simons,
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29 Fitzwilliam Place,
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REG REF. S96A/0548

- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

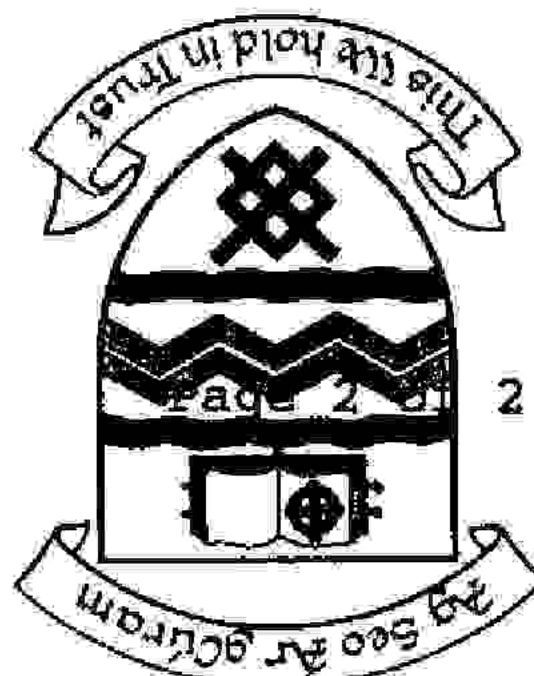
No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

06/11/96

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