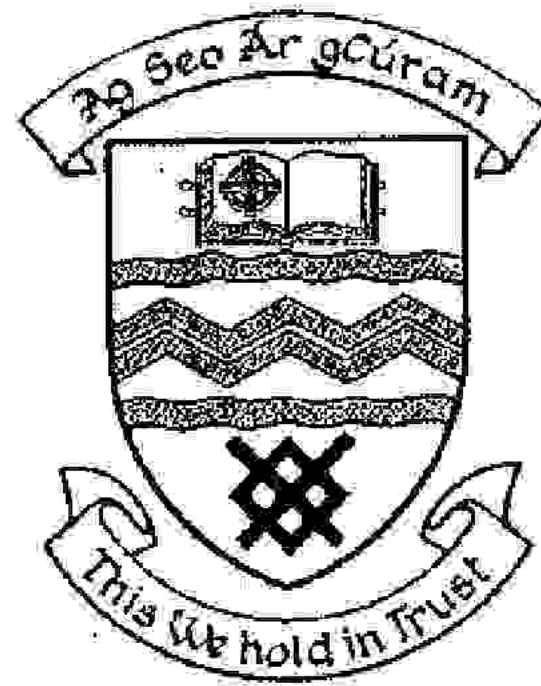


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0579	
1. Location	Ballydowd Manor, Lucan, Co. Dublin.		
2. Development	20 no. apartments (18x2 bed, 2x3 bed) on lands (Part Phase 4).		
3. Date of Application	03/09/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 02/11/2001 2.	1. 11/12/2001 2.
4. Submitted by	Name: Frank Elmes & Co Address: 2 Waldemar Terrace, Main Street Dundrum,		
5. Applicant	Name: Tierra Limited Address: 5 Seafield Grove, Clontarf, Dublin 3.		
6. Decision	O.C.M. No. 0281  Date 07/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0476  Date 21/03/2002	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**



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Frank Elmes & Co  
2 Waldemer Terrace,  
Main Street  
Dunbrum  
Dublin 14.

Date: 03/04/02

Reg. Ref. no. S01A/0579

RE : 20 no apartments ( 18x2 bed, 2x3 bed ) on lands ( Part Phase 4 ).

Dear Sir,

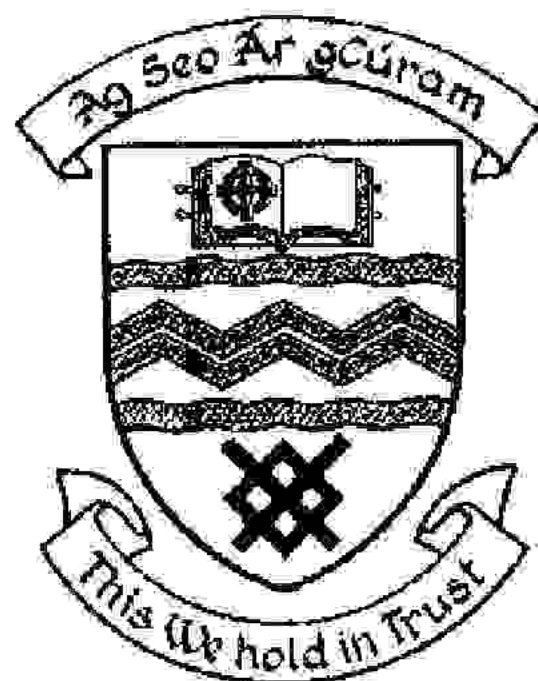
Please be advised that due to a typographical error the Final Grant Order Number for the above application appeared as 0476. The Final Grant Order Number should read 0476a. This letter should be read in conjunction with the original Notification of Grant of Permission .

I apologise for any inconvenience caused.

Yours sincerely,

  
for Senior Administrative Officer.

**SOUTH DUBLIN COUNTY COUNCIL**  
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Main Street Dundrum,  
Dublin 14.

**NOTIFICATION OF GRANT OF Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 0476	Date of Final Grant 21/03/2002
Decision Order Number 0281	Date of Decision 07/02/2002
Register Reference S01A/0579	Date 11/12/01

