

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0323	
1. Location	Liffey Valley Park, Ballyowen Lane, Lucan, Co. Dublin.		
2. Development	24 No. 2 and 3 bed terraced courtyard houses and associated site works, open space and car parking on site of previously approved 24 No. 2 bed apartments at site no's. 270 to 293 with access from Road 11 to Ballyowen Lane, being part of Phase 4 of overall development.		
3. Date of Application	28/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Fenton Simons Ltd., Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Developments Ltd Address: 222-224 Harlods Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 2535  Date 27/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2841  Date 06/09/2001	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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Lár an Bhaile, Tamhlacht,  
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**PLANNING DEPARTMENT**  
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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 2841	Date of Final Grant 06/09/2001
Decision Order Number 2535	Date of Decision 27/07/2001
Register Reference S01A/0323	Date 28/05/01

**Applicant** Maplewood Developments Ltd

**Development** 24 No. 2 and 3 bed terraced courtyard houses and associated site works, open space and car parking on site of previously approved 24 No. 2 bed apartments at site no's. 270 to 293 with access from Road 11 to Ballyowen Lane, 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**

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (14) Conditions.



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

REG REF. S01A/0278

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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 That this permission relates only to revised dwellinghouse units numbers 270 to 293. The proposed development shall otherwise accord fully with the terms and conditions of the planning permission granted under register reference number S00A/0278, including the financial conditions thereof, other than conditions nos. 2(a) and 2(b).  
Reason In the interest of clarity and of the proper planning and development of the area.
- 3 That boundary treatment to the proposed units nos. 270 to 293 and associated car parking and private open space areas shall comprise of a suitable high quality railing on a low wall to an overall height not exceeding two metres.  
Reason In the interest of amenity.
- 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 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.
- 6 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.

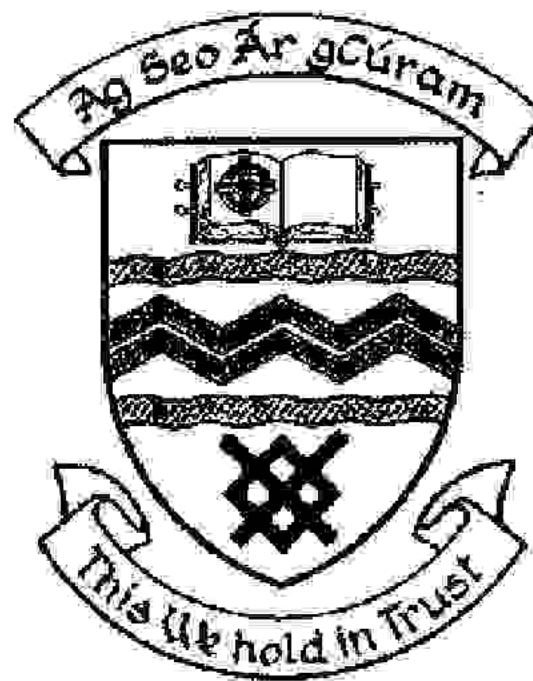
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0020

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 7 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.
- 8 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.
- 9 That all watermain tappings, 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 proposed development it is considered reasonable that the Council should recoup the cost.
- 10 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.
- 11 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.
- 12 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant,

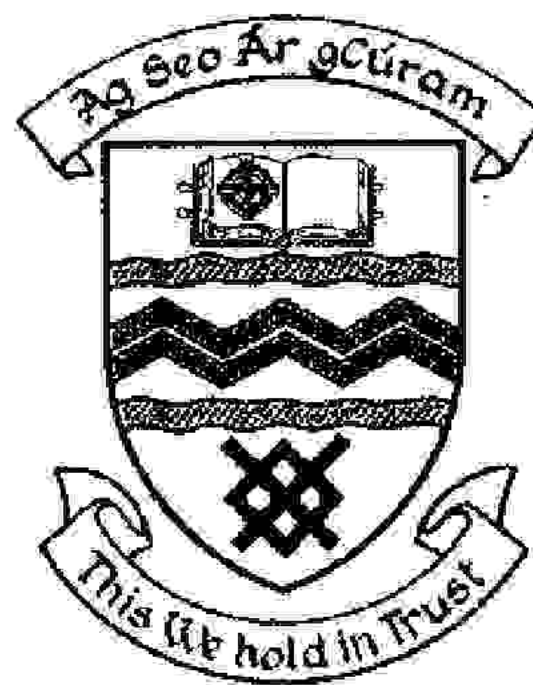


**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

REG REF. S01A/00278

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materials or spoil.

REASON:

To protect the amenities of the area.

- 13 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, 25, 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.

- 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. 20, 21, 22, 23, 25 and 5 of Register Reference S00A/0826, 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.

