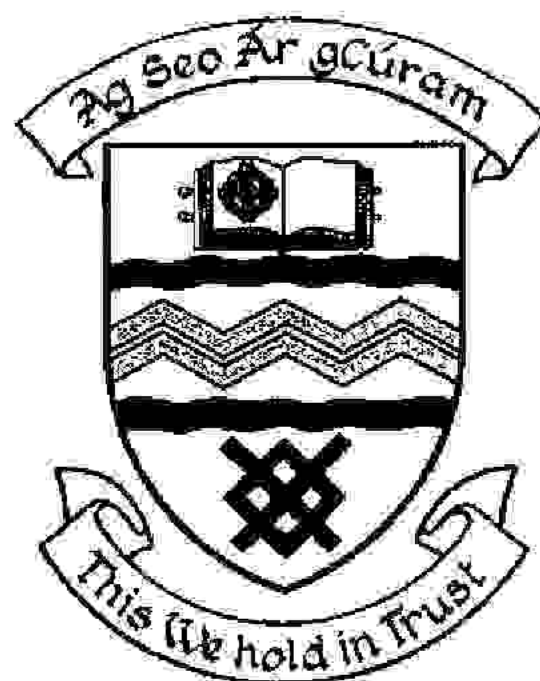


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0366	
1. Location	Earlsfort, Ballyowen, Lucan.		
2. Development	21 no. B type houses at Nos. 13-53 odd numbers Earlsfort Avenue, to replace 18 no. houses previously known as 14-48 even numbers on overall site for residential development. Previous permission for 507 no. houses Reg. Ref. 90A/1458.		
3. Date of Application	25/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/07/96 2.	1. 15/07/96 2.
4. Submitted by	Name: Fenton-Simons, Planning & Dev. Consul., Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Menolly Properties Ltd., Address: 7-8 Villace Centre, Main Street, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1741 Date 04/09/96	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

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Baile Átha Cliath 24.

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DEPARTMENT
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Dublin 24.

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

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2037	Date of Final Grant 18/10/96
Decision Order Number 1741	Date of Decision 04/09/96
Register Reference S96A/0366	Date 15th July 1996

Applicant Menolly Properties Ltd.,

Development 21 no. B type houses at Nos. 13-53 odd numbers Earlsfort Avenue, to replace 18 no. houses previously known as 14-48 even numbers on overall site for residential development. Previous permission for 507 no. houses Reg. Ref. 90A/1458.

Location Earlsfort, Ballyowen, Lucan.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/07/96 /15/07/96

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, 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 The development shall be carried out in conformity with Condition No.s 1, 3, 6-16, 18, 19, 21-25, 27 and 28 (incl.) of the decision to grant permission by Order No. P/451/91 dated 29.01.1991 Reg. Ref. 90A/1458 save as amended to conform with the revisions indicated in the plans lodged with South Dublin County Council in connection with this application.
REASON:
In the interest of the proper planning and development of the area.

- 3 The development shall be carried out in conformity with Condition no.s 20 and 26 of the decision to grant permission by Order No. P/451/91 dated 29.01.1991 as amended by Order of An Bord Pleanála, dated 15th August, 1991 Ref. PL 6/5/85235, save as amended to conform with the revisions indicated in the plans lodged with South Dublin County Council in connection with this application.
REASON:
In the interest of the proper planning and development of the area.

- 4 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £500,000 (five hundred thousand pounds) or a cash lodgement of £300,000 (three hundred thousand pounds) in respect of the overall development as required by Condition No. 5 of planning permission granted under Register Reference 90A/1458 be strictly adhered to in respect of this proposal.
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.

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- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £306,000 (three hundred and six thousand pounds) in respect of the overall development, as required by Condition No. 4 of planning permission granted under Register Reference 90A/1458 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.

- 6 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,420 (one thousand four hundred and twenty pounds) per house in respect of the overall development, as required by Condition No. 17 of planning permission granted under Register Reference 90A/1458 and amended by order of An Bord Pleanála dated 15.08.1991. Reference PL 6/5/85235; arrangements to be made prior to commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards any expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 7 That

