

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0432	
1. Location	Springvale, Edmondstown Road, Ballyboden.		
2. Development	Construction of 32 two storey three bedroom houses, roads, site walls and ancillary services on site.		
3. Date of Application	06/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/10/96 2.	1. 12/11/96 2.
4. Submitted by	Name: Gerald Cantan Dip. Arch., M.R.I.A.I., Address: Unit 2, Edel House, 51-52 Bolton St.,		
5. Applicant	Name: Dunboden Estates Ltd., Address: Springvale House, Springvale, Ballyboden.		
6. Decision	O.C.M. No. 0399 Date 26/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	06/03/97	Written Representations	
9. Appeal Decision	08/09/97	Grant Permission	
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.	

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S96A/0432

APPEAL by Springvale Residents Association care of Henry F. Lawlor of 10 Beechwalk, Brookwood, Dublin and Dunboden Estates Limited care of Gerald Cantan of Unit 2, Edel House, 51-52 Bolton Street, Dublin against the decision made on the 26th day of February, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Dunboden Estates Limited for development comprising the construction of 32 two storey, three bedroom houses, roads, site walls and ancillary services on site at Springvale, Edmondston Road, Ballyboden, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the compatibility of the proposed development with the zoning objective for the area as set out in the current development plan for the area and to the existing housing development in the area, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of property in the vicinity or be otherwise contrary to the proper planning and development of the area.

SECOND SCHEDULE

1. The proposed development shall comply with the plans, particulars and specifications lodged with the planning authority on the 6th day of August 1996, as modified by the additional information lodged on the 12th day of November 1996 and subsequently modified by the further information lodged on the 3rd day of February 1997, the 10th day of February 1997 and the 11th day of February 1997, except as may otherwise be required in order to comply with the following conditions.

Reason: To clarify the nature and extent of the development authorised by this grant of permission in the interest of orderly development.

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2. (1) Details of the design, precise location and the construction programme for the retaining structures to be constructed along the eastern and western sides of the section of the access road to the rear of houses numbers 22 to 29 Springvale and along the eastern edge of the proposed open space to the rear of houses numbers 7 to 21 Springvale shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.
- (2) The construction of the retaining structures, shall be carried out under the supervision of an appropriately qualified person who shall be on site during the works and shall certify the satisfactory completion of the works. On completion of the necessary works, copies of the said certification shall be submitted to the planning authority.
- (3) A crash barrier shall be provided along the eastern edge of the access road between it and the public open space which is to be provided to the east. Details of the specific location, design and height of the barrier, including provision to allow for access for maintenance purposes of the open space, shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of public safety.

3. All service cables associated with the proposed development (such as electrical, communal television, telephone and street lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

4. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of amenity and public safety.

5. The internal road network, including the proposed access road and its junction with the existing road in the Springvale Estate, the turning bay, corners, footpaths and kerbs shall comply with the detailed requirements of the planning authority, including those relating to gradients and sight distances.

Reason: In the interest of amenity and public safety.

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6. The proposed area of public open space shall be reserved for such use. It shall be fenced off and shall not be used as a site compound or for storage of plant, materials or spoil.

Reason: In the interest of residential amenity.

7. The proposed development site shall be landscaped in accordance with a landscaping scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. This scheme shall include:

- (a) A plan to a scale of not less than 1:500 showing:
 - (i) The trees to be removed and those to be retained, indicating species, heights, crown spread and condition,
 - (ii) the species and siting of all new planting, and
 - (iii) proposals for the soiling, seeding, grading and landscaping of the proposed area of public open space.
- (b) A landscape management plan to include details of the measures to protect existing trees and shrubs during the construction phase and
- (c) a timetable for the implementation of this scheme indicating details of phasing.

Reason: In the interest of visual amenity.

8. Prior to the commencement of development, proposals for an estate/street name, house numbering scheme shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of orderly development.

9. (a) Screen walls shall be provided at such locations as may be required by the planning authority to screen rear gardens from public view. Details of the location, height, materials and external finishes of the walls shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

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- (b) Details of the proposed boundary treatment of the development site and in particular the treatment of the boundary with the existing residential development to the east shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of residential and visual amenity.

10. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

11. The materials, colours and textures of all the external finishes to the proposed houses shall be submitted to and agreed in writing with the planning authority before the commencement of construction of the houses.

Reason: In the interest of orderly development and the visual amenities of the area.

