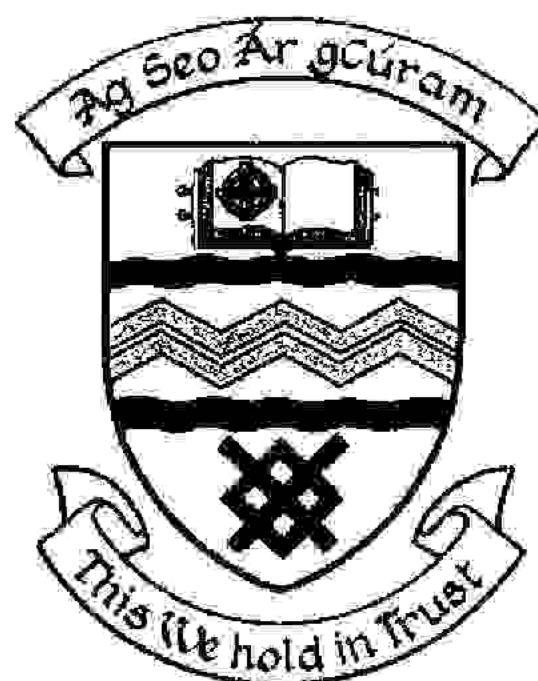


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0531	
1. Location	Junction of Daletree Road, previously approved Road No. 8, Ballycragh, Knocklyon, Oldcourt and Killininny		
2. Development	2 storey neighbourhood centre consisting of 3 No. shop units on ground floor & 2 No. service/offices and 1 No. apartment on first floor to comply with Condition No. 2 (iii) of Outline Permission for Resident Development at Ballycragh Knocklyon, Oldcourt and Killininny Reg. Ref. 92A/1885.		
3. Date of Application	07/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 2.	1. 2.
4. Submitted by	Name: Fenton - Simmons, Planning & Dev. Consul 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. 2351 Date 05/12/96	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0114 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.	

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Fenton - Simmons, Planning & Dev. Consul
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 0114	Date of Final Grant 20/01/97
Decision Order Number 2351	Date of Decision 05/12/96
Register Reference S96A/0531	Date 7th October 1996

Applicant Maplewood Homes Ltd.

Development 2 storey neighbourhood centre consisting of 3 No. shop units on ground floor & 2 No. service/offices and 1 No. apartment on first floor to comply with Condition No. 2 (iii) of Outline Permission for Resident Development at Ballycragh Knocklyon, Oldcourt and Killininny Reg. Ref. 92A/1885.

Location Junction of Daletree Road, previously approved Road No. 8, Ballycragh, Knocklyon, Oldcourt and Killininny

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 (19) conditions.

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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 That the proposed apartment be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 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.
- 6 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 these services by the County Council will facilitate the

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proposed development it is considered reasonable that the Council should recoup the cost.

- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 8 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

REASON:

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

- 9 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 10 Fascia signs for the shop units shall comprise individually mounted letters of a material and colour to be agreed in writing by the Planning Authority. If required, signs shall be either back-lit or lit by recessed strip-lighting only. Box internally illuminated signs shall not be permitted.

REASON:

In the interest of visual amenity.

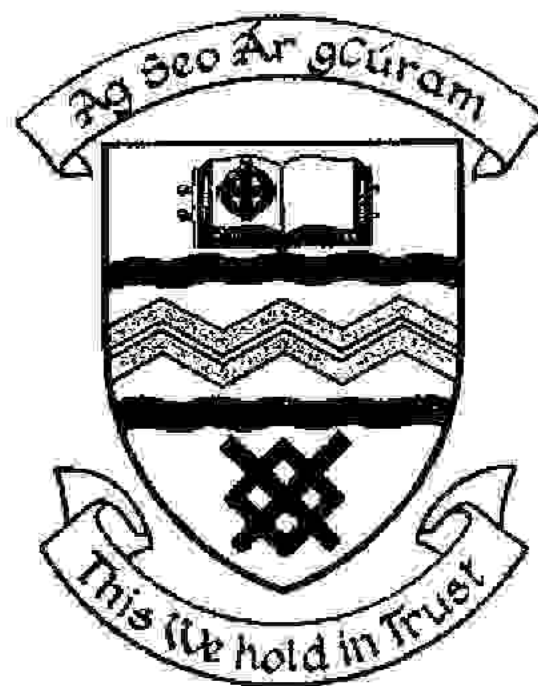
- 11 The external finishes of the building shall match the finishes of proposed houses adjoining the development to the south and west.

REASON:

In the interest of visual amenity.

- 12 The proposed first floor windows in the gable elevations of the building shall be omitted. If required, the windows omitted shall be replaced by inserting windows in the front

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elevation of the building to match proposed windows. The rear elevation windows of the proposed office units shall be in obscure glazing.

REASON:

To preserve the residential amenities of adjoining property in the interest of the proper planning and development of the area.

- 13 Security shutters for retail units, if required, shall be located behind the window display areas and shall be of the lattice see-through type in a similar colour to the shop fronts.

REASON:

To ensure that the building maintains a reasonable external appearance outside of normal shopping hours.

- 14 The proposed residential apartment shall be retained in residential use and shall not be converted for any commercial use.

REASON:

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

- 15 The 2.0m high boundary wall with Daletree Road shall be capped and plastered along its external face.

REASON:

In the interest of visual amenity.

- 16 No part of the building shall be within 5.0m of any public foul or surface water sewer or any watermain.

REASON:

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

- 17 That details of boundary treatment and landscaping to the front of the proposed building be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

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

- 18 That a financial contribution in the sum of £1,800 (one thousand, eight hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services 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:

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.

- 19 That a financial contribution in the sum of money equivalent to the value of £4,800 (four thousand, eight hundred 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.

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.

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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.

 January 1997
for SENIOR ADMINISTRATIVE OFFICER