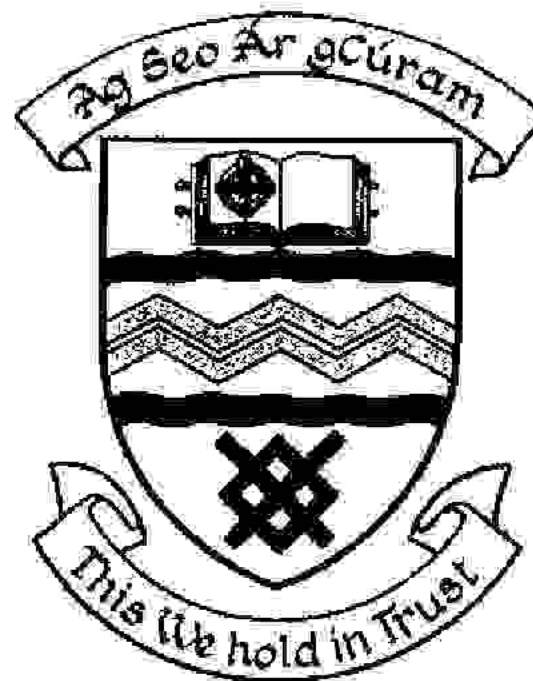


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0487	
1. Location	Old Mill, Edmondstown Road, Rathfarnham, Dublin 14, (opp. entrance to Springvale).			
2. Development	Three 2-storey townhouses and two detached 2-storey houses.			
3. Date of Application	12/09/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 03/10/96 2.	1. 09/10/96 2.	
4. Submitted by	Name: Conroy Crowe Kelly Architects, Address: 65 Merrion Sq., Dublin 2.			
5. Applicant	Name: Luxury Homes Ltd., Address: Ballygaddy Road, Tuam, Co. Galway.			
6. Decision	O.C.M. No. 2350 Date 05/12/96	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 0113 Date 20/01/97	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
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

Conroy Crowe Kelly Architects,
 65 Merrion Sq., Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0113	Date of Final Grant 20/01/97
Decision Order Number 2350	Date of Decision 05/12/96
Register Reference S96A/0487	Date 9th October 1996

Applicant Luxury Homes Ltd.,

Development Three 2-storey townhouses and two detached 2-storey houses.

Location Old Mill, Edmondstown Road, Rathfarnham, Dublin 14, (opp. entrance to Springvale).

Floor Area 328.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/10/96 /09/10/96

A Permission has been granted for the development described above,
 subject to the following (21) 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 That details of the location and design of the junction of the proposed access road with Edmondstown Road, and details of design, material and construction of kerbing, footpaths and access road be agreed in writing with the Roads Department of South Dublin County Council before commencement of any development on site. (The building line including the removal of porches/conservatories may be modified in order to comply with this condition).
REASON:
 In the interest of traffic safety and orderly development of the area.

- 3 That each house shall have provision for 2 no. off-street car park spaces. A revised layout of individual front boundary treatment, car parking and footpath and details of surface finishes shall be agreed in writing with Roads Department and the Planning Authority prior to commencement of development on site. (The building line, including the removal of porches/conservatories) may be modified in order to comply with this condition).
REASON:
 In the interest of traffic safety and orderly development of the area.

- 4 That each proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.

- 5 That a financial contribution in the sum of £2,400 (two thousand, four 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

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

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.

- 6 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.
- 7 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.
- 8 That public lighting be provided before the development 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.
- 9 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.
- 10 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.

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.

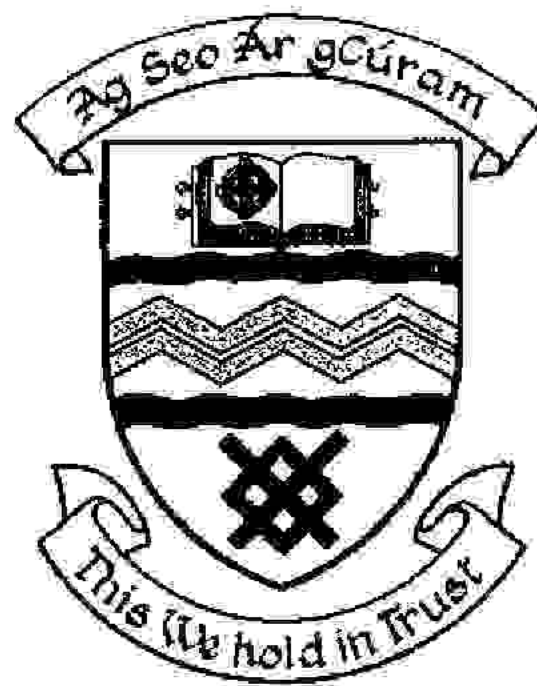
Telephone: 01-462 0000
 Fax: 01-462 0104