12. The windows at first floor level in the side elevation of the semi-detached and end of terrace houses shall be of obscure glass.

Reason: In the interest of residential amenity.

13. The developer shall construct and maintain to the planning authority's standard for taking in charge all the roads, including footpaths, verges, public lighting, public open space, sewers, watermains or drains, forming part of the development, until taken in charge by the planning authority.

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

14. Prior to the commencement of any development on the site the developer shall submit for the written agreement of the planning authority a revised site layout plan detailing all the final modifications proposed as detailed in the additional information submitted and as required by the conditions attached hereto.

Reason: In the interest of clarity and orderly development.

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15. Prior to the commencement of development, the developer shall pay the sum of £23,820 (twenty three thousand eight hundred and twenty pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to South Dublin County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Council in respect of the provision of public water supplies and sewerage facilities facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Council in respect of the provision of public water supplies and sewerage facilities facilitating the proposed development.

16. The developer shall pay a sum of money to South Dublin County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Council in respect of the provision of road construction/improvement works, and the cost of traffic management in the area facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Council in respect of the provision of road construction/improvement works, and the cost of traffic management in the area facilitating the proposed development.

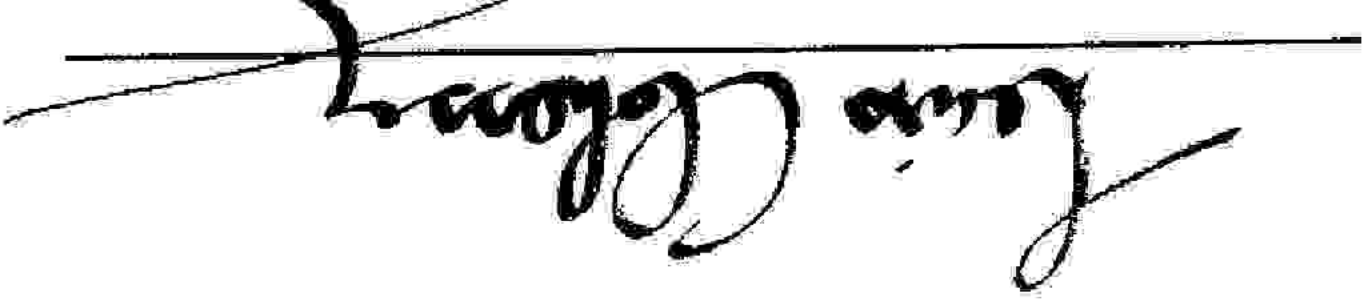
Prior to the commencement of development, the developer shall pay the sum of £250 (two hundred and fifty pounds)(updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) per house to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in respect of the provision and development of Class 1 public open space facilitating the proposed development.

Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

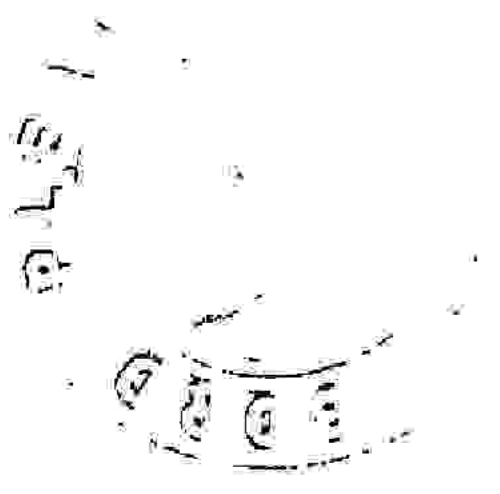
Reason: It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the Council in respect of the provision and development of Class 1 public open space facilitating the proposed development.

Prior to the commencement of development, the developer shall lodge with South Dublin County Council a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the Council of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the Council to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the Council and the developer or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.


 Member of An Bord Pleanála
 duly authorised to authenticate
 the seal of the Board.

Dated this 3rd day of September 1997.



SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0399	Date of Decision 26/02/97
Register Reference S96A/0432	Date 6th August 1996

Applicant Dunboden Estates Ltd.,

Development Construction of 32 two storey three bedroom houses, roads, site walls and ancillary services on site.

Location Springvale, Edmondstown Road, Ballyboden.

Floor Area Sq Metres

Time extension(s) up to and including 28/02/97

Additional Information Requested/Received 21/10/96 /12/11/96

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

subject to the conditions (24) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

26/02/97

Gerald Cantan Dip. Arch., M.R.I.A.I.,
Unit 2, Edel House,
51-52 Bolton St.,
Dublin 1.

