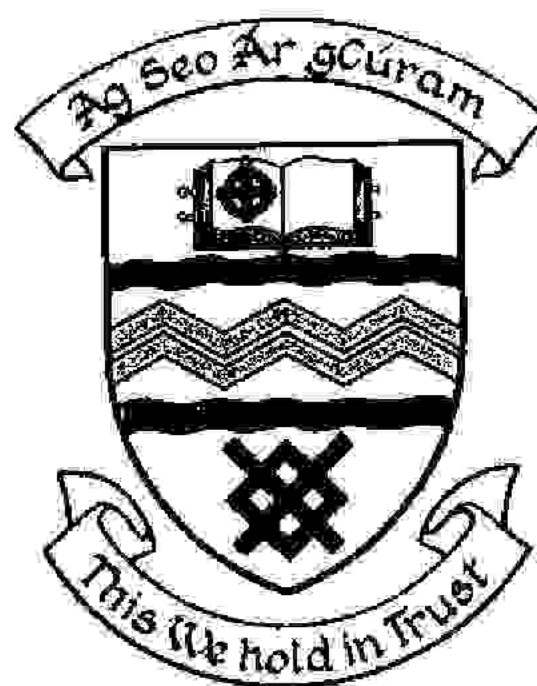


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0040
1. Location	Site located on lands off Oldcourt Avenue to the east of Oldcourt View, Killinenny, Tallaght.	
2. Development	16 No. 3 bed houses. The development forms part of an overall outline permission, Reg. Ref. S94A/0335.	
3. Date of Application	30/01/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Approval	1. 2.
4. Submitted by	Name: Fenton-Simons, Planning & Dev. Consult. Address: 29, Fitzwilliam Place, Dublin 2.	
5. Applicant	Name: Maplewood Homes, Address: 222-224 Harolds Cross Road, Dublin 6W.	
6. Decision	O.C.M. No. 0548 Date 28/03/96	Effect AA GRANT APPROVAL
7. Grant	O.C.M. No. 0860 Date 13/05/96	Effect AA GRANT APPROVAL
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.

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. Consult.
29, Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 0860	Date of Final Grant 13/05/96
Decision Order Number 0548	Date of Decision 28/03/96
Register Reference S96A/0040	Date 30th January 1996

Applicant Maplewood Homes,

Development 16 No. 3 bed houses. The development forms part of an overall outline permission, Reg. Ref. S94A/0335.

Location Site located on lands off Oldcourt Avenue to the east of Oldcourt View, Killinenny, Tallaght.

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

A Approval has been granted for the development described above,
subject to the following (20) 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

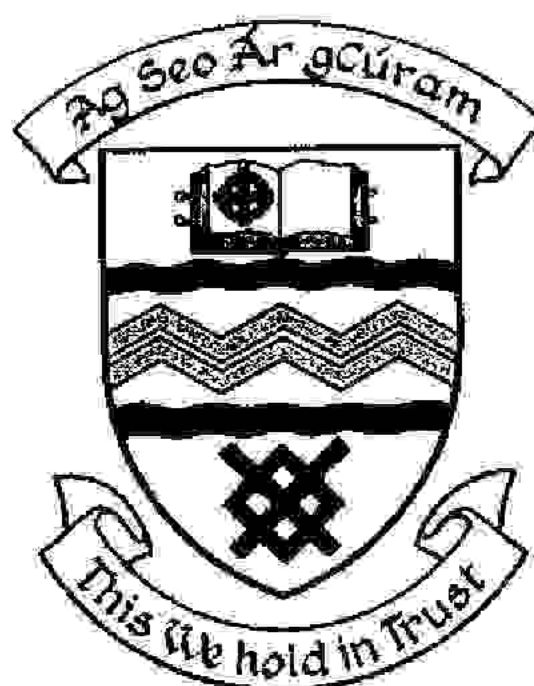
Conditions and Reasons

- 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 That a financial contribution in the sum of £6,600 (six thousand, six hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the 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.

- 3 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
 - a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £25,600 (twenty five thousand, six hundred pounds) time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
 - b. Lodgement with the Council of a Cash Sum of £16,000 (sixteen thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
 - c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

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

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.

