

	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/0118	
1. Location	Woodstown Village, Ballycullen, Dublin 16.		
2. Development	Revisions to previously approved housing development (Ref: S95A/0436) to include for addition of three houses at sites 632-634, and revised site layouts and house types at sites 17-23, all houses to be 2-storey semi detached, three pair three bed and two pair four bed, one with garage 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. 0882  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 0882	Date of Decision 30/04/2001
Register Reference S01A/0118	Date 02/03/01

**Applicant** Ellier Developments,

**Development** Revisions to previously approved housing development (Ref: S95A/0436) to include for addition of three houses at sites 632-634, and revised site layouts and house types at sites 17-23, all houses to be 2-storey semi detached, three pair three bed and two pair four bed, one with garage together with related external works

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

**Floor Area** 0.00 Sq Metres

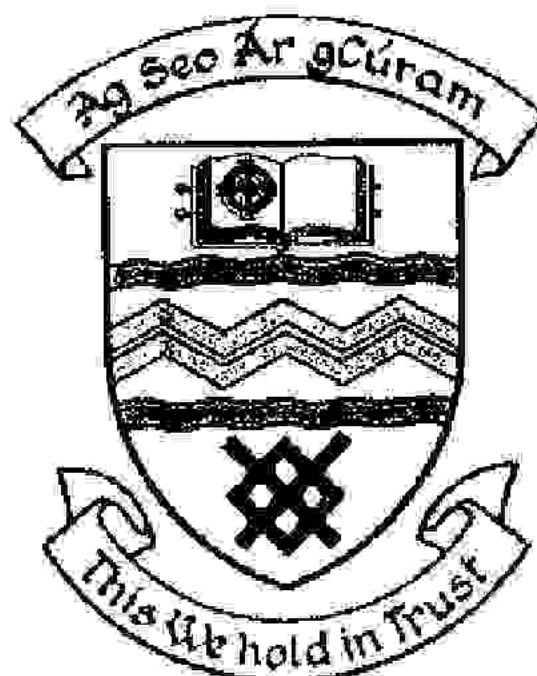
**Time extension(s) up to and including**

**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.

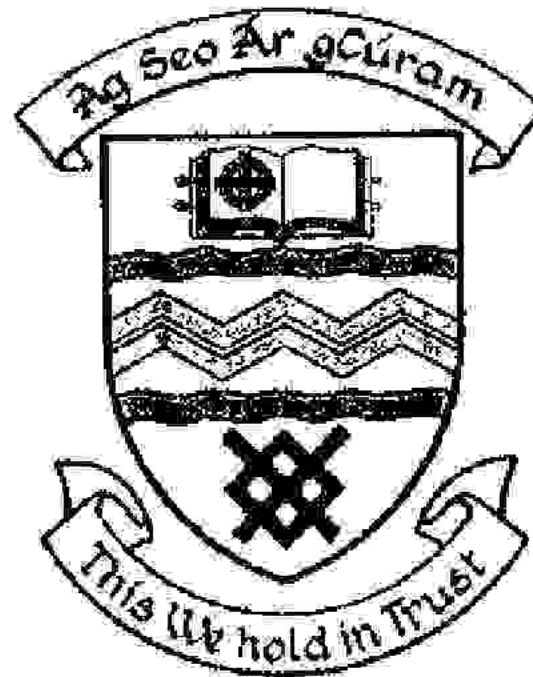
**REASON:**

In the interests of public health.

- 3 The applicant shall adhere to the requirements of the Environmental Services Department. In this respect:

- i) Prior to the commencement of development the applicant shall submit for written approval a foul drainage and surface water drainage layout showing the location of all existing and proposed drains, sewers, gullies 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.
- ii) 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 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.
- (iii) No more than 8 houses shall be served by the same common foul drain.
- (iv) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (v) The applicant shall ensure full and complete separation of foul and surface water systems.
- (vi) All pipes 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.
- (vii) Each house shall have its own individual service connection to the public watermain and 24hour storage.

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(viii) 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 public health.

- 4 That a financial contribution in the sum of £2,250 (two thousand two hundred and fifty pounds) EUR 2,857 (two thousand eight hundred and fifty seven 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 £6,300 (six thousand and three hundred pounds) EUR 7,999 (seven thousand nine hundred and ninety nine 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 £6,468 (six thousand four hundred and sixty eight pounds) EUR 8,213 (eight thousand two hundred and thirteen 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:

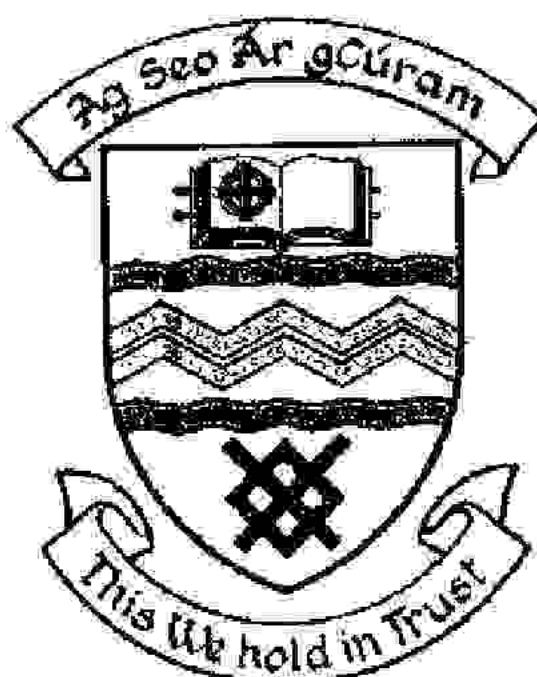
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.



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- 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 of 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