

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0532
1. Location	Ballycullen, Ballyeragh, Killininny and Oldcourt	
2. Development	Approval sought for modifications to layout of previous approval for 146 houses Reg. Ref. S95A/0531 being Phase 5 of overall development. The modifications affect 69 No. houses on Roads 13, 14, 15 and 16 resulting in a loss of 9 No. houses overall, the elimination of access onto Daletree Road, and adjustment to shape of Public Open Space.	
3. Date of Application	07/10/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Approval	1. 2.
4. Submitted by	Name: Fenton - Simons, Planning 7 Dev. Consult Address: 29 Fitzwilliam Place, Dublin 2.	
5. Applicant	Name: Maplewood Homes Ltd. Address: 222-224 Harolds Cross Road, Dublin 6W.	
6. Decision	O.C.M. No. 2354 Date 05/12/96	Effect AA GRANT APPROVAL
7. Grant	O.C.M. No. 0115 Date 20/01/97	Effect AA GRANT APPROVAL
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

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 7 Dev. Consult
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 0115	Date of Final Grant 20/01/97
Decision Order Number 2354	Date of Decision 05/12/96
Register Reference S96A/0532	Date 7th October 1996

Applicant Maplewood Homes Ltd.

Development Approval sought for modifications to layout of previous approval for 146 houses Reg. Ref. S95A/0531 being Phase 5 of overall development. The modifications affect 69 No. houses on Roads 13, 14, 15 and 16 resulting in a loss of 9 No. houses overall, the elimination of access onto Daletree Road, and adjustment to shape of Public Open Space.

Location Ballycullen, Ballycragh, Killininny and Oldcourt

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Approval has been granted for the development described above,
subject to the following (28) Conditions.

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 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 Due to the structural deficiencies affecting the design capacity of the main surface water outfall twin 1200mm diameter pipes in Firhouse the developer shall pay £44,684 (forty four thousand, six hundred and eighty four pounds) to South Dublin County Council prior to the commencement of the development as a contribution towards expenditure that is proposed to be incurred by the Council in respect of remedial works to ensure that these pipes can cater for the design flow. These remedial works will facilitate the proposed development and shall be completed prior to the occupation of any houses in this phase. Alternatively, and in lieu of this contribution the developer shall carry out the necessary remedial works in accordance with the requirements and specifications of South Dublin County Council.

REASON:

It is considered reasonable that the developer should contribute towards these remedial works which will facilitate the proposed development.

- 3 That the piping of the stream from the existing twin 1200mm diameter pipes at Firhouse Community Centre upstream to the proposed Killininny-Scholarstown Link Road be carried out by the applicant to the standards of South Dublin County Council and be completed prior to the occupation of any houses in this phase.

REASON:

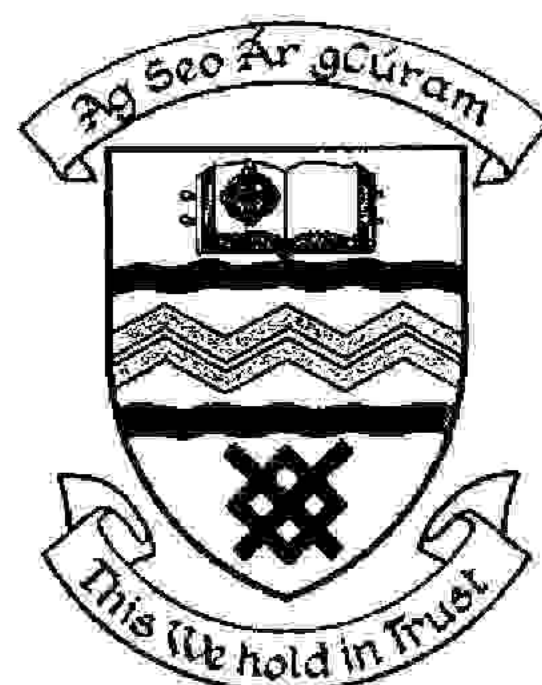
In the interest of the proper planning and development of the area.

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

REASON:

To prevent unauthorised development.

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 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.

 - 6 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.

 - 7 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.

 - 8 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.

 - 9 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
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.

These requirements to include the following:

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

(i) Foul Sewer:

No proposed house to be within 5m of an existing or proposed sewer line. (See house E3 beside Daletree Road-No. 21)

(ii) Surface Water Sewer:

No proposed house to be within 5m of an existing or proposed sewerline. All redundant streams and ditches to be piped with spigot and socket pipes, layed open-jointed and surrounded in media and tapped into pipe system.

(iii) Water Supply:

1. Watermain on Road no. 8 to be upsized from 150mm to 250mm to comply with future water distribution requirements.
2. Watermain feeding the eastern side of Road No.s 13, 14 and 16 to be upsized from 100mm to 150mm.
3. Revised watermain layout to be submitted and agreed in writing by the Planning Authority prior to the commencement of the works.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 11 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.