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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 additional information received on 12/11/96 and subsequently amended by unsolicited information received by the Planning Authority on 3/2/97, 10/02/97 and 11/02/97, 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 each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That the gradient of the proposed access road to be to the requirements of the Roads Department.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the site distances at the corner between Springvale house and No.s 50-52 be to the requirements of the Roads Department.
REASON:
In the interest of the proper planning and development of the area.
- 5 That a structural engineer be present on site during all works associated with the Permacrib structures.
REASON:

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

- 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 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.
- 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 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.

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- 11 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.

- 12 That in regard to foul sewer drainage the applicant shall ensure:

- a. That all sewer lines with the potential to be taken in charge must be in public open space or incorporated in a proposed road;
- b. That no sewer is to be within 5m of an existing or proposed house or structure unless otherwise agreed in writing with the Environmental Services Department before commencement of development. An exception to this condition is the sewer along access road where it can be allowed to be within 3m of the proposed retaining wall on the eastern side of the access provided that the foundations of the retaining wall are kept below the invert level of the sewer;
- c. Retaining wall on the eastern side of access road to be designed for stability in the event of the sewers being excavated in the access road;
- d. All sewers be laid with a minimum cover of 1.2m in roads footpaths and driveways and .9m in open spaces. If this is not possible a concrete surround to be provided;
- e. Applicant to ensure full and proper separation of foul and surface water systems.

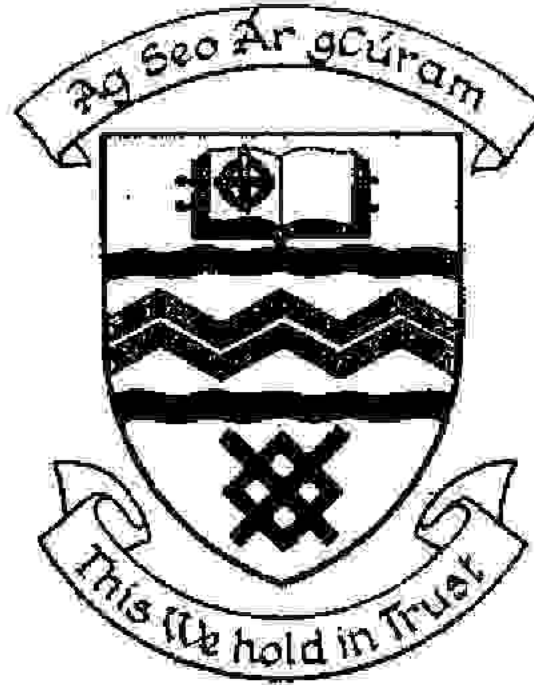
REASON:

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

- 13 That in regard to the surface water:

- a. The applicant is to submit revised surface water sewer s24-s25-s26 at least 5m from proposed 2.4m

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- high stone faced wall;
- b. All sewerlines with the potential to be taken in charge must be in public open space or incorporated in to proposed road;
 - c. No proposed sewer is to be within 5m of an existing or proposed house or structure unless otherwise agreed with the Environmental Services Department;
 - d. Retaining wall on the eastern side of access road to be designed for stability in the event of the sewers being excavated in the access road;
 - e. All sewers be laid with a minimum cover of 1.2m in roads footpaths and driveways and .9m in open spaces. If this is not possible a concrete surround to be provided;
 - f. Longitudinal sections and design calculations of both proposed and existing systems to be submitted for approval of pipe sizes and gradients before work commences on site.

REASON:

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

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

- 15 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.

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16 BOUNDARY TREATMENT:

- a) That screen walls in block or similar durable materials not less than 2m high, suitable capped and rendered be provided at the necessary locations so as to screen proposed rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the Council before construction. Timber fencing is not permissible;
- b) That the boundary treatment between the proposed and existing development shall be discussed and agreed with the adjoining property owners and in the event of no agreement will be determined by the planning authority or An Bord Pleanála on appeal. The adjoining property owners will have the option of railings, wall and or screen planting. Detailed plans to be submitted to the Planning Authority for prior written agreement.

REASON:

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

- 17 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.

- 18 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.

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- 19 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences. No trees to be removed without the prior written agreement of the Parks Department of the Council

REASON:

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

- 20 That a financial contribution in the sum of £23,820 (twenty three thousand eight hundred and twenty 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.

