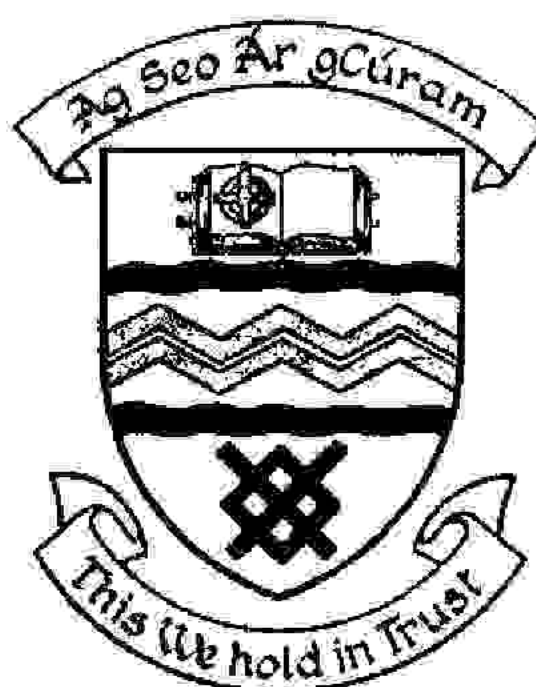


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0103	
1. Location	Ballyowen, Lucan, Dublin 22.			
2. Development	Minor modifications and optional kitchen extension to permitted house type on plot Nos. 1-21 Earlsfort Lawn and No. 14 Earlsfort Meadows, Nos. 1-20 Earlsfort Court, Nos. 11-28 Earlsfort Close and for a change of house type on Nos. 66-116 even numbers, Earlsfort Road. Previous Permission Reg. Ref. 90A/1458.			
3. Date of Application	29/02/96		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission		1. 2.	1. 2.
4. Submitted by	Name: Fenton-Simons, Planning & Dev. Consults. Address: 29, Fitzwilliam Place, Dublin 2.			
5. Applicant	Name: Menolly Properties Ltd., Address: 222-224 Harolds Cross Road, Dublin 6W.			
6. Decision	O.C.M. No. 0725 Date 25/04/96		Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1083 Date 06/06/96		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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

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

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

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

Final Grant Order Number 1083	Date of Final Grant 06/06/96
Decision Order Number 0725	Date of Decision 25/04/96
Register Reference S96A/0103	Date 29th February 1996

Applicant Menolly Properties Ltd.,

Development Minor modifications and optional kitchen extension to permitted house type on plot Nos. 1-21 Earlsfort Lawn and No. 14 Earlsfort Meadows, Nos. 1-20 Earlsfort Court, Nos. 11-28 Earlsfort Close and for a change of house type on Nos. 66-116 even numbers, Earlsfort Road. Previous Permission Reg. Ref. 90A/1458.

Location Ballyowen, Lucan, Dublin 22.

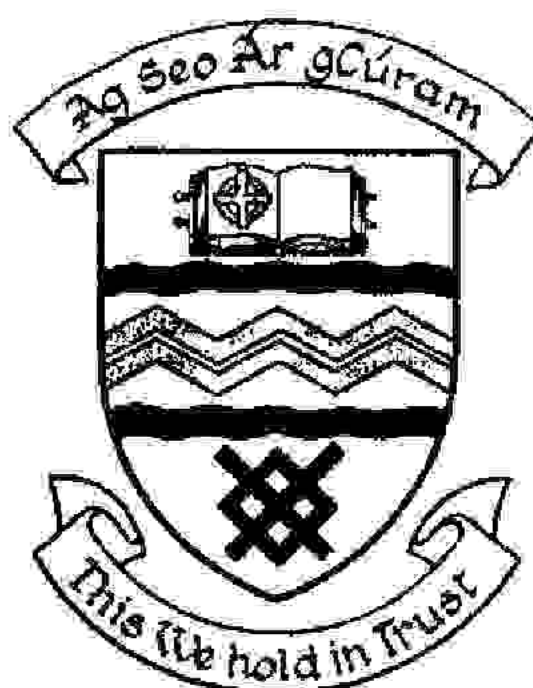
Floor Area 0.000 **Sq Metres**
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (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 Conditions 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 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 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

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Council to induce the provision of services and prevent
disamenity in the development.

- 5 That arrangements be 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; arrangements to be made prior to commencement of development on the site.

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

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£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:

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

- 8 That in relation to house type A the first floor landing window shown on drawings lodged, 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] June 1996
for SENIOR ADMINISTRATIVE OFFICER