

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0350	
1. Location	Sites 94 and 96 Foxborough Road, 1 to 75 odd numbers Foxborough Downs and sites 2 to 28 even numbers Foxborough Meadow, Foxborough, Balgaddy, Clondalkin.		
2. Development	54 no. 4 bedroomed houses on approved layout (reg. ref. S95A/0225).		
3. Date of Application	19/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/07/96 2.	1. 15/07/96 2.
4. Submitted by	Name: D. McCarthy & Co. Consulting Engineers, Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Rossmore Developments Ltd., Address: 28 Capel Street, Dublin 1.		
6. Decision	O.C.M. No. 1795 Date 12/09/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2066 Date 23/10/96	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
14. Registrar Date Receipt No.	

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0350	
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SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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D. McCarthy & Co. Consulting Engineers,
Lynwood House,
Ballinteer Road,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2066	Date of Final Grant 23/10/96
Decision Order Number 1795	Date of Decision 12/09/96
Register Reference S96A/0350	Date 15th July 1996

Applicant Rossmore Developments Ltd.,

Development 54 no. 4 bedroomed houses on approved layout (reg. ref. S95A/0225).

Location Sites 94 and 96 Foxborough Road, 1 to 75 odd numbers
Foxborough Downs and sites 2 to 28 even numbers Foxborough
Meadow, Foxborough, Balgaddy, Clondalkin.

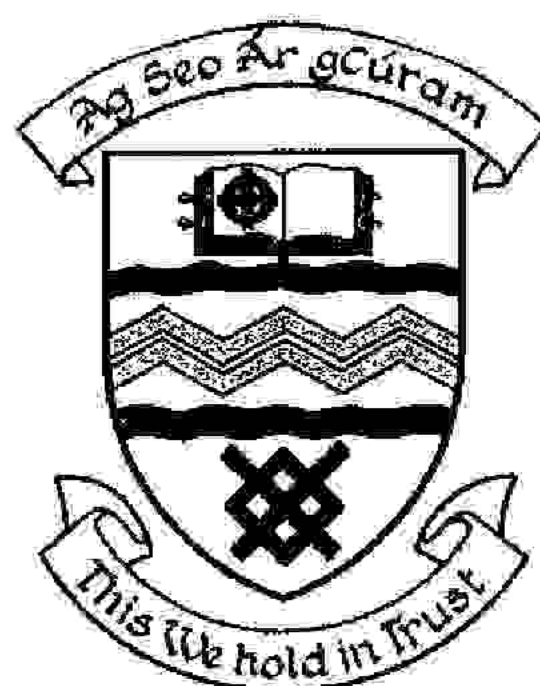
Floor Area 6541.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/07/96 /15/07/96

A Permission has been granted for the development described above,
subject to the following (9) 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 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1994-1995, no extension (including a conservatory) shall be constructed or erected to the rear of the dwelling houses subject of this permission except with a prior grant of planning permission.
REASON:
In the interest of residential amenity.
- 3 That the pair of houses at Site Nos. 6 and 8 Foxborough Meadow to be set back to provide a minimum front building line of 7.5 metres.
REASON:
In order to ensure provision of adequate off-street car parking space.
- 4 The development shall be carried out in conformity with Condition Nos. 1 and 4 to 23 inclusive of the decision to grant permission by Order No. 1064 dated 26.06.95 Ref. Ref. S95A/0225 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.
REASON:
In the interest of the proper planning and development of the area.
- 5 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 £170,000 (one hundred and seventy thousand pounds) or a cash lodgement of £106,000 (one hundred and six thousand pounds) in respect of the overall development, as required by Condition No. 3 of planning permission granted under Reg. Ref. S95A/0225; these

REG REF. S96A/0350 SOUTH DUBLIN COUNTY COUNCIL
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arrangements to be made prior to commencement of development on 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.

- 6 The arrangements be made for the payment of the financial contribution in the sum of £64,020 (sixty four thousand and twenty pounds) in respect of the overall development as required by Condition No. 2 of planning permission granted under Reg. Ref. S95A/0225; these arrangements to be made prior to commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

- 7 That arrangements be made for the payment of the financial contribution in the sum of £10,300 (ten thousand three hundred pounds) (i.e. £2,500 per hectare) in respect of the overall development as required by Condition No. 24 of planning permission granted under Reg. Ref. S95A/0225; these arrangements to be made prior to commencement of development on site.

REASON:

The upgrading of these facilities by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of these improvement works.

- 8 That arrangements be made for the payment of the financial contribution in the sum of £50 (fifty pounds) per house in respect of the overall development as required by Condition No. 25 of planning permission granted under Reg. Ref. S95A/0225; these arrangements to be made prior to commencement of development on site.

