

	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/0119	
1. Location	Woodstown Village, Ballycullen, Dublin 16.		
2. Development	Revisions to previously approved housing development (Ref: S95A/0436) to include for addition of two houses at sites numbered 631, 635 and for rearrangement of sites and revised house types at sites numbered 31-34, all houses to be two storey semi detached four bedroomeð, together with related external works		
3. Date of Application	02/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Anthony Reddy & Associates, Address: The Malt House, North Block, Grand Canal Quay,		
5. Applicant	Name: Ellier Developments Address: 11 Woodstown Centre, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 0884  Date 30/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2187  Date 19/06/2001	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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Anthony Reddy & Associates,  
The Malt House, North Block,  
Grand Canal Quay,  
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 2187	Date of Final Grant 19/06/2001
Decision Order Number 0884	Date of Decision 30/04/2001
Register Reference S01A/0119	Date 02/03/01

**Applicant** Ellier Developments

**Development** Revisions to previously approved housing development (Ref: S95A/0436) to include for addition of two houses at sites numbered 631, 635 and for rearrangement of sites and revised house types at sites numbered 31-34, all houses to be two storey semi detached four bedroomed, together with related external works

**Location** Woodstown Village, Ballycullen, Dublin 16.

**Floor Area** 0.00 Sq Metres

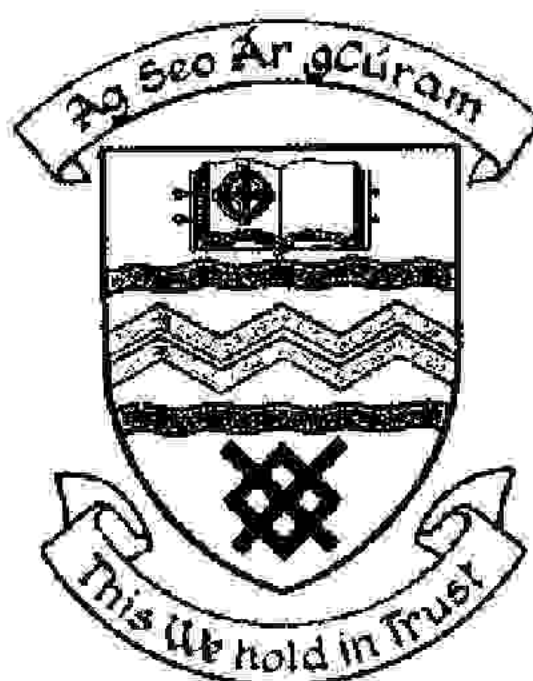
**Time extension(s)** up to and including

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (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 applicant shall comply with all conditions as stated in the parent planning permission Reg. Ref. S95A/0436.

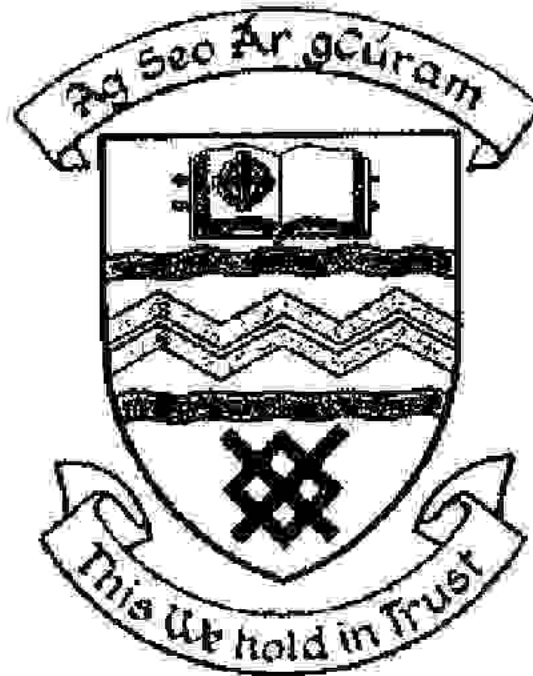
**REASON:**

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

- 3 The applicant shall satisfy the following criteria of the Environmental Services Department.

