

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0375	
1. Location	"Homeville" Old Firhouse Road, Knocklyon, Dublin 16.		
2. Development	Retention and completion of development and alteration to already approved plans for 12 three storey, dormer type, residential units.		
3. Date of Application	28/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2. 11/11/96	1.  2.
4. Submitted by	Name: Anthony Moore, Address: 23, Pinegrove Park, Swords,		
5. Applicant	Name: Grangelee Homes Ltd., Address: 65, Grangewood, Grange Road, Dublin 16.		
6. Decision	O.C.M. No. 2205  Date 11/11/96	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No.  Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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.	

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 2205	<b>Date of Decision</b> 11/11/96
<b>Register Reference</b> S96A/0375	<b>Date</b> 28th June 1996

**Applicant** Grangelee Homes Ltd.,  
**App. Type** Permission  
**Development** Retention and completion of development and alteration to already approved plans for 12 three storey, dormer type, residential units.

**Location** "Homeville" Old Firhouse Road, Knocklyon, Dublin 16.

Dear Sir / Madam,

With reference to your planning application, additional information received on 13th September 1996 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 In relation to Item 3 of original request for additional information dated 30/08/96 the applicant is requested to submit the following information regarding the surface water drainage:-
  - (a) details of flood-routing provision for the site to cater for flows above design flows;
  - (b) design flows for surface water pipework;
  - (c) maximum flood levels and finished floor levels of all apartments;
  - (d) culvert levels and existing ground levels near stream;
  - (e) details of flap-valve to be installed on the surface water outlet at the stream.

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23, Pinegrove Park,  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number 1703</b>	<b>Date of Decision 30/08/96</b>
<b>Register Reference S96A/0375</b>	<b>Date 28th June 1996</b>

**Applicant** Grangelee Homes Ltd.,  
**Development** Alteration to already approved plans and change of  
layout of scheme of 12 residential units at site.

**Location** "Homeville" Old Firhouse Road, Knocklyon, Dublin 16.

**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 28/06/96 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 applicant is requested to erect a new site notice and publish a new newspaper notice to seek permission for **RETENTION** and **COMPLETION** of this development and to submit the fee balance of £252 (the difference between 12 x £42 and 12 x £63).
- 2 The applicant is requested to submit a full set of gable elevation and section drawings of all buildings on this site as constructed.
- 3 The applicant is requested to submit a full foul and surface water drainage layout and watermain layout for the site.
- 4 The applicant is requested to submit a revised site layout plan to scale 1:100 indicating provision for a bicycle rack and clothes drying facilities.

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- 5 The applicant is requested to indicate how it is proposed to light the kitchen areas of units 1-5.
- 6 The applicant is requested to submit full details to include colour brochures - for all surface finishes in the courtyard and in front of units 6-12.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

30/08/96

**SOUTH DUBLIN COUNTY COUNCIL  
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Please mark your reply **"CLARIFICATION OF ADDITIONAL INFORMATION"** and quote the Planning Reg Ref. No. given above.

Yours faithfully

...*UB*.....  
for SENIOR ADMINISTRATIVE OFFICER

11/11/96

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

Order Number 1358	Date of Order 17/07/96
Register Reference S96A/0375	Date 28th June 1996

**Applicant** Grangelee Homes Ltd.,

**Development** Alteration to already approved plans and change of layout of scheme of 12 residential units at site.

**Location** "Homeville" Old Firhouse Road, Knocklyon, Dublin 16.

Dear Sir/Madam,

An inspection carried out on 10.07.1996 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:

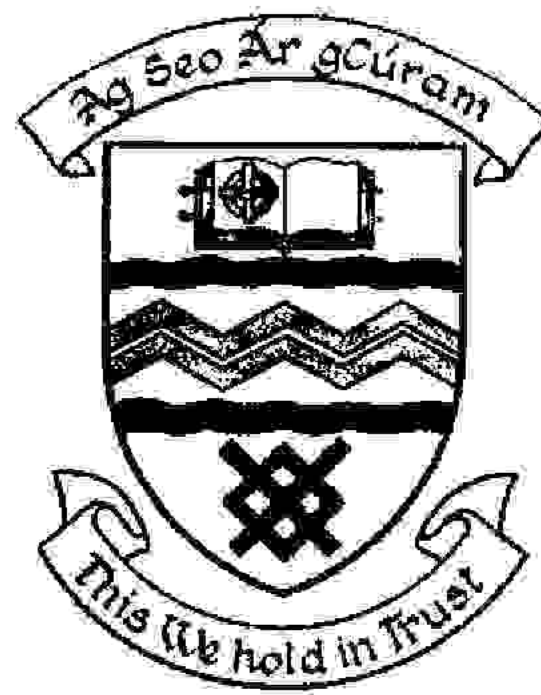
- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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)

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23, Pinegrove Park,  
Swords,  
Co. Dublin.

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- (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.