**Applicant** Tierra Limited

**Development** 20 no. apartments (18x2 bed, 2x3 bed) on lands (Part Phase 4) .

**Location** Ballydowd Manor, Lucan, Co. Dublin.

**Floor Area** 0.00 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 02/11/2001 /11/12/2001

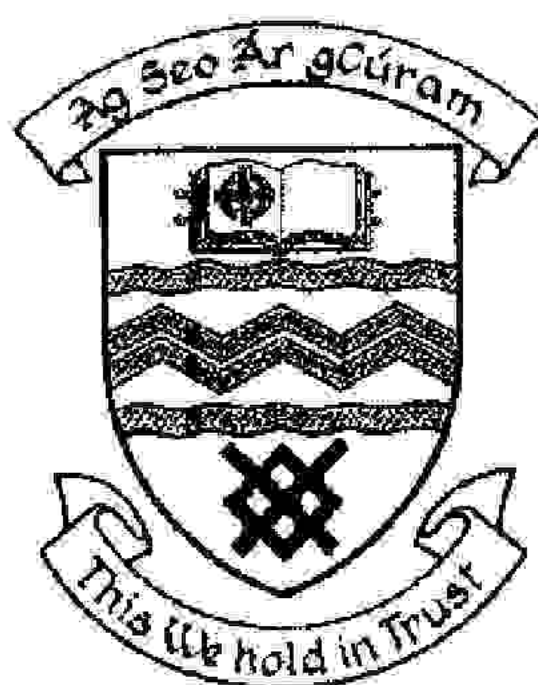
A Permission has been granted for the development described above,  
subject to the following (23) Conditions.



# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0579

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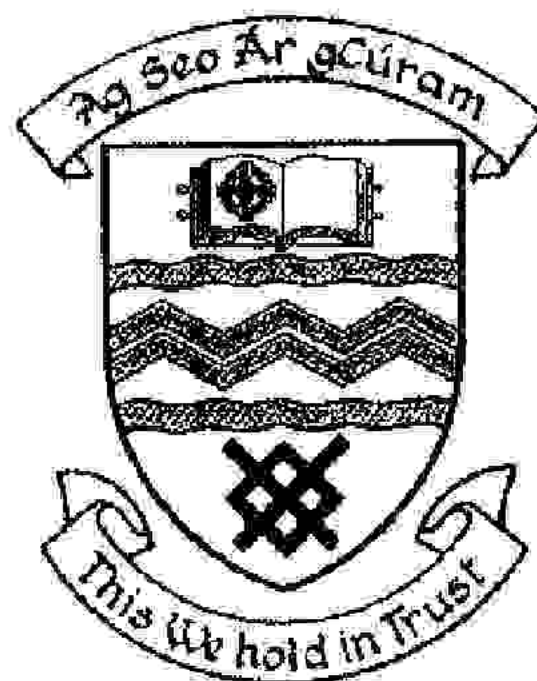
### Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 11/12/01, 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 each proposed dwelling unit be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 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.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
(a) All foul sewers, with the potential to be taken in charge, shall be a minimum of 225mm in diameter with an adequate gradient to provide self-cleansing.  
(b) The applicant shall maintain the foul sewerage system in good working order until such time as it is taken in charge by the Planning Authority.  
(c) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. In this regard the applicant shall note that the proposed 100mm diameter watermain is only 2m from the proposed apartments.  
(d) Applicant to ensure full and complete separation of foul and surface water systems.  
(e) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.  
(f) As per the applicant's proposal the surface water discharges from the site shall be attenuated by the provision of 64m<sup>3</sup> of storage fitted with a hydrobrake flow control or similar such that the maximum surface water

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01AY/05M

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discharge from the site shall not exceed 3.3 l/s. The system will be maintained and cleaned regularly, by the applicant, and kept free from siltation.

(g) Prior to the commencement of development the applicant shall submit full design details of the proposed storage device. To facilitate entry for cleaning purposes. Any tank shall be a minimum of 1.2m in depth. The applicant shall note that the provision of surface water attenuation by means of ponds within public open space will not generally meet the requirements of all South Dublin County Council departments.

(h) Surface water runoff from communal vehicle parking areas shall be routed via a petrol/oil/diesel interceptor before discharging to the sewer

(i) The watermain serving the site shall be metered to the satisfaction of the Water Management Section of South Dublin County Council.

(j) The property shall have its own individual service connection to the public watermain and 24hour storage.

(k) The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

In the interest of amenity.

- 5 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.

- 6 That no residential unit be occupied until all services have been connected and are operational.