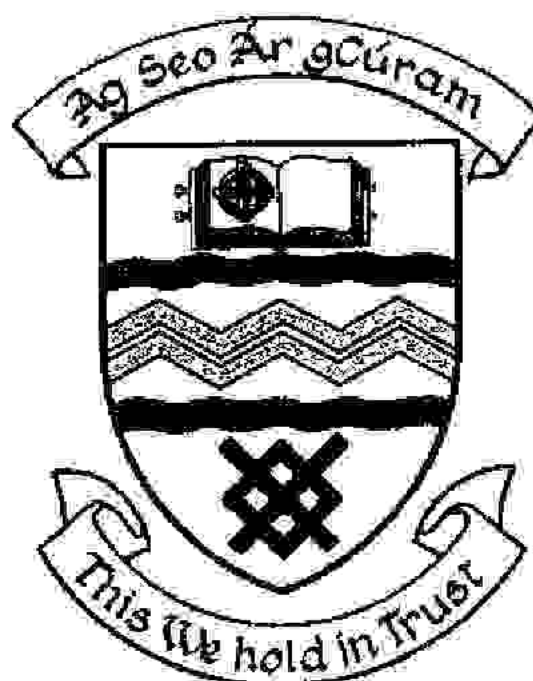
- (a) a detailed landscape plan with full works specification, bill of quantity for the development of an on-site open space (i.e. regrading, topsoiling, seeding, drainage, tree and shrub planting, screen wall planting, pedestrian paths etc.) to be agreed and lodged with the County Council before any development work commence on site. Alternatively, developer to pay a financial contribution of £300 per house towards the Council's cost of development of this public open space on site;
- (b) A scheme of street tree planting to be submitted and agreed with the County Council at a rate of one tree per house prior to the commencement of development;
- (c) That the reserved site be levelled, soiled and seeded and maintained in a clean tidy state pending proposal(s) for its development.

REASON:

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

- 8 With regard to the three extra houses proposed under this application, a financial contribution in the sum of £3,000 (three thousand pounds) i.e. £1,000 per house, shall be paid by the proposer to South Dublin County Council towards the cost of the provision and/or further development of public open space at Ballyowen Park which facilitates this development; this contribution to be paid prior to the commencement 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 the provision and development of amenity lands in the area which will facilitate 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.

 21 October 1996
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1741	Date of Decision 04/09/96
Register Reference S96A/0366	Date 25th June 1996

Applicant Menolly Properties Ltd.,

Development 21 no. B type houses at Nos. 13-53 odd numbers Earlsfort Avenue, to replace 18 no. houses previously known as 14-48 even numbers on overall site for residential development. Previous permission for 507 no. houses Reg. Ref. 90A/1458.

Location Earlsfort, Ballyowen, Lucan.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/07/96 /15/07/96

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 (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

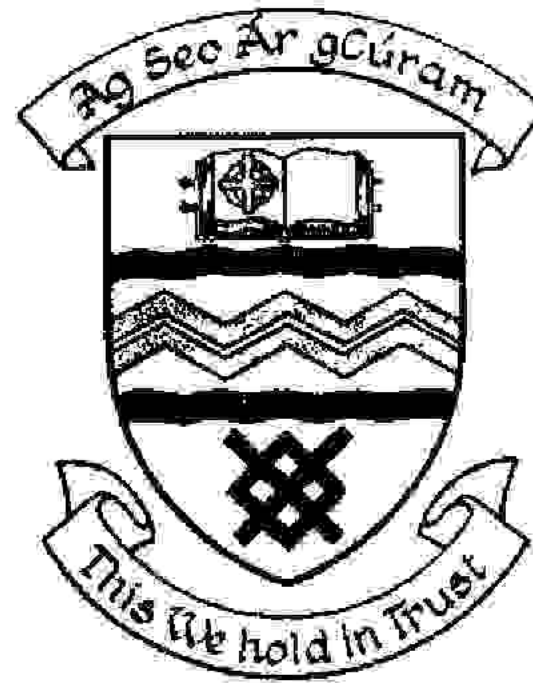
.....*LB*..... 04/09/96
for SENIOR ADMINISTRATIVE OFFICER

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

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REG REF. S96A/0366



PLANNING
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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 The development shall be carried out in conformity with Condition No.s 1, 3, 6-16, 18, 19, 21-25, 27 and 28 (incl.) of the decision to grant permission by Order No. P/451/91 dated 29.01.1991 Reg. Ref. 90A/1458 save as amended to conform with the revisions indicated in the plans lodged with South Dublin County Council in connection with this application.
REASON:
In the interest of the proper planning and development of the area.
- 3 The development shall be carried out in conformity with Condition no.s 20 and 26 of the decision to grant permission by order No. P/451/91 dated 29.01.1991 as amended by order of An Bord Pleanála, dated 15th August, 1991 Ref. PL 6/5/85235, save as amended to conform with the revisions indicated in the plans lodged with South Dublin County Council in connection with this application.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £500,000 (five hundred thousand pounds) or a cash lodgement of £300,000 (three hundred thousand pounds) in respect of the overall development as

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required by Condition No. 5 of planning permission granted under Register Reference 90A/1458 be strictly adhered to in respect of this proposal.