- . Prior to the commencement of development the applicant shall submit for written approval a foul drainage and surface water layout showing the location of all existing and proposed drains, sewers, manholes and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations. It shall clearly show pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- . Prior to the commencement of development the applicant shall submit for approval a layout clearly showing watermain size, valve, meter and hydrant location. Layout to be in accordance with Part B of the 1997 Building Regulations and shall be in accordance with "Recommendation for Site Development Works for Housing Areas" published by the Department of the Environment and Local Government.
- . No more than 8 houses shall be served by the same common foul drain.
- . No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- . The applicant shall 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.

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Each house 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 the interest of public health.

- 4 That a financial contribution in the sum of £1,500 (one thousand and five hundred pounds) EUR 1,905 (one thousand nine hundred and five euros) 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.

- 5 That a financial contribution in the sum of £4,200 (four thousand and two hundred pounds) EUR 5,333 (five thousand and three hundred and thirty three euros) 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.

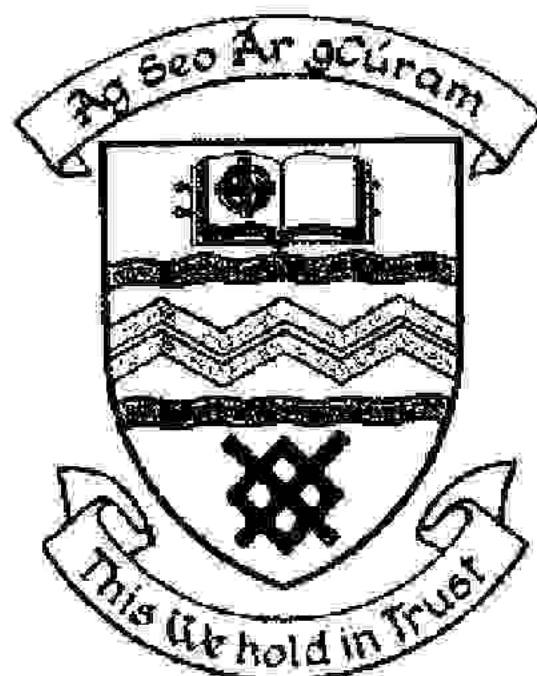
- 6 That a financial contribution in the sum of £4,320 (four thousand three hundred and twenty pounds) EUR 5,485 (five thousand four hundred and eighty five euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area 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



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development and improvement of amenity lands in the area which will facilitate the proposed development.

- 7 That a financial contribution in the sum of £1,350 (one thousand three hundred and fifty pounds) EUR 1,714 (one thousand seven hundred and fourteen euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

**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.

- 8 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. 25,26,27 of An Bord Pleanála Order No. 065.098299 Register Reference S95A/0436 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.
- (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.

 .....20/06/01  
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/0119	
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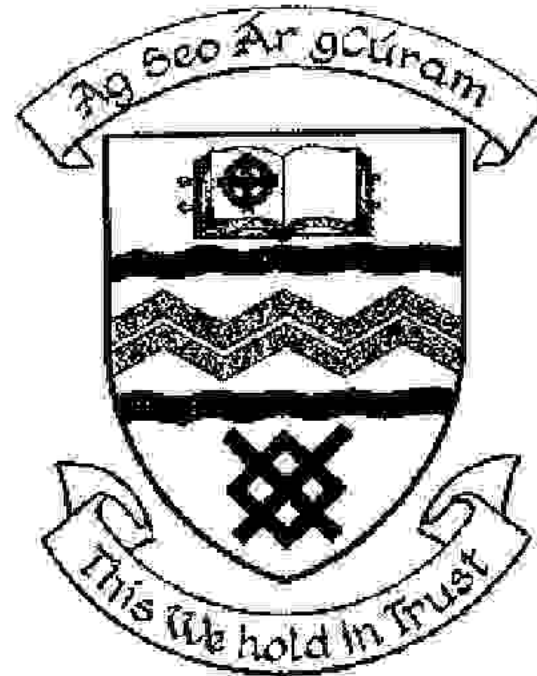


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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 0884	Date of Decision 30/04/2001
Register Reference S01A/0119	Date: 02/03/01

**Applicant** Ellier Developments

**Development** Revisions to previously approved housing development  
(Ref: S95A/0436) to include for addition of two houses  
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and revised house types at sites numbered 31-34,  
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together with related external works