- (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.

Signed on behalf of South Dublin County Council.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

REG. REF. S01A/0320

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.....06/09/01  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0323	
1. Location	Liffey Valley Park, Ballyowen Lane, Lucan, Co. Dublin.		
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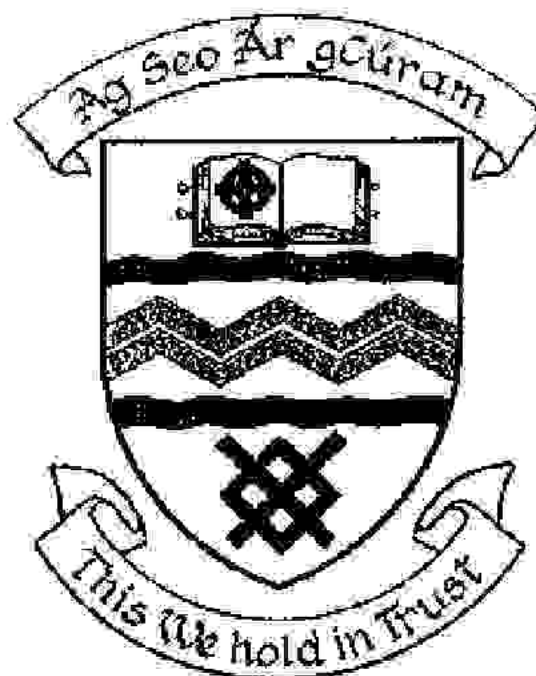


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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Decision Order Number 2535	Date of Decision 27/07/2001
Register Reference S01A/0323	Date: 28/05/01

**Applicant** Maplewood Developments Ltd

**Development** 24 No. 2 and 3 bed terraced courtyard houses and associated site works, open space and car parking on site of previously approved 24 No. 2 bed apartments at site no's. 270 to 293 with access from Road 11 to Ballyowen Lane, 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**

**Additional Information Requested/Received** /

**Clarification of Additional Information Requested/Received** /

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 ( 14 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

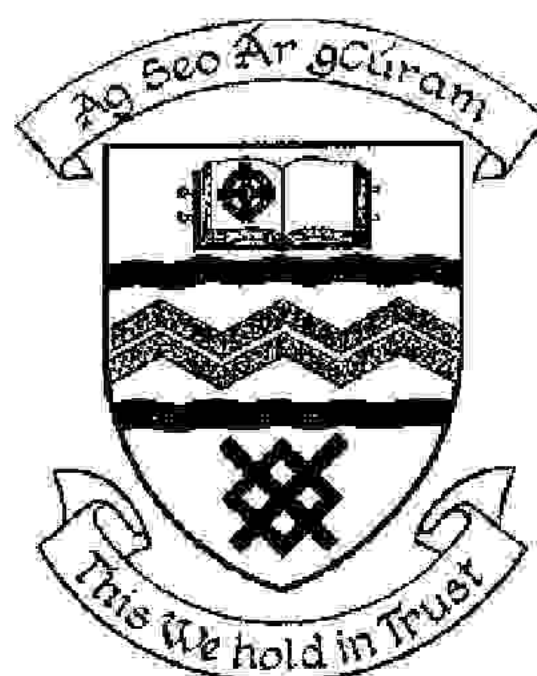
.....*MT*..... 27/07/01  
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd.,  
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REG REF. S01A/0323

**Conditions and Reasons**

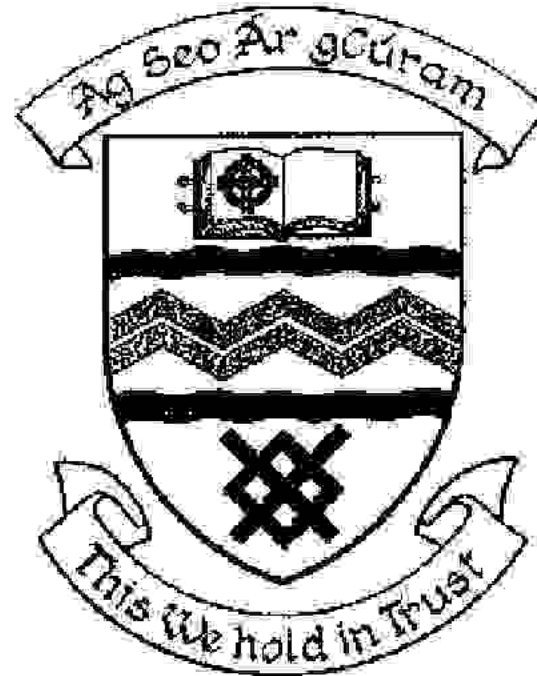
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