REASON:

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

- 7 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

REASON:

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



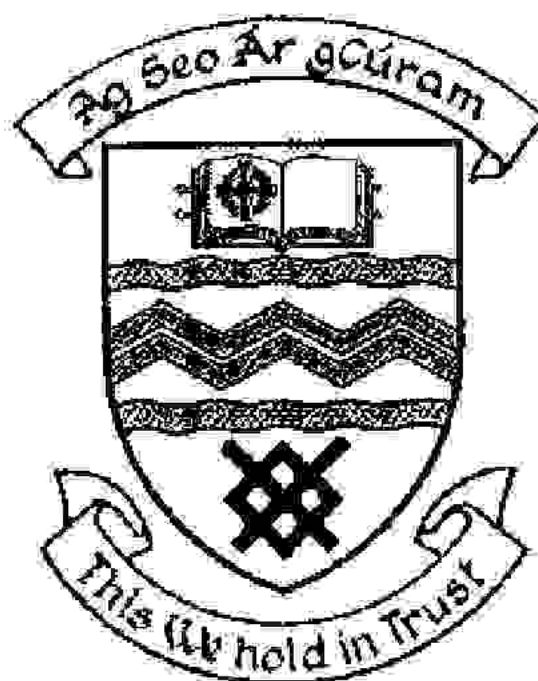
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/07

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- 8 That an acceptable naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed units.  
REASON:  
In the interest of the proper planning and development of the area.
- 9 That the private area to the rear of each ground floor unit to be a minimum of 4m depth. The applicant shall submit prior to the commencement of development for the written approval of the planning department, details of the treatment of these areas including plans to enclose them if any.  
REASON:  
In the interest of enhancing the amenity of the proposed development.
- 10 The applicant shall prior to the commencement of development submit to the Planning Authority for written approval, a more detailed landscape plan for the private public and communal open space. Special attention should be paid to the achievement of a high quality landscaping scheme for the communal area to the front of the apartments. The applicant shall revise the landscaping plan to incorporate better screening of the bin store areas. These plans shall include details of pavement and road treatments. Parking spaces shall be marked by the introduction of different colour paving bricks.  
REASON:  
In the interest of enhancing the amenity of the proposed development.
- 11 Prior to the commencement of development the applicant shall submit to the Planning Authority for written approval, details of site boundary treatments. Where fencing or walls are proposed the applicant shall submit elevations and samples of the proposed materials including railings to be used.  
REASON:  
In the interest of enhancing the amenity of the proposed development.
- 12 The proposed development shall be the subject of a management agreement. Prior to the commencement of development the applicant shall submit a copy of this agreement to the Planning Authority.  
REASON:  
In the interest of enhancing the amenity of the proposed development.

# SOUTH DUBLIN COUNTY COUNCIL

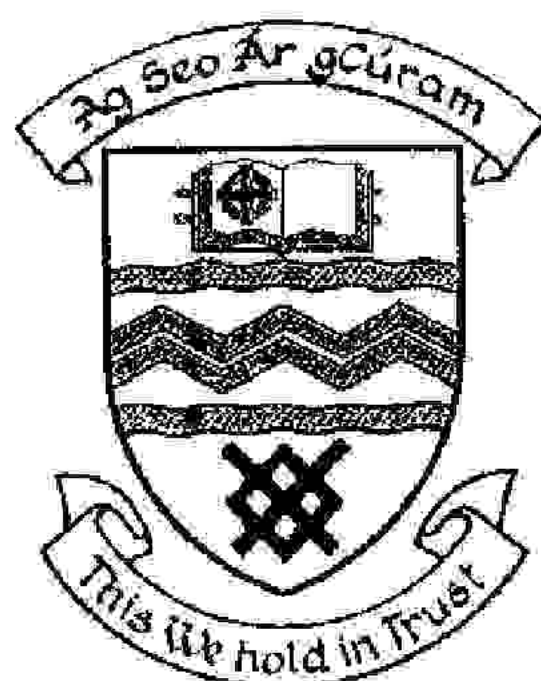
REG. REF. S01A/0889

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- 13 Drawing no.2000116/11 (landscaping plan) submitted on the 11/12/01 shows a bin store, which is labelled as "optional" this store shall be deleted.  
REASON:  
In the interest of enhancing the amenity of the proposed development.
- 14 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 23, 24, 25, 26, 27, 28, 29 and 30 of Register Reference S00A/0889, arrangements to be made prior to commencement of development.  
REASON:  
It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.
- 15 That a financial contribution in the sum of EUR 19,046 (nineteen thousand and forty six euro) 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.
- 16 That a financial contribution in the sum of EUR 53,329 (fifty three thousand three hundred and twenty nine euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.  
REASON:  
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.
- 17 That a financial contribution in the sum of EUR 10,158 (ten thousand one hundred and fifty eight euro) be paid by the



