

	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/0453	
1. Location	Liffey Valley Park, Ballyowen Lane, Lucan, Co. Dublin.		
2. Development	Change of house type and additional house from 1 No. 3 bed wide frontage house to 2 No. 3 bed semi-detached houses at site No. 269, Road 11 and the addition of 1 No. 3 bed terraced house adjacent to No. 263, Road 9 and associated site works, parking and modifications to adjoining boundaries being part of Phase 4 of overall development.		
3. Date of Application	13/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/01/2002 2. 03/04/20	1. 05/02/2002 2. 05/04/20
4. Submitted by	Name: Fenton Simons Ltd. Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Developments Ltd. Address: 222-224 Harolds Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 2109 Date 31/05/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2476 Date 11/07/2002	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.
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SOUTH DUBLIN COUNTY COUNCIL
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Tamhlacht, Baile Átha Cliath 24.

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Fenton Simons Ltd.
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2476	Date of Final Grant 11/07/2002
Decision Order Number 2109	Date of Decision 31/05/2002
Register Reference S01A/0453	Date 05/04/02

Applicant Maplewood Developments Ltd.

Development Change of house type and additional house from 1 No. 3 bed wide frontage house to 2 No. 3 bed semi-detached houses at site No. 269, Road 11 and the addition of 1 No. 3 bed terraced house adjacent to No. 263, Road 9 and associated site works, parking and modifications to adjoining boundaries being part of Phase 4 of overall development.

Location Liffey Valley Park, Ballyowen Lane, Lucan, Co. Dublin.

Floor Area 0.00 **Sq Metres**
Time extension(s) up to and including 15/01/2002
Additional Information Requested/Received 14/01/2002 /05/02/2002

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

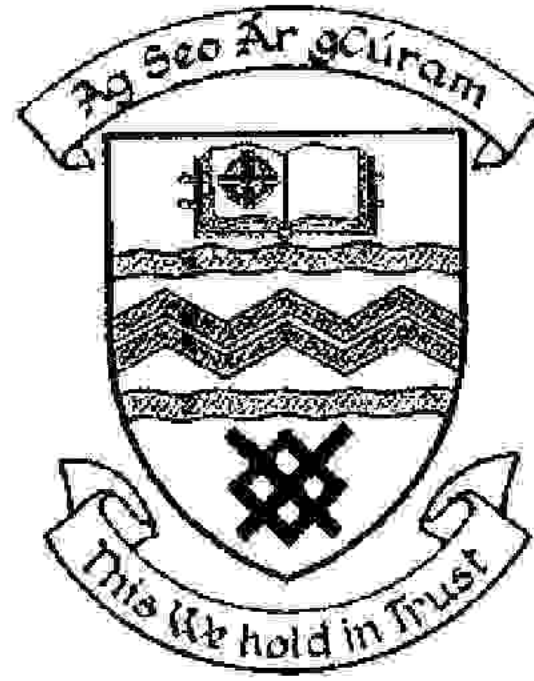
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Conditions and Reasons

- 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 roof pitch and treatment of the proposed terraced house shall match that of the approved roof pitch and treatment of the end terrace dwelling indicated on site no. 261 as illustrated on drawing SW40 rev j as submitted on the 09/05/2002 to the Planning Authority.
REASON:
In the interest of proper planning and development of the area.
- 3 The 3 bed semi detached houses as proposed will be constructed with a hipped roof as indicated on drawing ss04 rev A as submitted on the 13/07/01.
REASON:
In the interest of proper planning and development of the area.
- 4 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.
- 5 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.
- 6 That all external finishes shall match those approved under Planning Permission S00A/0278.
REASON:
In the interest of proper planning and development of the area.

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REG. REF. S01A/0278

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The applicant shall meet the requirements of the roads department.

REASON:

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

8

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

.All foul drainage conditions of original permission (S00A/0278) to apply.

.All sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter and at least 5m from the nearest building.

■ Applicant to ensure full and complete separation of foul and surface water systems.

■ 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.

■ All surface water drainage conditions of all original permission (S00A/0278) to apply.

■ All sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter and at least 5m from the nearest building.

■ All water supply conditions of all original permission (S00A/0278) to apply.

■ Each property shall have its own individual service connection to the public watermain and 24hour storage.