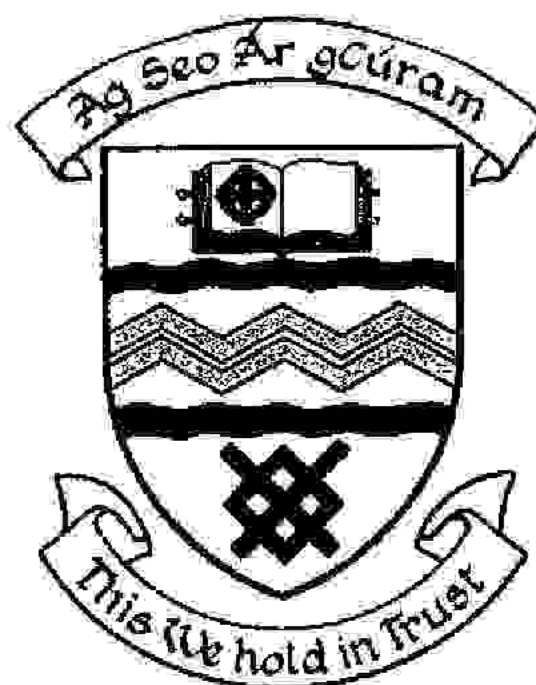
REASON:

These improvement works by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of these works.

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- 9 That arrangements be made for 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. 26 of planning permission granted under Reg. Ref. S95A/0225; these arrangements to be made prior to commencement of development on site.

REASON:

In the interest of the proper planning and development of the area and as these roads facilitate development, it is considered reasonable that the developer should contribute towards their cost.

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.

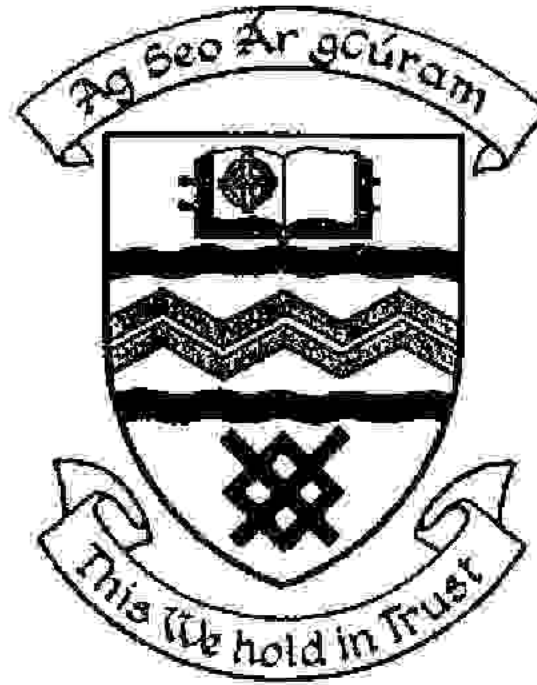
Signed on behalf of South Dublin County Council.

Brain Binnelly 24th 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 1795	Date of Decision 12/09/96
Register Reference S96A/0350	Date 19th June 1996

Applicant Rossmore Developments Ltd.,

Development 54 no. 4 bedroomed houses on approved layout (reg. ref. S95A/0225).

Location Sites 94 and 96 Foxborough Road, 1 to 75 odd numbers
Foxborough Downs and sites 2 to 28 even numbers Foxborough
Meadow, Foxborough, Balgaddy, Clondalkin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/07/96 /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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

12/09/96

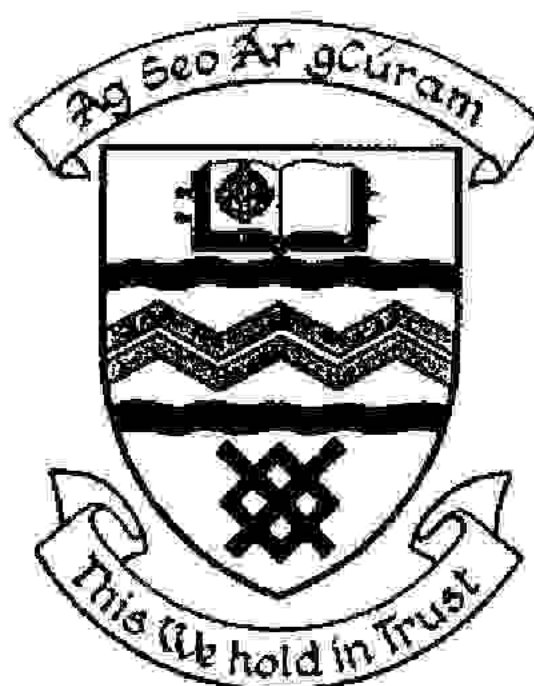
D. McCarthy & Co. Consulting Engineers,
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REASON:
In the interest of the proper planning and development of the area.

