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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S96A/0378 | |
| 1. Location | Foxborough, Balgaddy, Clondalkin. | | |
| 2. Development | 3 no. 4 bed houses at Rosewood Grove, 4 no. 4 bed houses on site 15,17,19,21, and 3 no. 3 bed houses on sites 11,12,13, Foxborough Green. 3 no. 3 bed houses on sites 2,4,6, and 4 no. 3 bed and 1 no. 4 bed houses on sites 1,3,5,7,9, Foxborough Close. | | |
| 3. Date of Application | 28/06/96 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: D. McCarthy & Company, Consulting Engs. Address: Lynwood House, Ballinteer Road, | | |
| 5. Applicant | Name: Rossmere Developments Ltd., Address: 28, Capel Street, Dublin 1. | | |
| 6. Decision | O.C.M. No. 1668 Date 26/08/96 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect | |
| 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



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D. McCarthy & Company, Consulting Engs.
Lynwood House,
Ballinteer Road,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|------------------------------|
| Final Grant Order Number 1991 | Date of Final Grant 10/10/96 |
| Decision Order Number 1668 | Date of Decision 26/08/96 |
| Register Reference S96A/0378 | Date 28th June 1996 |

Applicant Rossmere Developments Ltd.,

Development 3 no. 4 bed houses at Rosewood Grove, 4 no. 4 bed houses on site 15,17,19,21, and 3 no. 3 bed houses on sites 11,12,13, Foxborough Green. 3 no. 3 bed houses on sites 2,4,6, and 4 no. 3 bed and 1 no. 4 bed houses on sites 1,3,5,7,9, Foxborough Close.

Location Foxborough, Balgaddy, Clondalkin.

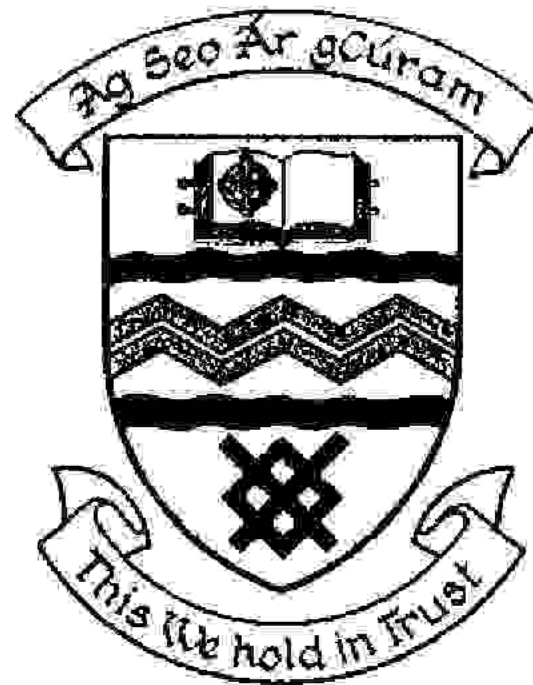
Floor Area 0.000 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (18) 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 each proposed house 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 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.
- 6 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.
- 7 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.

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REASON:

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

- 8 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.

- 9 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.

- 10 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.

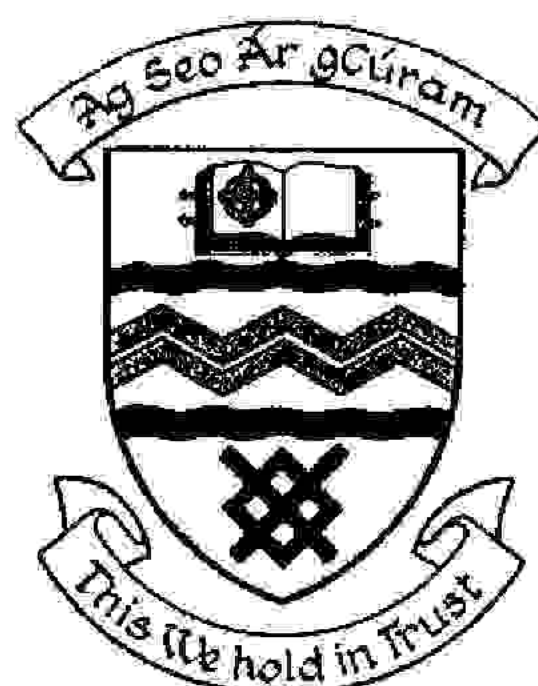
- 11 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 12 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

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development, until taken in charge by the Council.

REASON:

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

- 13 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.

- 14 That a minimum 2.3m wide separation be provided between separate dwellings, and a minimum front building line of 7.5m length to be provided to each dwelling.

REASON:

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

- 15 That a full landscape plan for the incidental areas of public open space within the development for road side planting be submitted to and agreed with the Planning Authority prior to the commencement of development.

REASON:

In the interest of amenity.

- 16 That in relation to water supply, no house construction to take place until the laying of a watermain to serve the site has been completed. Details to be agreed with Environmental Services Department. In addition, a watermain layout should be submitted to and agreed with Environmental Services Department prior to the commencement of development.