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

REASON:

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

9

That a financial contribution in the sum of EUR 1,904 (one thousand nine hundred and four 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

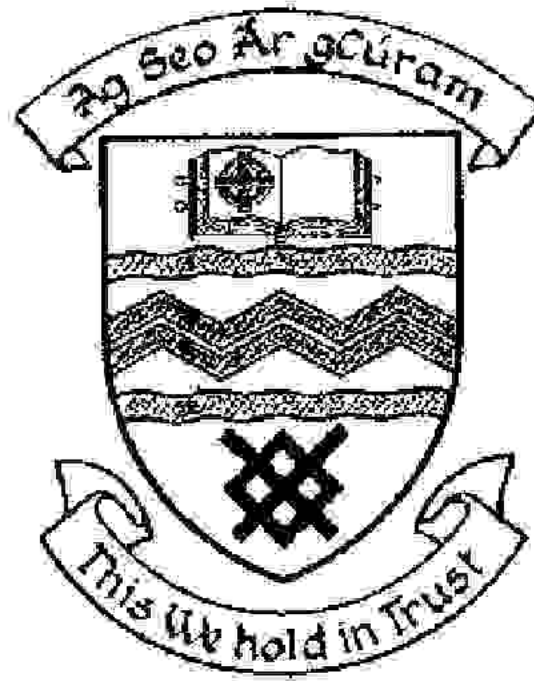
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REG REF. S017/0151

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reasonable that the developer should contribute towards the cost of providing the services.

- 10 That a financial contribution in the sum of EUR 5,332 (five thousand three hundred and thirty two 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.

- 11 That a financial contribution in the sum of EUR 1,904 (one thousand nine hundred and four 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.

- 12 That a financial contribution in the sum of EUR 1,016 (one thousand and sixteen euro) be paid by the 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.

- 13 That a financial contribution in the sum of EUR 254 (two hundred and fifty four 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:

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REG. REF. S01A/0278

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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.

- 14 That a financial contribution in the sum of EUR 126 (one hundred and twenty six 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.

- 15 That a financial contribution in the sum of EUR 380 (three hundred and eighty 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.

- 16 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No. 23, 24, 26, 27, 28 and 29 of Register Reference S00A/0278 be strictly adhered to in respect of this 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 the provision of services and prevent disamenity in the development.

- (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.

SOUTH DUBLIN COUNTY COUNCIL

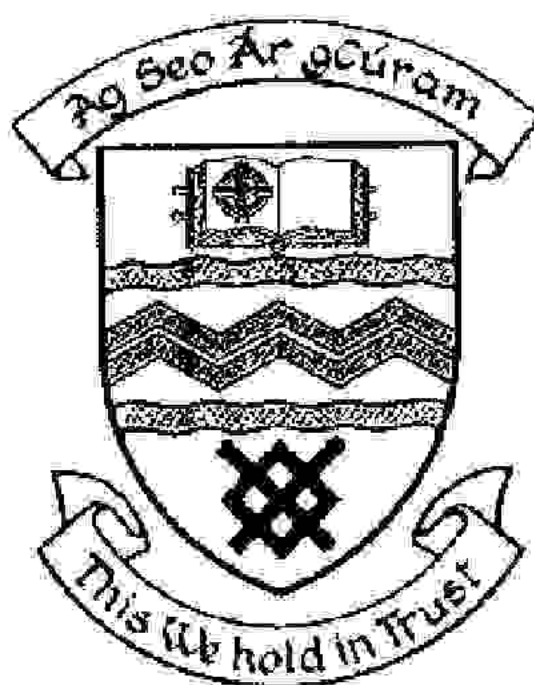
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- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use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

Signed on behalf of South Dublin County Council.

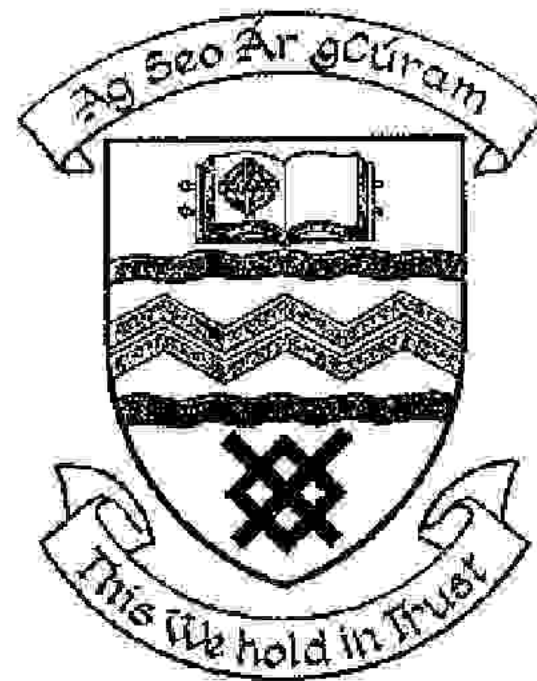
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for SENIOR ADMINISTRATIVE OFFICER

