

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0826	
1. Location	Ballyowen Lane, Lucan, County Dublin, with access off Liffey Valley Avenue (under construction), and an upgraded Ballyowen Lane.		
2. Development	Modifications to layout on roads 2, 3 and 5 being part of existing permitted development at Liffey Valley Park (reg ref. S00A/0278) being phase 4 of overall development to incorporate change of house type and increase in numbers from 38 no. 3 and 4 bed semi detached houses and 76 no. 2 and 3 bed apartments to 98 no. 2, 3 and 4 bed detached, semi detached, terraced houses and 24 no. 2 and 3 bed apartments including associated site works, open spaces and car parking		
3. Date of Application	30/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Fenton Simons, 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. 0207  Date 29/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0606  Date 26/03/2001	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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Baile Átha Cliath 24

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Fenton Simons,  
29 Fitzwilliam Place,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number 0606	Date of Final Grant 26/03/2001
Decision Order Number 0207	Date of Decision 29/01/2001
Register Reference S00A/0826	Date 30/11/00

**Applicant** Maplewood Developments Ltd,

**Development** Modifications to layout on roads 2,3 and 5 being part of existing permitted development at Liffey Valley Park (reg ref.S00A/0278) being phase 4 of overall development to incorporate change of house type and increase in numbers from 38 no.3 and 4 bed semi detached houses and 76 no. 2 and 3 bed apartments to 98 no.2,3 and 4 bed detached, semi detached, terraced houses and 24 no.2 and 3 bed apartments including associated site works, open spaces and car parking

**Location** Ballyowen Lane, Lucan, County Dublin, with access off Liffey Valley Avenue (under construction), and an upgraded Ballyowen Lane.

**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 (25) 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 That each house and apartment units to be used as single dwelling units.  
 REASON:  
 To prevent unauthorised development.
  
- 3 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised layout which provides for:
  - (a) a reservation of 12.25m (7.5 carriageway, 4.75m margin/footpath) for Ballyowen Lane measured from the edge of the metalling opposite.
  - (b) The houses numbered 354 - 359 shall have a minimum driveway depth of 9m. This requires the setting back of these units by 4 metres, which necessitates the removal of one unit among house nos. 398 - 405.
 REASON:  
 In the interest of the proper planning and development of the area.
  
- 4 The developer is responsible for the upgrading of Ballyowen Lane to Local Distributor standard. Details to be submitted for agreement by the Planning Authority before development commences.  
 REASON:  
 In the interest of the proper planning and development of the area.
  
- 5 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
  - a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £56,000 (fifty six thousand pounds) EUR 71,105 (seventy one thousand one hundred and five euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains

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and Drains are taken in charge by the Council.

Or./...

- b. Lodgement with the Council of a Cash Sum of  
 £35,000 (thirty five thousand pounds) EUR 44,440  
 (forty four thousand four hundred and forty euros)  
 to be applied by the Council at its absolute  
 discretion if such services are not duly provided to  
 its satisfaction on the provision and completion of  
 such services to standard specifications.

Or./...

- c. Lodgement with the Planning Authority of a letter of  
 guarantee issued by the Construction Industry  
 Federation in respect of the proposed development,  
 in accordance with the guarantee scheme agreed with  
 Planning Authority.

**REASON:**

To ensure that a ready sanction may be available to the  
 Council to induce the provision of services and prevent  
 disamenity in the development.

- 6 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.

- 7 That all public services to the proposed development,  
 including electrical, telephone cables and equipment be  
 located underground throughout the entire site.

**REASON:**

In the interest of amenity.

- 8 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.

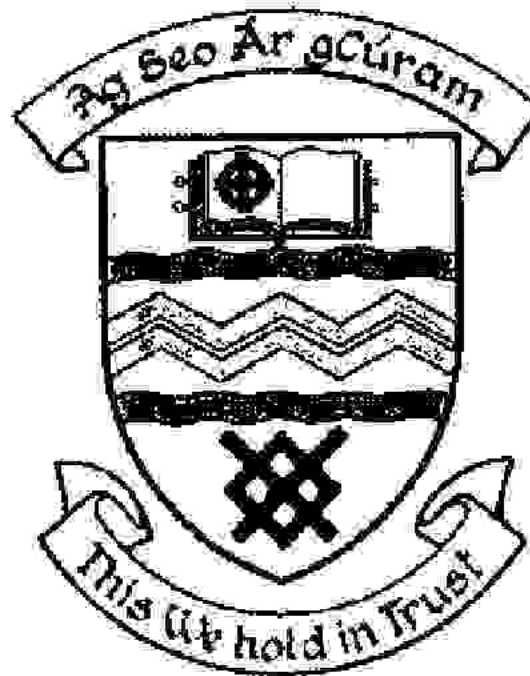
- 9 That all watermain tappings, branch connections, swabbing  
 and chlorination be carried out by the County Council's,  
 Environmental Services Department and that the cost thereof  
 be paid to South Dublin County Council before any  
 development commences.