# SOUTH DUBLIN COUNTY COUNCIL

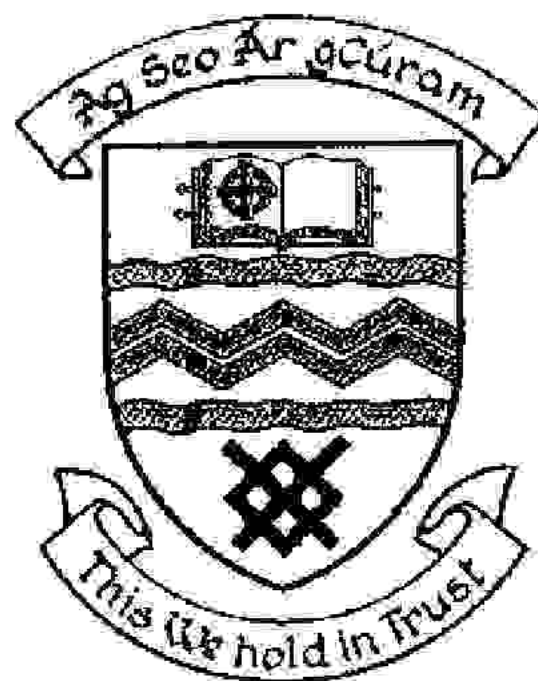
REG REF. S01A/0001

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proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the 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 the works.

- 18 That a financial contribution in the sum of EUR 2,539 (two thousand five hundred and thirty nine euro) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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.

- 19 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the 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 developer should contribute towards the cost of the works.

- 20 That a financial contribution in the sum of EUR 4,220 (four thousand two hundred and twenty euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the 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 developer should contribute towards the cost of the works.

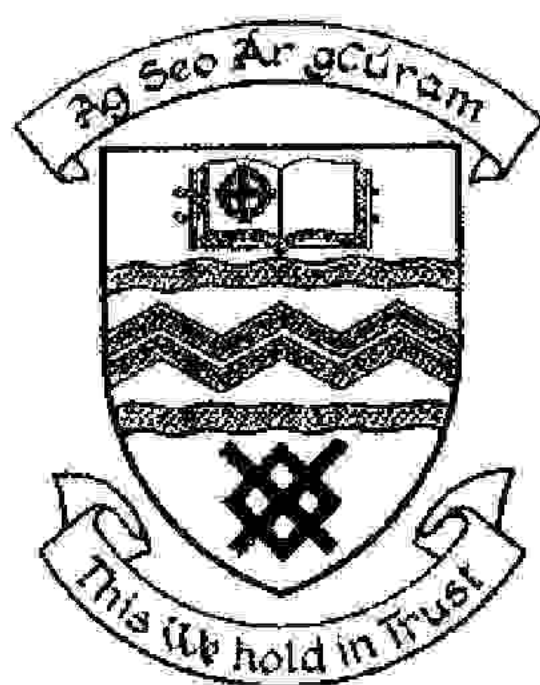
- 21 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of EUR 25,395 (twenty five thousand three hundred and ninety five euro), a bond of an Insurance Company of EUR 38,092



# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A70578

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(thirty eight thousand and ninety two euro), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

**REASON:**

To ensure the satisfactory completion of the development.

- 22 That a financial contribution in the sum of EUR 19,046 (nineteen thousand and forty six euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 23 Prior to commencement of development the developer shall submit and agree in writing with the Planning Authority detailed proposals for compliance with the Council's Housing Strategy prepared in accordance with Part V of the Planning and Development Act 2000 as referred to in Section 2.2.7(ii) and as set out in "Appendix F" of the South Dublin County Development Plan 1998.

**REASON:**

To promote social integration and having regard to the policy/objectives of the Council's Housing Strategy as contained in the South Dublin County Development Plan 1998.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

**SOUTH DUBLIN COUNTY COUNCIL**

REG REF.

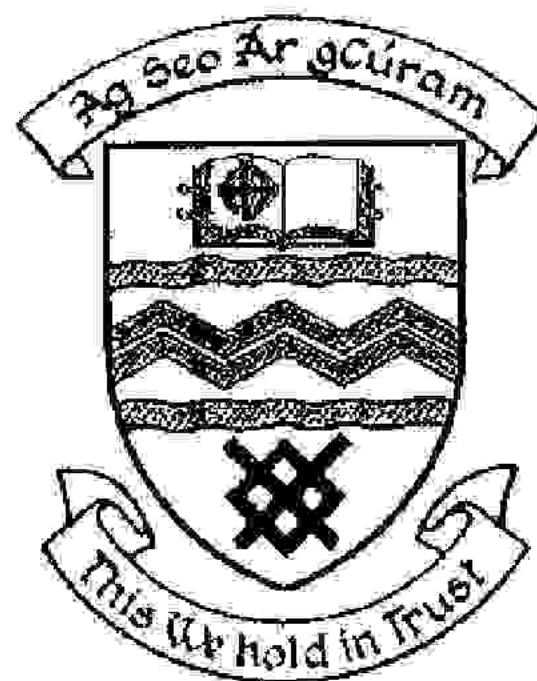
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Signed on behalf of South Dublin County Council.