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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING & DEVELOPMENT ACT 2000**

Decision Order Number 2109	Date of Decision 31/05/2002
Register Reference S01A/0453	Date: 13/07/01

Applicant Maplewood Developments Ltd.

Development Change of house type and additional house from 1 No. 3 bed wide frontage house to 2 No. 3 bed semi-detached houses at site No. 269, Road 11 and the addition of 1 No. 3 bed terraced house adjacent to No. 263, Road 9 and associated site works, parking and modifications to adjoining boundaries being part of Phase 4 of overall development.

Location Liffey Valley Park, Ballyowen Lane, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 15/01/2002

Additional Information Requested/Received 14/01/2002 / 05/02/2002

Clarification of Additional Information Requested/Received 03/04/2002 / 05/04/2002

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.
Subject to the conditions (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

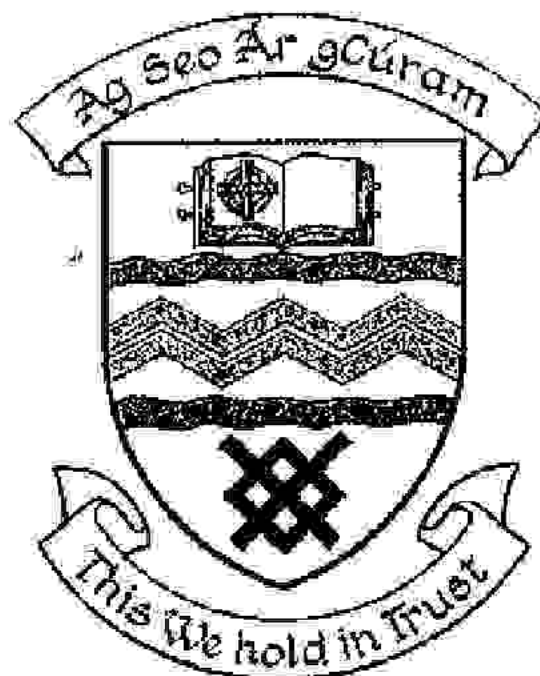

..... 31/05/02
for SENIOR EXECUTIVE OFFICER

Fenton Simons Ltd.
29 Fitzwilliam Place,
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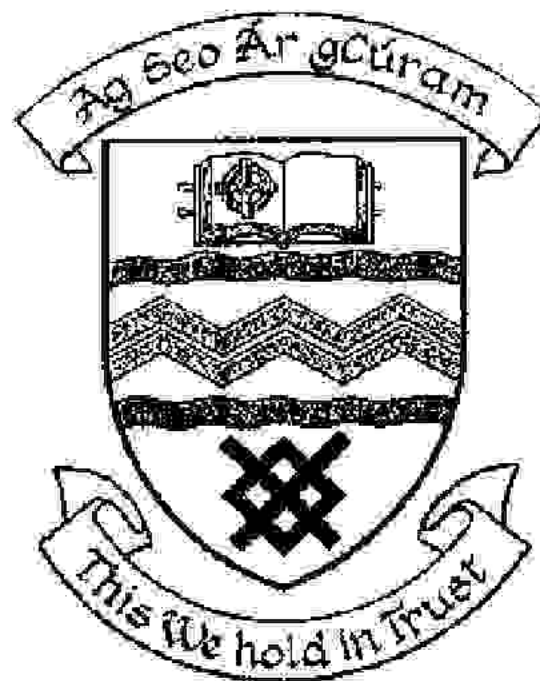
Conditions and Reasons

- 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 roof pitch and treatment of the proposed terraced house shall match that of the approved roof pitch and treatment of the end terrace dwelling indicated on site no. 261 as illustrated on drawing SW40 rev j as submitted on the 09/05/2002 to the Planning Authority.
REASON:
In the interest of proper planning and development of the area.
- 3 The 3 bed semi detached houses as proposed shall be constructed with a hipped roof as indicated on drawing ss04 rev A as submitted on the 13/07/01.
REASON:
In the interest of proper planning and development of the area.
- 4 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.
- 5 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.