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.

- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £306,000 (three hundred and six thousand pounds) in respect of the overall development, as required by Condition No. 4 of planning permission granted under Register Reference 90A/1458 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.

- 6 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,420 (one thousand four hundred and twenty pounds) per house in respect of the overall development, as required by Condition No. 17 of planning permission granted under Register Reference 90A/1458 and amended by order of An Bord Pleanála dated 15.08.1991. Reference PL 6/5/85235; arrangements to be made prior to commencement of development on site.

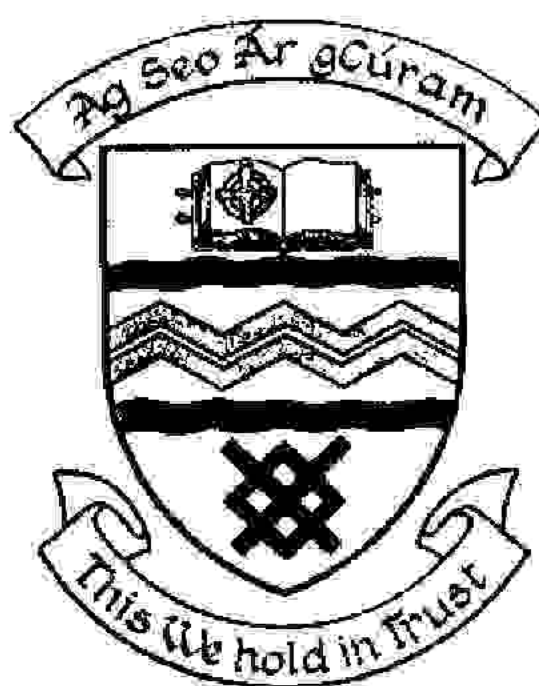
REASON:

It is considered reasonable that the developer should contribute towards any expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 7 That

- (a) a detailed landscape plan with full works specification, bill of quantity for the development of an on-site open space (i.e. regrading, topsoiling, seeding, drainage, tree and shrub planting, screen wall planting, pedestrian paths

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etc.) to be agreed and lodged with the County Council before any development work commence on site. Alternatively, developer to pay a financial contribution of £300 per house towards the Council's cost of development of this public open space on site;

- (b) A scheme of street tree planting to be submitted and agreed with the County Council at a rate of one tree per house prior to the commencement of development;
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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 the provision and development of amenity lands in the area which will facilitate the proposed development.

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

Order Number 1321	Date of order 11/07/96
Register Reference S96A/0366	Date 25th June 1996

Applicant Menolly Properties Ltd.,

Development 21 no. B type houses at Nos. 13-53 odd numbers Earlsfort Avenue, to replace 18 no. houses previously known as 14-48 even numbers on overall site for residential development. Previous permission for 507 no. houses Reg. Ref. 90A/1458.

Location Earlsfort, Ballyowen, Lucan.

Dear Sir/Madam,

An inspection carried out on 9/7/96 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:

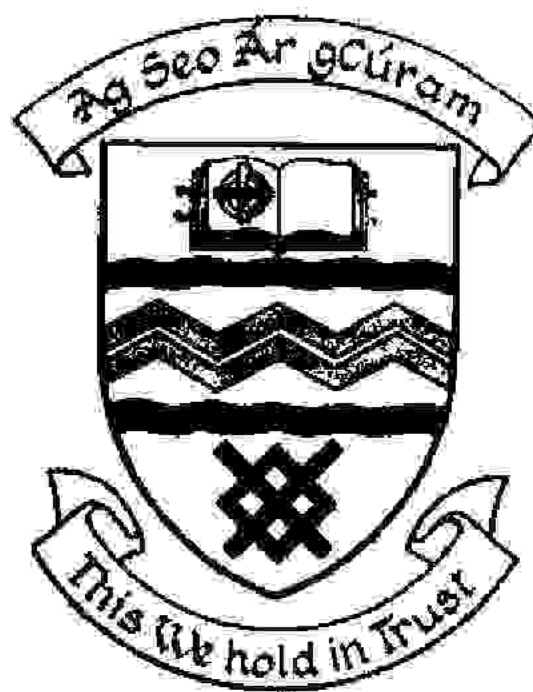
- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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.

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

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REG REF. S96A/0366

- (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.

11/07/96