- 4 Due to the structural deficiencies affecting the design capacity of the main surface water outfall twin 1200mm diameter pipes in Firhouse the developer shall pay £44,684 (forty four thousand, six hundred and eighty four pounds) to South Dublin County Council prior to the commencement of the development as a contribution towards expenditure that is proposed to be incurred by the Council in respect of remedial works to ensure that these pipes can cater for the design flow. These remedial works will facilitate the proposed development and shall be completed prior to the occupation of any houses in this phase. Alternatively, and in lieu of this contribution the developer shall carry out the necessary remedial works in accordance with the requirements and specifications of South Dublin County Council.

REASON:

It is considered reasonable that the developer should contribute towards these remedial works which will facilitate the proposed development.

- 5 That the piping of the stream from the existing twin 1200mm diameter pipes at Firhouse Community Centre upstream to the proposed Kilininny-Scholarstown Distributor Road be carried out by the applicant to the standards of South Dublin County Council and be completed prior to the occupation of any houses in this phase.

REASON:

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

- 6 That a financial contribution of £300 (three hundred pounds) per house be lodged with South Dublin County Council for the purposes of landscaping the Class 1 public open space which will facilitate the proposed development. This contribution to be paid prior to the commencement of development on the site. Alternatively, and in lieu of this contribution, the developer shall carry out landscaping on the basis of a landscaping plan for this area agreed with the Planning Authority.

REASON:

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

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

- 7 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 8 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 9 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.

- 10 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON;

In the interest of amenity and public safety.

- 11 That no dwellinghouse 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.

- 12 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 13 That all watermain tapplings, 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

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

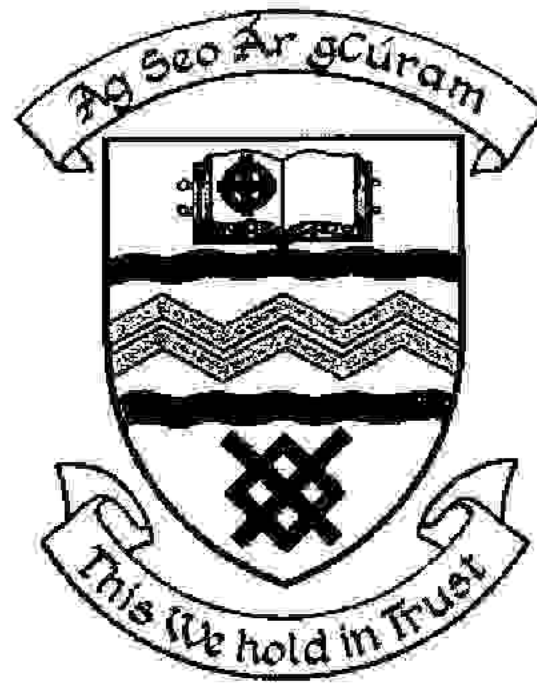
PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

proposed development it is considered reasonable that the Council should recoup the cost.

- 14 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
REASON:
In the interest of the proper planning and development of the area.
- 15 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
REASON:
In the interest of visual amenity.
- 16 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
REASON:
In the interest of the proper planning and development of the area.
- 17 That a specification and plan for street tree planting be agreed in writing by the Planning Authority prior to the commencement of the development.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 18 That a financial contribution in the sum of money equivalent to the value of £1,600 (one thousand, six hundred pounds) per house as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to South Dublin County Council in respect of works (comprising improvement works on the road network in the area) facilitating the proposed development. The agreed cost of the construction of the Kilininny/Scholarstown distributor Road may be offset against the contribution which shall be paid to South Dublin County Council under this condition.

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

REASON:

Having regard to the deficiencies in the road network servicing the area it is considered reasonable that the developer should contribute towards the expenditure that was incurred in respect of works facilitating the proposed development.

- 19 No further development shall take place to the north of the house on Site No. 16.

REASON:

To preserve the building line along the proposed Kilininny/Scholarstown Link Road in the interest of visual amenity and proper planning and development of the area.

- 20 The exact boundary between site No. 16 and the proposed Kilininny/Scholarstown Link Road shall be agreed on the ground with South Dublin County Council Roads Department prior to the commencement of construction on site.

REASON:

In the interest of traffic safety and 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.

.....*R. J. ...*..... May 1996
 for SENIOR ADMINISTRATIVE OFFICER