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REG. REF. S01A/0453

- 6 That all external finishes shall match those approved under Planning Permission S00A/0278.

REASON:

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

- 7 The applicant shall meet the requirements of the roads department.

REASON:

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

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

.All foul drainage conditions of original permission (S00A/0278) to apply.

.All sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter and at least 5m from the nearest building.

■ Applicant to ensure full and complete separation of foul and surface water systems.

■ 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.

■ All surface water drainage conditions of all original permission (S00A/0278) to apply.

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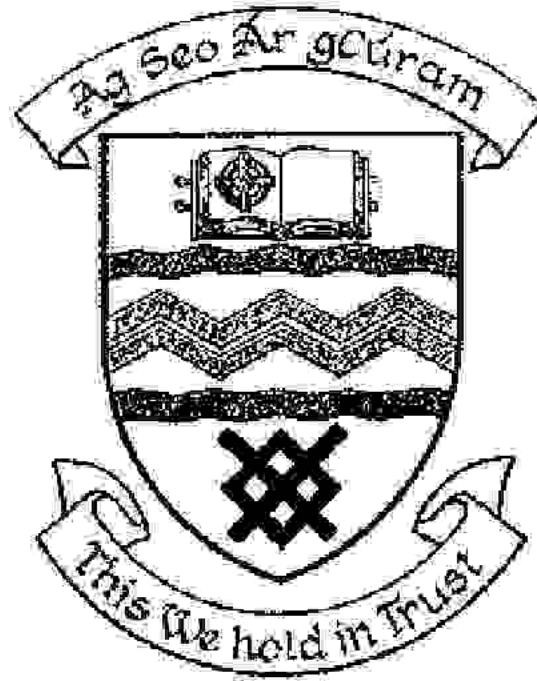
■ Each property shall have its own individual service connection to the public watermain and 24hour storage.

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

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REASON:

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

- 9 That a financial contribution in the sum of EUR 1,904 (one thousand nine hundred and four 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.

- 10 That a financial contribution in the sum of EUR 5,332 (five thousand three hundred and thirty two 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:

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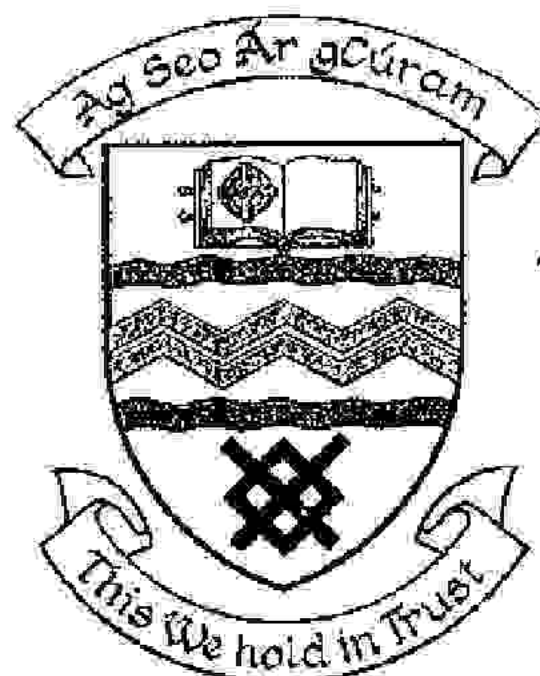
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- 12 That a financial contribution in the sum of EUR 1,016 (one thousand and sixteen euro) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; 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.

- 13 That a financial contribution in the sum of EUR 254 (two hundred and fifty four 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.

- 14 That a financial contribution in the sum of EUR 126 (one hundred and twenty six 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.

- 15 That a financial contribution in the sum of EUR 380 (three hundred and eighty 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.