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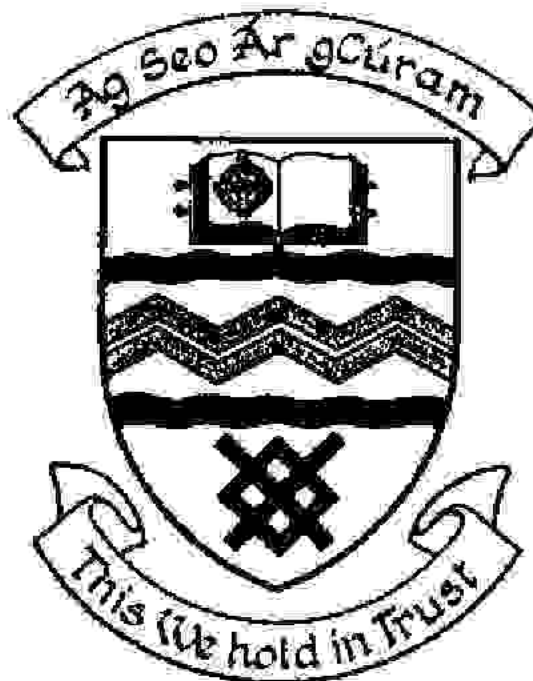
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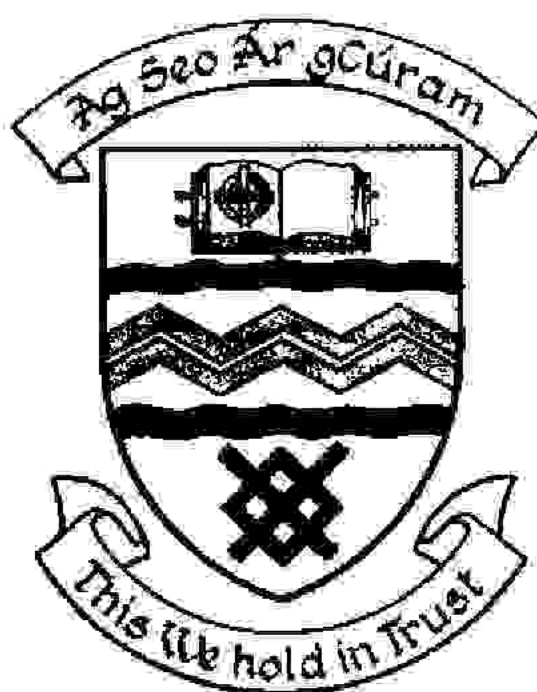
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1287	Date of order 09/07/96
Register Reference S96A/0350	Date 19th June 1996

Applicant Rossmore Developments Ltd.,

Development 54 no. 4 bedroomed houses on approved layout (reg. ref. S95A/0225).

Location Sites 94 and 96 Foxborough Road, 1 to 75 odd numbers Foxborough Downs and sites 2 to 28 even numbers Foxborough Meadow, Foxborough, Balgaddy, Clondalkin.

Dear Sir/Madam,

An inspection carried out on 2/7/96 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.

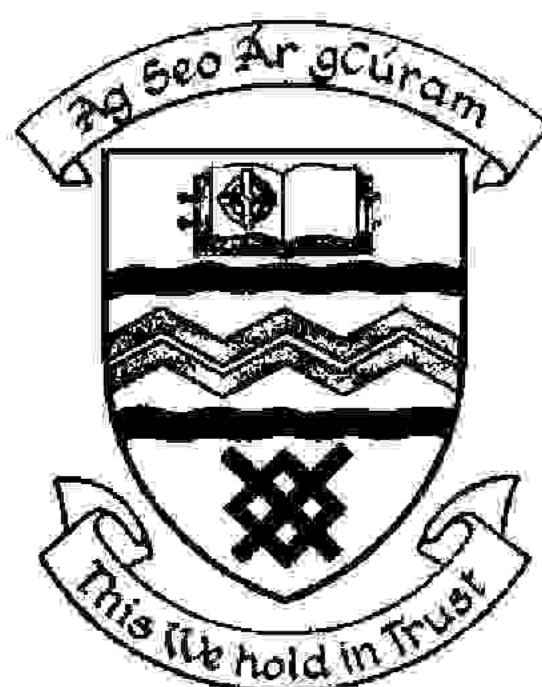
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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,


.....
for Senior Administrative Officer.

09/07/96