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.

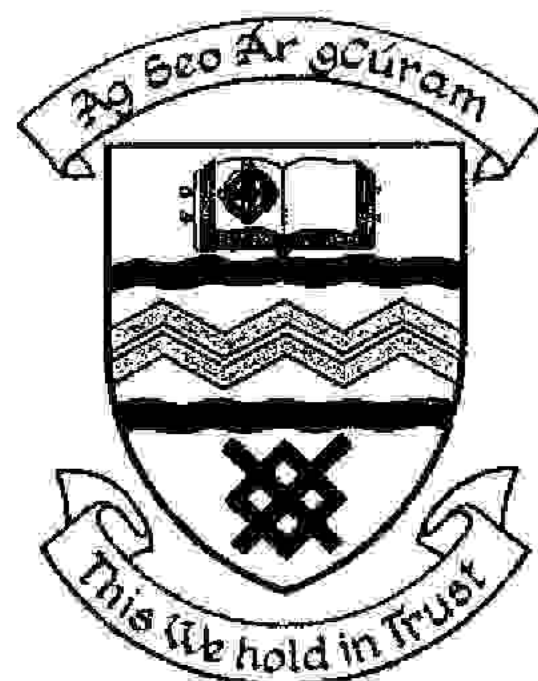
Telephone: 01-462 0000
Fax: 01-462 0104

-
- 12 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.
- 13 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. Timber fencing is not acceptable. Details to be submitted for the written agreement of the Planning Authority prior to the commencement of the development.
REASON:
In the interest of visual amenity.
- 14 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.
- 15 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.
REASON:
To protect the amenities of the area.
- 16 That a specification and plan for street tree planting be agreed in writing by the Planning Authority prior to the commencement of the development.
REASON:
In the interest of visual amenity.

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

- 17 That a pedestrian path and grass verge, to Council standards, be provided along the boundaries of the open space with roads 13, 14 and 15 and the foul sewer line and surface water sewer line in this vicinity be located under the said paths.
REASON:
 In the interest of proper planning and development of the area.

- 18 That the incidental open space between Road 13, and houses 90 and 91, Road 15, be incorporated into the front gardens of adjoining houses.
REASON:
 In the interest of the proper planning and development of the area.

- 19 That the proposed speed control island at the junction of Roads 8 and 9 be replaced with another form of traffic calming measure such as a junction platform. Details to be agreed in writing by the Planning Authority prior to the commencement of the development.
REASON:
 In the interest of the proper planning and development of the area.

- 20 That all front driveways be at least 7.5m in length.
REASON:
 In the interest of the proper planning and development of the area.

- 21 That details of front garden boundary treatments be submitted for the written agreement of the Planning Authority prior to the commencement of the development.
REASON:
 In the interest of the proper planning and development of the area.

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

- 22 That road no.'s 13 and 15 be not used for access to the adjoining lands to the south. The southern boundary to the site to be formed by a 2m high block wall, suitably capped and rendered on its southern face and on its northern face where it is visible forward of the front building lines of the houses.

REASON:

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

- 23 The external finishes of the proposed houses shall be similar to house no.'s 141-146 already constructed in PHASE 5.

REASON:

In the interest of visual amenity.

- 24 That arrangements be made with regard to the payment of the financial contribution in the sum of £58,800 (fifty eight thousand, eight hundred pounds) towards the provision of public services in respect of the overall development, as required by Condition No. 2 of planning permission granted under Register Reference S95A/0531. 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.

- 25 That arrangements be made with regard to the payment of the financial contribution in the sum of £44,684 (forty four thousand, six hundred and eighty four pounds) towards the cost of remedial sanitary services works as required by Condition No. 6 of planning permission granted under Register Reference S95A/0531. 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

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

reasonable that the developer should contribute towards the cost of providing the services.

- 26 That arrangements be made with regard to the payment of the financial contribution of £1,600 (one thousand six hundred pounds) per house subject to index linking from 01.01.1991, towards the cost of road improvements and traffic management in the area of the proposed development and which facilitate the development, as required by Condition No. 4 of planning permission granted under Register Reference S95A/0531. 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 incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 27 That arrangements be made with regard to the payment of the financial contribution of £300 (three hundred pounds) per house for the purpose of landscaping the Class I public open space which will facilitate the proposed development, as required by Condition No. 5 of planning permission granted under Register Reference S95A/0531. 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 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 facilitate the proposed development.

- 28 That arrangements be made with regard to the lodgement of security assessed at a bond or letter of guarantee from an approved company in the sum of £235,000 (two hundred and thirty five thousand pounds) or a cash lodgement in the sum of £150,000 (one hundred and fifty thousand pounds) as required by Condition No. 3 of planning permission granted under Reg. Ref. S95A/0531, these arrangements to be made prior to commencement of development on site.

REASON:

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

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

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.

.....21 January 1997
for SENIOR ADMINISTRATIVE OFFICER