

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



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

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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 2038 | Date of Final Grant 18/10/96 |
| Decision Order Number 1752 | Date of Decision 05/09/96 |
| Register Reference S96A/0365 | Date 15th July 1996 |

Applicant Menolly Properties Ltd.,

Development 9 No. A type houses on site Nos. 1-17 odd numbers (formerly 2-18). Previous permission for 507 No. houses Reg. Ref. 90A/1458.

Location Earlsfort Park, Ballyowen, Lucan.

Floor Area 0.000 Sq Metres

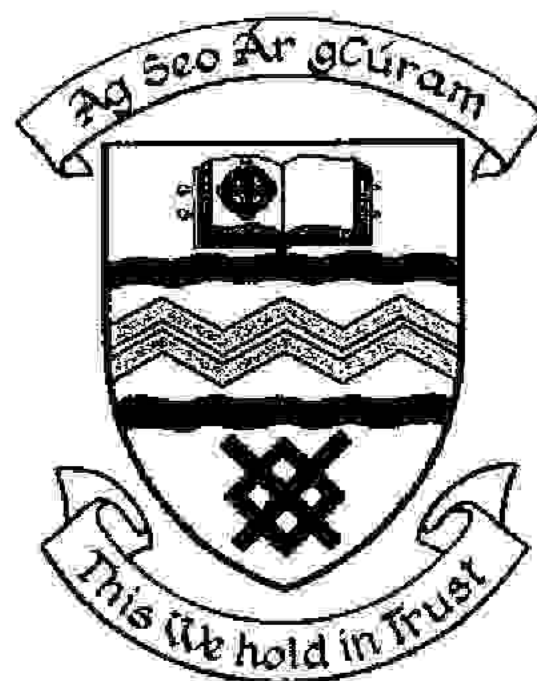
Time extension(s) up to and including

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.

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Conditions and Reasons

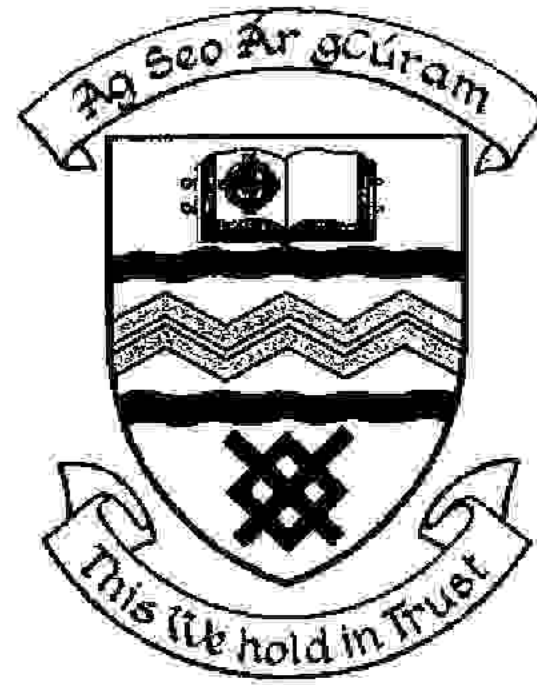
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 The development shall be carried out in conformity with Condition Nos. 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 20.01.1991 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 applications.
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 arrangements be 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; arrangements to be made prior to commencement of development on the site.
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.

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

- 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:

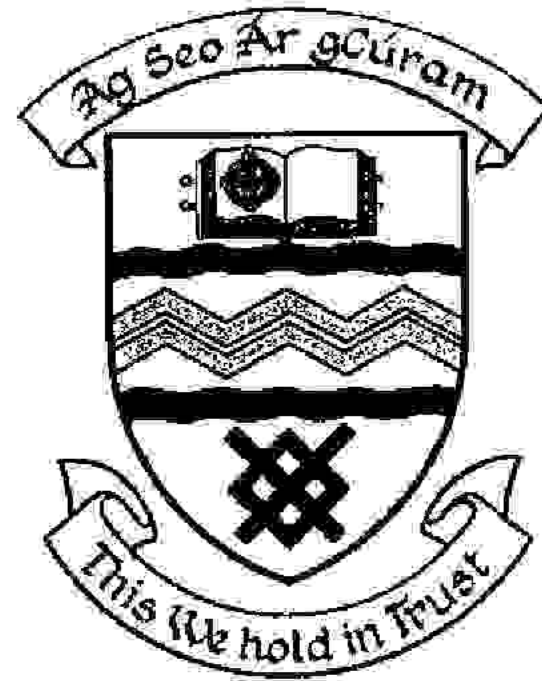
It is considered reasonable that the developer should contribute towards any expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 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;

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

(c) That the reserved site be levelled, soiled and seeded and maintained in a clean tidy state pending proposal(s) for its development.

REASON:

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

- 8 That in relation to house type A a first floor landing window, or a suitable alternative means of providing daylighting to the landing area, shall be provided.

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.

[Signature] 21 October 1996
for SENIOR ADMINISTRATIVE OFFICER

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



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

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

| | |
|-------------------------------------|-------------------------------|
| Order Number 1322 | Date of Order 11/07/96 |
| Register Reference S96A/0365 | Date 25th June 1996 |

Applicant Menolly Properties Ltd.,

Development 9 No. A type houses on site Nos. 1-17 odd numbers (formerly 2-18). Previous permission for 507 No. houses Reg. Ref. 90A/1458.

Location Earlsfort Park, 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0104

REG REF. S96A/0365

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

- (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.

11/07/96

| | | | |
|-----------------------------|--|--|----------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S96A/0365 | |
| 1. Location | Earlsfort Park, Ballyowen, Lucan. | | |
| 2. Development | 9 No. A type houses on site Nos. 1-17 odd numbers (formerly 2-18). 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. 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 Village Centre, Main Street, Lucan, Co. Dublin. | | |
| 6. Decision | O.C.M. No. 1322 Date 11/07/96 | 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. | |