- 21 That a financial contribution in the sum of £16,000 (sixteen thousand pounds) i.e. £500 x 32 be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 Open Space in the area of the proposed development and which will facilitate the 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.

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- 22 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 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 £51,200 (fifty one thousand two hundred 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 £32,000 (thirty two 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.

- 23 Prior to any development commencing on site the developer shall submit for the written agreement of the Planning Authority a revised site layout plan detailing all final amendments proposed as detailed in additional information submitted, and as required by the conditions attached hereto.

REASON:

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

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- 24 That a financial contribution in the sum of money equivalent to the value of £1,850 (one thousand eight hundred and fifty 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 infrastructural roads including the Green Route (and towards the cost of) traffic management proposals 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:

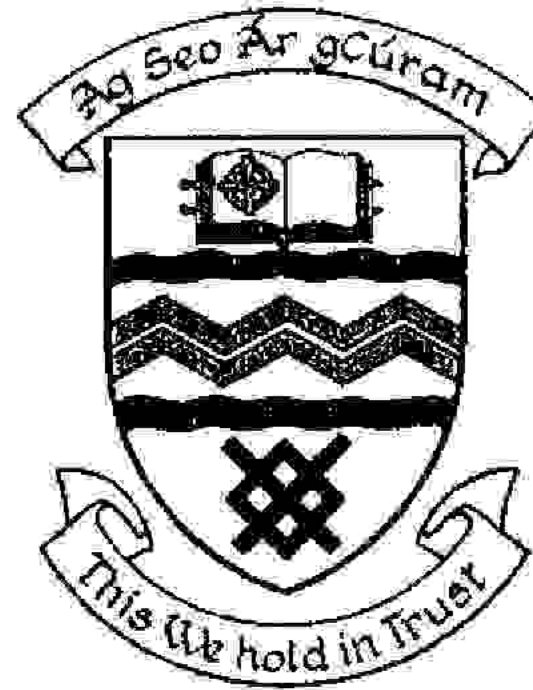
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0043	Date of Decision 09/01/97
Register Reference S96A/0432	Date 6th August 1996

Applicant Dunboden Estates Ltd.,
App. Type Permission
Development Construction of 32 two storey three bedroom houses, roads,
site walls and ancillary services on site.
Location Springvale, Edmondstown Road, Ballyboden.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 28/02/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

09/01/97

Gerald Cantan Dip. Arch., M.R.I.A.I.,
Unit 2, Edel House,
51-52 Bolton St.,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2049	Date of Decision 21/10/96
Register Reference S96A/0432	Date 6th August 1996

Applicant Dunboden Estates Ltd.,
Development Construction of 32 two storey three bedroom houses, roads,
site walls and ancillary services on site.
Location Springvale, Edmondstown Road, Ballyboden.
App. Type Permission

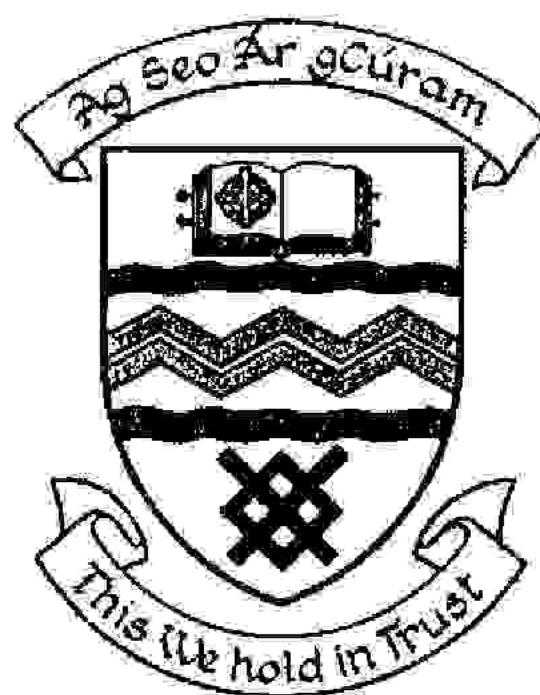
Dear Sir/Madam,

With reference to your planning application, received on 06/08/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The Planning Authority has reservations about the relationship of the proposed access road and its relationship with the existing adjoining development at Springfield.
 - (i) The applicant is requested to indicate whether or not an alternative access can be provided to the site of the proposed development.
 - (ii) The Roads Department of the County Council require a maximum road gradient of 5% to comply with standards. The gradient appears to be approximately 8%. Please submit section drawings of the access road indicating how it is proposed to comply with the requirements of the County Council.