REASON:

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

- 17 That the arrangements made with regard to the payment of the financial contribution in the sum of £200 (two hundred pounds) per house in respect of the overall development as required by Condition No. 19 of planning permission granted under Register Reference YA 589 be strictly adhered to in

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respect of this proposal.

REASON:

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

- 18 That the front garden of site 21 be realigned so that the
boundary between site 21 and adjoining existing house runs
parallel to both house in a straight line. Details to be :
agreed with the Planning Authority.

REASON:

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

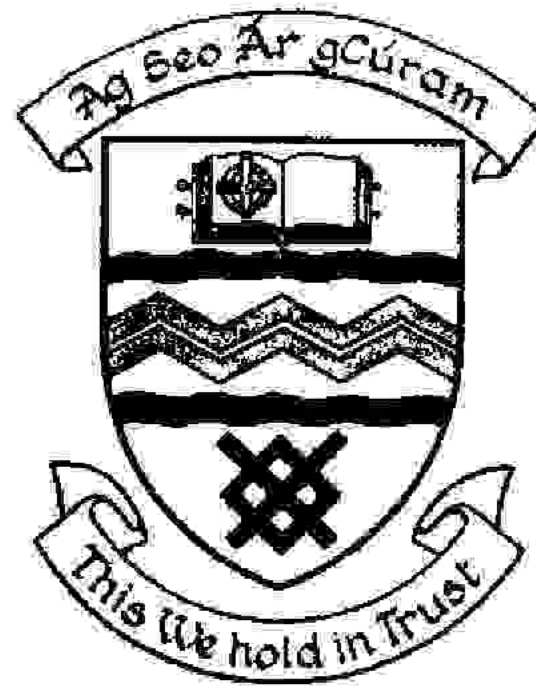
All buildings must now be designed and constructed in accordance with the new
Building Regulations. The Regulations also provide that a Commencement Notice must
be submitted to the Building Control Authority in respect of all buildings other than
exempted development for the purposes of the Local Government (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.

Brian Connolly 11th October 1996
for SENIOR ADMINISTRATIVE OFFICER

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

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 1668 | Date of Decision 26/08/96 |
| Register Reference S96A/0378 | Date 28th June 1996 |

Applicant Rossmere Developments Ltd.,

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Location Foxborough, Balgaddy, Clondalkin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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.

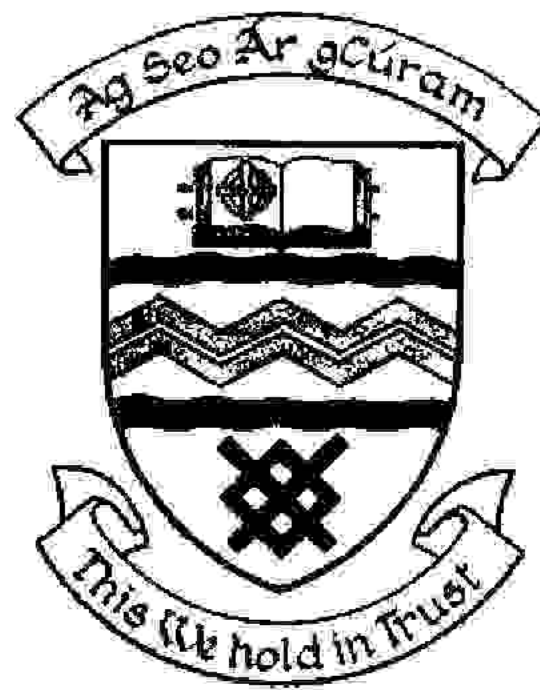
Subject to the conditions (18) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

26/08/96

D. McCarthy & Company, Consulting Engs.
Lynwood House,
Ballinteer Road,
Dublin 16.

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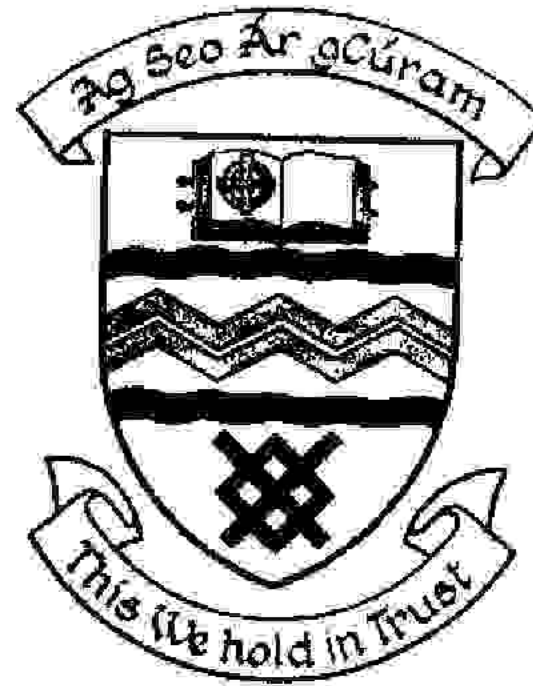


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