.....22/03/02  
for SENIOR ADMINISTRATIVE OFFICER

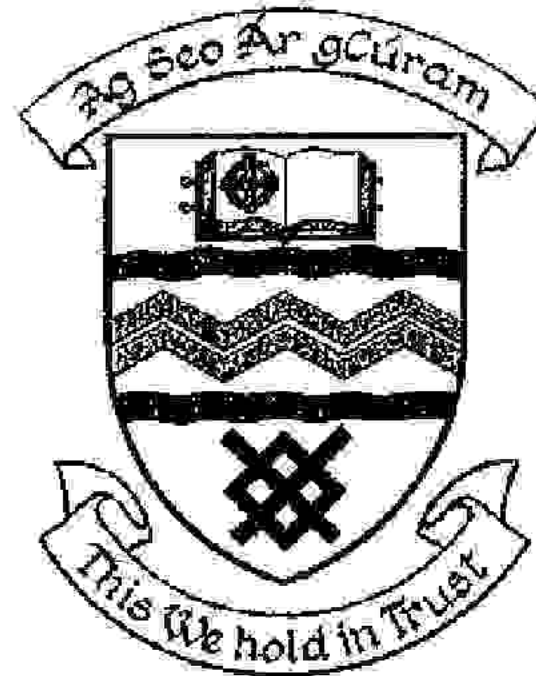


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**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3307	Date of Decision 02/11/2001
Register Reference S01A/0579	Date: 03/09/01

Applicant                      Tierra Limited  
Development                20 no. apartments (18x2 bed, 2x3 bed) on lands (Part Phase 4).  
  
Location                    Ballydowd Manor, Lucan, Co. Dublin.  
  
App. Type                    Permission

Dear Sir/Madam,

With reference to your planning application, received on 03/09/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

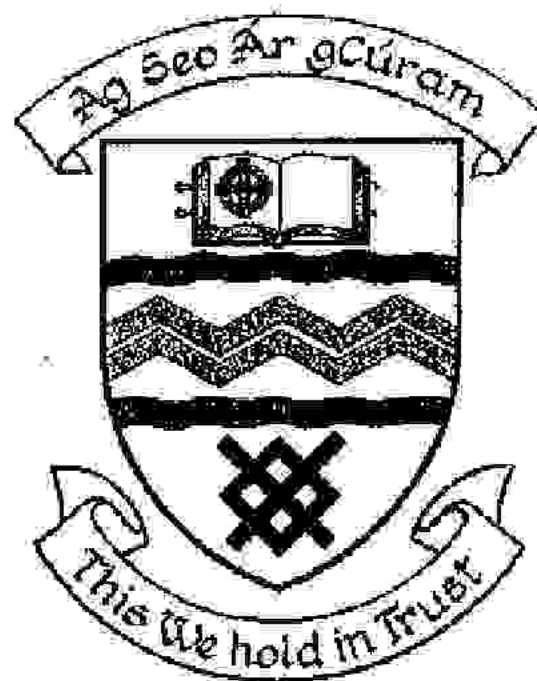
- 1      The applicant shall submit a revised layout which shows the provision of 34 no. car parking spaces. Spaces 26-30 shall be removed from the communal open space and relocated elsewhere.
- 2      The applicant shall submit proposals to pipe the ditch along the boundary of the site.
- 3      The applicant shall submit a detailed landscape plan for the private public and communal open space. Special attention should be paid to the achievement of a high quality landscaping scheme for the communal area to the front of the apartments. The applicant shall indicate on a map the area of land which shall be offered to be taken in charge by the Council if any. Any land not intended to be taken in charge shall be the subject of a management agreement and such management agreement shall be submitted at this stage. Such landscaping should also be located to virtually break up the

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REG REF. S01A/0579

row of car parking whilst mindful of visibility and sight lines.

- 4 Applicant to submit samples of proposed brick finish and roofing material along with photographs of same.
- 5 Applicant to reconsider location of the bin stores to the front of the buildings and submit plans and elevations of the bin stores.
- 6 Applicant to contact Ms. Hazel McCarthy, Executive Planner 01- 4149000 Ext. 2335 to discuss the above issues prior to submission of further information.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

02/11/01