

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0435	
1. Location	Oldcourt, Ballycullen, Knocklyon, Ballycragh.		
2. Development	Minor modifications to existing layout including omission of garages to house Nos. 137 and 138 and change of house type from E1 type 3 bed to B type 3 bed house on sites 115 to 134 inclusive at Road 13, being part of Phase 5 of overall residential development. Previous permission Reg. Ref. S95A/0531.		
3. Date of Application	08/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/08/96 2.	1. 28/11/96 2.
4. Submitted by	Name: Fenton-Simons, Planning & Dev. Constls., 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. 2451 Date 18/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0192 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 & Dev. Constls.,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0192	Date of Final Grant 30/01/97
Decision Order Number 2451	Date of Decision 18/12/96
Register Reference S96A/0435	Date 28th November 1996

Applicant Maplewood Homes Ltd.,

Development Minor modifications to existing layout including omission of garages to house Nos. 137 and 138 and change of house type from E1 type 3 bed to B type 3 bed house on sites 115 to 134 inclusive at Road 13, being part of Phase 5 of overall residential development. Previous permission Reg. Ref. S95A/0531.

Location Oldcourt, Ballycullen, Knocklyon, Ballycragh.

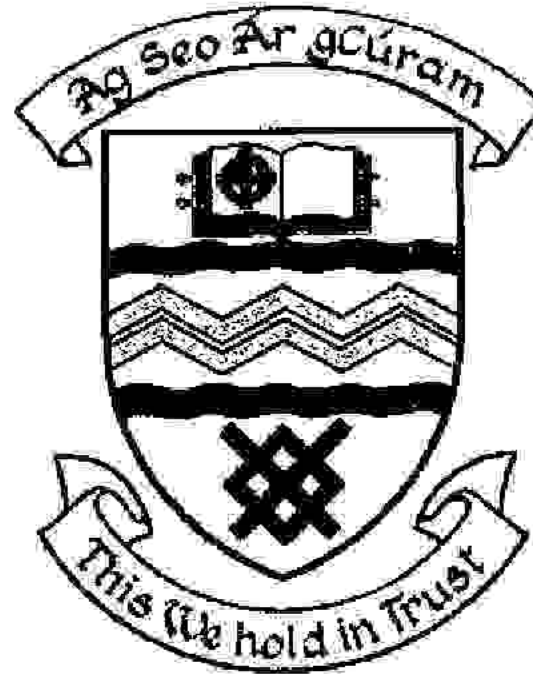
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/08/96 /28/11/96

A Permission has been granted for the development described above,
subject to the following (8) 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, as amended by unsolicited additional information received on 16th August 1996, 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 refers to a change of house-type only. In all other respects the proposed development remains subject to permission Ref. S95A/0531, conditions 1-26 inclusive.
REASON:
In the interest of clarity and the proper planning and development of the area.

- 3 The house finishes shall match the finish of B-type houses no.'s 145 and 146 on the opposite side of Road 13.
REASON:
In the interest of visual amenity.

- 4 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) 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.

- 5 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,600 (one thousand

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six hundred pounds) per house in respect of the overall 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.

- 6 That arrangements be made with regard to the payment of the financial contribution in the sum of £300 (three hundred pounds) per house in respect of the overall 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.

- 7 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) in respect of the overall development 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:

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

- 8 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

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for 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 £235,000 (two hundred and thirty five thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of £150,000 (one 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./...
- 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.

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.


.....January 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 1622	Date of Order 20/08/96
Register Reference S96A/0435	Date 8th August 1996

Applicant Maplewood Homes Ltd.,

Development Minor modifications to existing layout including omission of garages to house Nos. 137 and 138 and change of house type from E1 type 3 bed to B type 3 bed house on sites 115 to 134 inclusive at Road 13, being part of Phase 5 of overall residential development. Previous permission Reg. Ref. S95A/0531.

Location Oldcourt, Ballycullen, Knocklyon, Ballycragh.

Dear Sir/Madam,

An inspection carried out on 14/8/96 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:

Fenton-Simons, Planning & Dev. Constls.,
29 Fitzwilliam Place,
Dublin 2.

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REG REF. S96A/0435

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- (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)
- (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,

.....^{LB}.....
for Senior Administrative Officer.

21/08/96