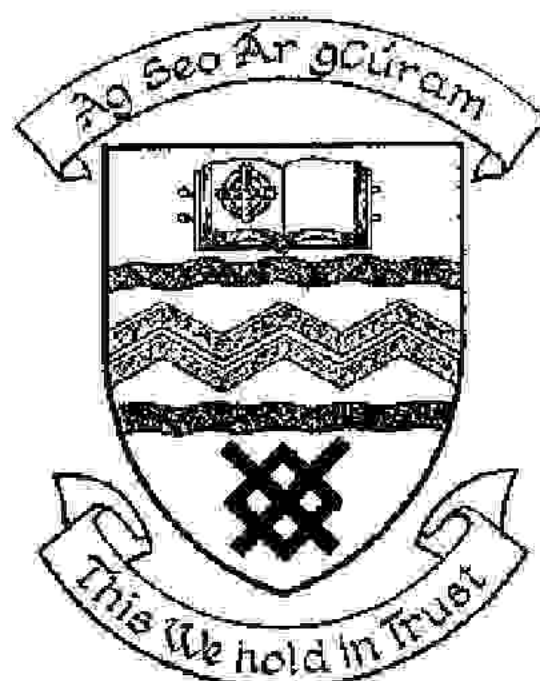
REASON:

The provision of such services in the area by the Council

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REG REF. S01A/0453

will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 16 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No. 23, 24, 26, 27, 28 and 29 of Register Reference S00A/0278 be strictly adhered to in respect of this 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 the provision of services and prevent disamenity in the development.

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

Decision Order Number 0097	Date of Decision 14/01/2002
Register Reference S01A/0453	Date: 13/07/01

Applicant Maplewood Developments Ltd.
Development Change of house type and additional house from 1 No. 3 bed wide frontage house to 2 No. 3 bed semi-detached houses at site No. 269, Road 11 and the addition of 1 No. 3 bed terraced house adjacent to No. 263, Road 9 and associated site works, parking and modifications to adjoining boundaries being part of Phase 4 of overall development.

Location Liffey Valley Park, Ballyowen Lane, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 13/07/01 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 Planning permission has not been granted or sought for the change of Road 11 to a through road as depicted in the application proposed. The applicant is asked to submit revised public notices under Part IV of the Local Government (Planning and Development) Regulations 1994. These notices are to display the true nature of the proposed development including the change of road type from a cul de sac to a through road. It should be noted that the Planning Authority would favour a cul de sac road at this location.
- 2 Any new application, for further housing proposed, is to omit parking bays in the south eastern corner of land designated as public open space.

Fenton Simons Ltd.
29 Fitzwilliam Place,
Dublin 2.

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REG REF. S01A/0453

- 3 The applicant is asked to submit a revised parking plan in relation to houses No. 294 to houses No. 311 on Road 11, if this road is to remain a through road.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

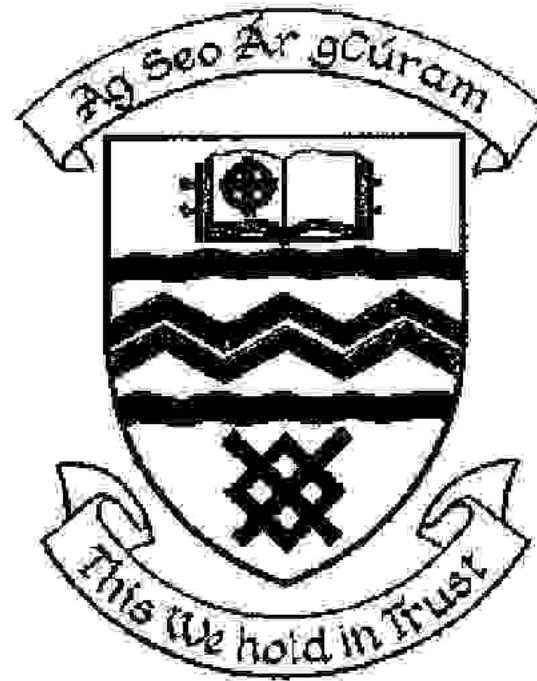
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3664	Date of Decision 11/12/2001
Register Reference S01A/0453	Date 13/07/01

Applicant Maplewood Developments Ltd.
App. Type Permission
Development Change of house type and additional house from 1 No. 3 bed wide frontage house to 2 No. 3 bed semi-detached houses at site No. 269, Road 11 and the addition of 1 No. 3 bed terraced house adjacent to No. 263, Road 9 and associated site works, parking and modifications to adjoining boundaries being part of Phase 4 of overall development.
Location Liffey Valley Park, Ballyowen Lane, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 15/01/2002

Yours faithfully

.....*MT*..... 14/12/01
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd.
29 Fitzwilliam Place,
Dublin 2.

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