18/07/96

**SOUTH DUBLIN COUNTY COUNCIL**  
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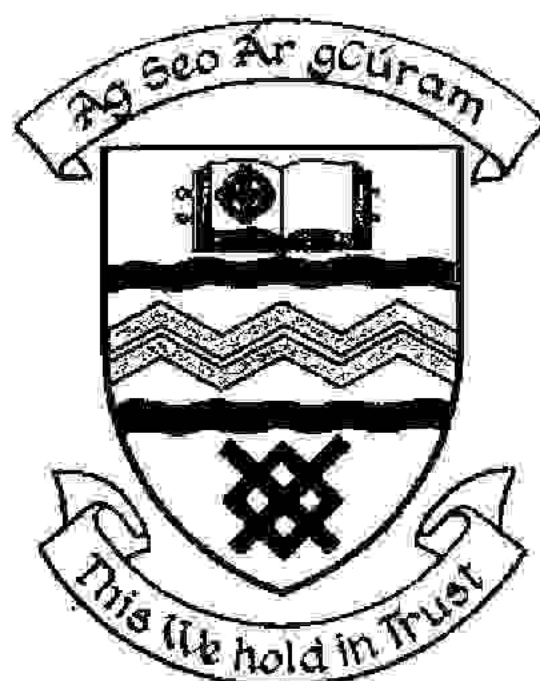
**Conditions and Reasons**

- 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 by the Planning Authority on 13/09/96 and clarification of additional information received by the Planning Authority on 14/11/96, 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 residential unit be used as a single dwelling unit.  
**REASON:**  
 To prevent unauthorised development.
- 3 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.
- 4 That no unit 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.
- 5 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 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.

- 8 That an acceptable naming and numbering scheme be submitted to and approved by South Dublin County Council prior to the occupation of any unit.

REASON:

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

- 9 The proposed 2.0m high timber fence around the grassed open area shall be omitted from the development.

REASON:

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

- 10 The bicycle-parking and bin storage facilities shall be available for use by the residents on completion of their dwelling.

REASON:

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

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- 11 The first floor window and the second floor circular window in the gable elevation of Unit No. 5 shall be in obscure glazing.  
REASON:  
To preserve the residential amenities of adjoining properties.
- 12 That details of the Management Agreement for the maintenance and control of the site be submitted to and agreed in writing by the Planning Authority prior to the occupation of any unit.  
REASON:  
In the interest of the proper planning and development of the area.
- 13 That the arrangements made with regard to the payment of the financial contribution in the sum of £2,400 (two thousand four hundred pounds) in respect of the overall development as required by Condition No. 3 of planning permission granted under Register Reference S95A/0035 be strictly adhered to in respect of this proposal.  
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.
- 14 That the arrangements made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per apartment in respect of the overall development as required by Condition No. 13 of planning permission granted under Register Reference S95A/0035 be strictly adhered to in respect of this proposal.  
REASON:  
It is considered reasonable that the developer shall 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 which will facilitate the proposed development.

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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.

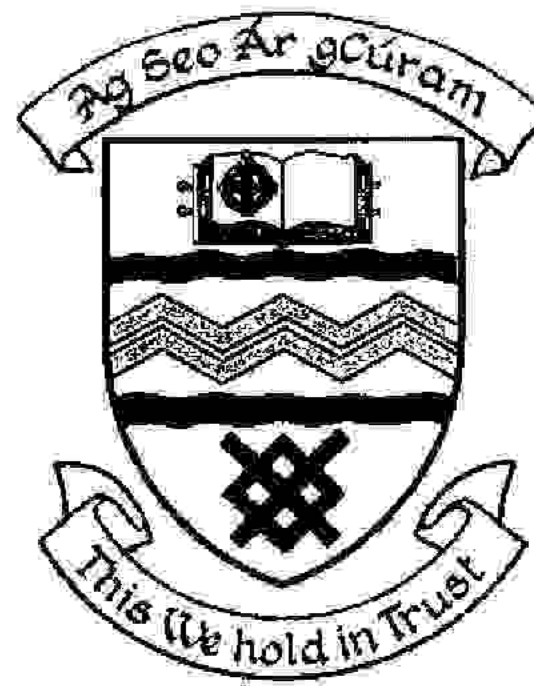
In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

  
..... January 1997  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0375	
1. Location	"Homeville" Old Firhouse Road, Knocklyon, Dublin 16.		
2. Development	Retention and completion of development and alteration to already approved plans for 12 three storey, dormer type, residential units.		
3. Date of Application	28/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2. 11/11/96	1.  2. 14/11/96
4. Submitted by	Name: Anthony Moore, Address: 23, Pinegrove Park, Swords,		
5. Applicant	Name: Grangelee Homes Ltd., Address: 65, Grangewood, Grange Road, Dublin 16.		
6. Decision	O.C.M. No. 2324  Date 04/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0112  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	
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**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0112	Date of Final Grant 20/01/97
Decision Order Number 2324	Date of Decision 04/12/96
Register Reference S96A/0375	Date 14th November 1996

**Applicant** Grangelee Homes Ltd.,

**Development** Retention and completion of development and alteration to already approved plans for 12 three storey, dormer type, residential units.

**Location** "Homeville" Old Firhouse Road, Knocklyon, Dublin 16.

**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 (14) Conditions.