**Location** Woodstown Village, Ballycullen, Dublin 16.

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

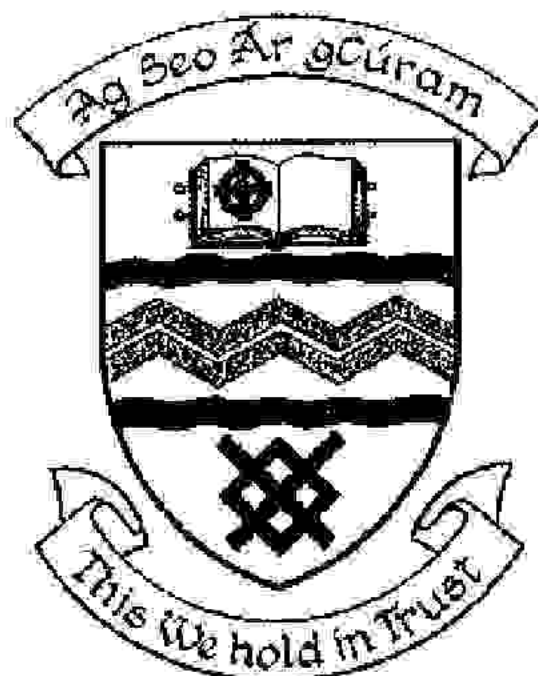
..... 01/05/01  
for SENIOR ADMINISTRATIVE OFFICER

Anthony Reddy & Associates,  
The Malt House, North Block,  
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REG REF. S01A/0119

**Conditions and Reasons**

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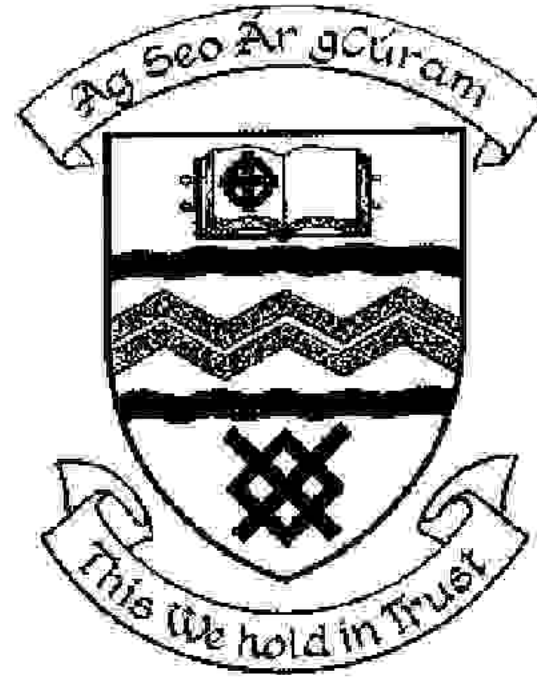
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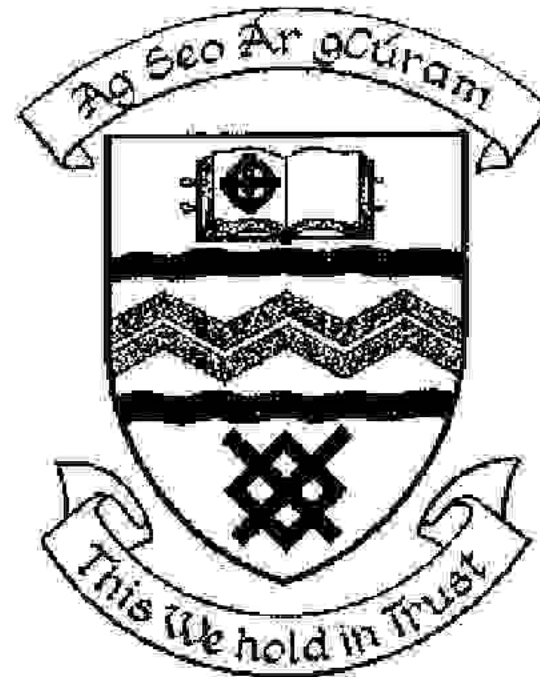
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- REASON:  
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.
- 7 That a financial contribution in the sum of £1,350 (one thousand three hundred and fifty pounds) EUR 1,714 (one thousand seven hundred and fourteen euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.
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