Gerald Cantan Dip. Arch., M.R.I.A.I.,
Unit 2, Edel House,
51-52 Bolton St.,
Dublin 1.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
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REG REF. S96A/0432

N.B. The relationship of the access road with houses no.'s 22-29 Springvale should also be indicated in vertical section.

- 2 The applicant is requested to submit revised proposals taking account of
 - (i) The foul sewerline f15-f16 which is considered to be too close to the proposed 2.4m high stone faced wall.
 - (ii) The foul sewerline f15-f14-f13-f123 which is considered to be too close to the proposed reinforced concrete retaining structure.
- 3 The applicant is requested to submit revised proposals taking account of
 - (i) Surface water sewerline S27-S28 which is considered to be too close to proposed 2.4m high stone faced wall and to existing Springvale House.
 - (ii) surface water sewerline S26-S23 which is not acceptable as shown between existing retaining structure and proposed reinforced concrete retaining wall.
 - (iii) some sections of surface water sewer at 1/100 which would seem to be undersized.
- 4 The applicant is requested to submit a detailed watermain layout for approval by the Environmental Services Department.

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5 Reg. Ref. S94A/0339 refers to a decision to refuse permission for 15 dwellings using the same access road. Reason no. 1 of this decision stated:

1. The proposed development would seriously injure the amenities and depreciate the value of property in the vicinity by reason of overlooking, overshadowing and consequent loss of privacy due to its relationship on elevated ground above, with adjoining existing residential development.

The applicant is asked to clarify how the presently proposed development has any less affect on the existing development, in particular houses on sites 22-29.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

21/10/96

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0432	
1. Location	Springvale, Edmondstown Road, Ballyboden.		
2. Development	Construction of 32 two storey three bedroom houses, roads, site walls and ancillary services on site.		
3. Date of Application	06/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/08/96 2.	1. 2.
4. Submitted by	Name: Gerald Cantan Dip. Arch., M.R.I.A.I., Address: Unit 2, Edel House, 51-52 Bolton St.,		
5. Applicant	Name: Dunboden Estates Ltd., Address: Springvale House, Springvale, Ballyboden.		
6. Decision	O.C.M. No. 1604 Date 16/08/96	Effect AR REQUEST REVISED PUBLIC NOTICE	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

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

Order Number 1604	Date of Order 16/08/96
Register Reference S96A/0432	Date 6th August 1996

Applicant Dunboden Estates Ltd.,
Development construction of 32 two storey three bedroom houses, roads,
site walls and ancillary services on site.
Location Springvale, Edmondstown Road, Ballyboden.

Dear Sir/Madam,

An inspection carried out on 14/8/96 has shown that the site erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice that is pinned to the tree is not legible from the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

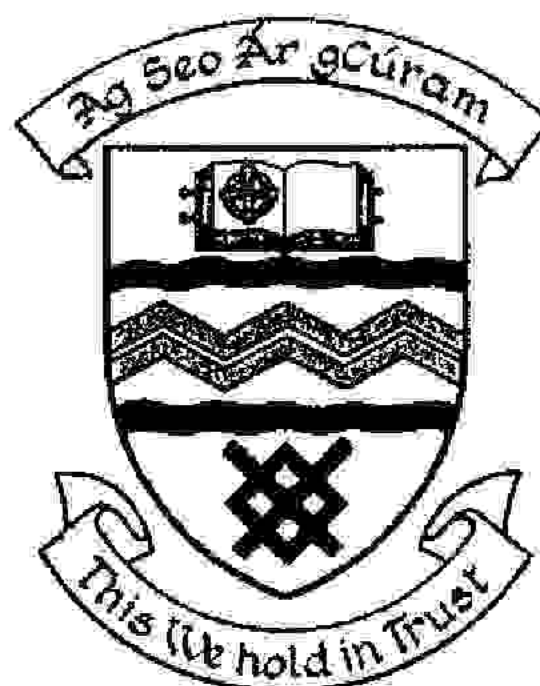
- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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.

Gerald Cantan Dip. Arch., M.R.I.A.I.,
Unit 2, Edel House,
51-52 Bolton St.,
Dublin 1.

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- (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.

19/08/96