-
- 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.
- 12 That an acceptable house numbering scheme be submitted to an approved by the South Dublin 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 a structural engineer be present on site at all necessary times during construction of the retaining wall/ embankment and terraced gardens. As constructed drawings to be submitted to the Planning Authority on completion of the development.
REASON:
 To ensure as adequate standard of development and in the interest of safety.
- 14 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.
REASON:
 In the interest of the proper planning and development of the area.
- 15 Adequate screening shall be maintained/provided at the rear of the site. Details of tree planting for the site shall be submitted for the written agreement with the Parks Department/Planning Authority prior to commencement of development on site.
REASON:
 In the interest of amenities 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

-
- 16 Detail of material and finish of boundary walls shall be submitted for written agreement with the Planning Authority prior to commencement of any development on site.
REASON:
 In the interest of amenities of the area.
- 17 Details regarding the disposal of garbage shall be agreed with Roads Engineer prior to commencement of development.
REASON:
 In the interest of the proper planning and development of the area.
- 18 Units to be moved southwards in order to provide a minimum set back of 1.15 metres from northern boundary. Minimum separation of 2.3 metres to be provided between units. Units 1 and 2 to be moved westwards to accord with Condition No. 2 of decision of An Bord Pleanála on Reg. Ref. S93A/0010.
REASON:
 In the interest of the proper planning and development of the area.
- 19 That a financial contribution in the sum of £1,000 (one thousand pounds) per house be paid by the proposer to South Dublin County Council towards the cost of the development of Class I recreational facilities at the major open space area of Edmondstown and Rathfarnham Castle which will facilitate the proposed development; this contribution to be paid before the 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.
- 20 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 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 £4,000 (four thousand pounds) Or./...
 b. Lodgement with the Council of a Cash sum of £4,000 (four thousand pounds) to be applied by the Council at its

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

absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

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.

- 21 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) per house 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.

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.

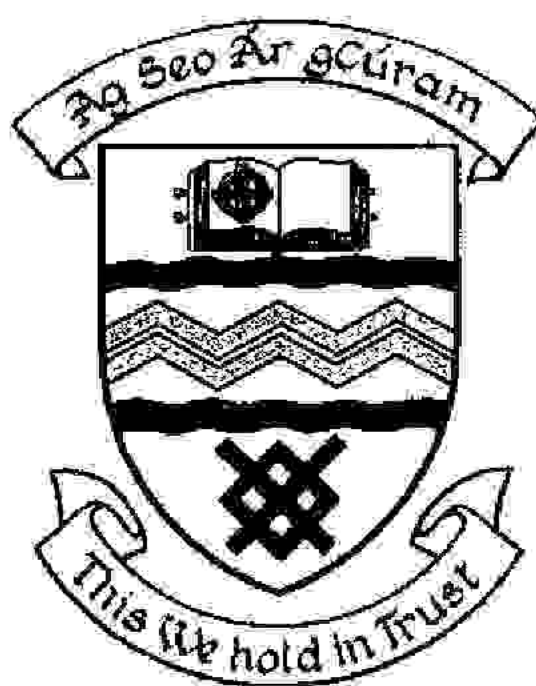
Signed on behalf of South Dublin County Council.

REG REF. S96A/0487

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

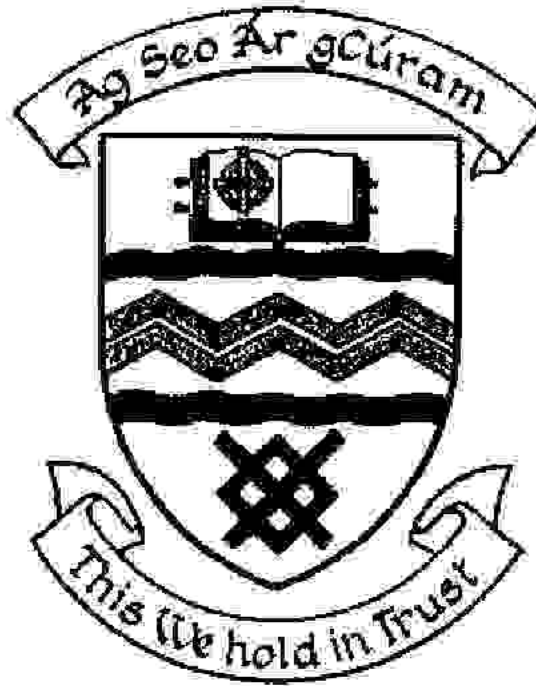


**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

..... January 1997
for SENIOR ADMINISTRATIVE OFFICER

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

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

Order Number 1913	Date of order 02/10/96
Register Reference S96A/0487	Date 12th September 1996

Applicant Luxury Homes Ltd.,
Development Three 2-storey townhouses and two detached 2-storey houses.
Location Old Mill, Edmondstown Road, Rathfarnham, Dublin 14, (opp. entrance to Springvale).

Dear Sir/Madam,

An inspection carried out on 25/09/96 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) a copy of the text of the notice
- (b) a plan 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
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)

Conroy Crowe Kelly Architects,
65 Merrion Sq., Dublin 2.

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

REG REF. S96A/0487

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

- (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.

03/10/96