**REASON:**

To comply with public health requirements and to ensure  
 adequate standards of workmanship. As the provision of



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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 boundary treatment to rear gardens shall comprise of robust timber panel fencing and concrete base and supports to an overall height of not less than 2 metres, except where screen walls are required in accordance with Condition no. 16.
- 12 That prior to the commencement of development the applicant should submit a detailed landscape plan with full works specification for the development of the areas of open space within the development. The plans and specifications to include a timescale for implementation of the works, maintenance programme for a period of at least eighteen months after completion for the works and bill of quantities etc. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment, planting and a scheme of street tree planting for the entire development. The submission to be in accordance with South Dublin County Council's Guidelines for Open Space Development & taking in Charge available for the Parks and Landscapes Services Department.  
 REASON:  
 To ensure a satisfactory standard of development.
- 13 That prior to the commencement of development the developer shall submit full details of proposals for the treatment and protection of existing trees on the site, including a tree survey detailing the age, height, species, location and condition of all trees to be retained.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 14 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall apply:

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- (a) Applicant shall ensure full separation of foul and surface water drainage systems.
- (b) No building shall be located within 5 metres of any public sewer or any such services with the potential to be taken in charge.
- (c) Prior to the development commencing evidence of the permission of the owner to connect into private sewers shall be submitted.
- (d) Prior to commencement of development the applicant shall submit for approval watermain layout drawing indicating full details of proposed arrangements, in accordance with Part B of the Building Regulations, 1997
- (e) No building shall be located within 5m of any public watermain of less than 225mm diameter.
- (f) All watermains greater than 150mm diameter shall be of ductile iron.
- (g) Watermains shall be laid in public open space.
- (h) The foul sewer design to be revised to ensure that no more than eight houses are serviced by a pipe less than 225mm.

**REASON:**

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

- 15 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.

- 16 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

**REASON:**

In the interest of visual amenity.

- 17 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.

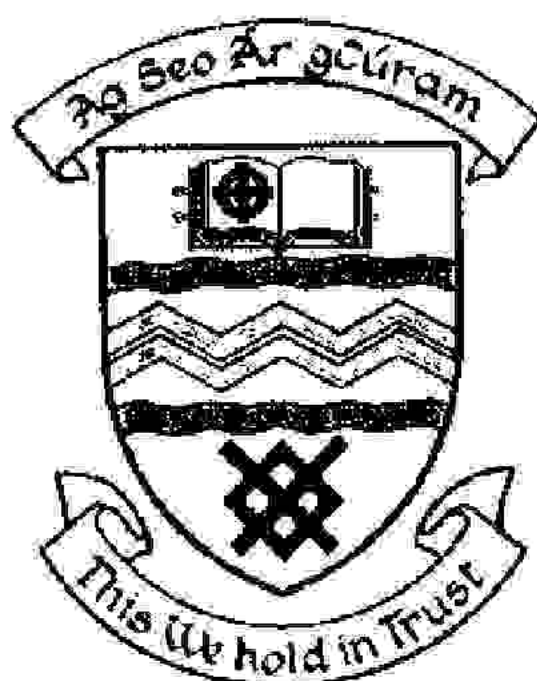
**REASON:**



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

- 18 That details of the Management Agreement for the maintenance and control of the apartment development within the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 19 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 and 29 of Register Reference S00A/0278, 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.

- 20 That a financial contribution in the sum of £6,000 (six thousand pounds) EUR 7,618 (seven thousand six hundred and eighteen 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.

- 21 That a financial contribution in the sum of £16,800 (sixteen thousand eight hundred pounds) EUR 21,331 (twenty one thousand three hundred and thirty one 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



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that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 22 That a financial contribution in the sum of £6,000 (six thousand pounds) EUR 7,618 (seven thousand six hundred and eighteen 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.

- 23 That a financial contribution in the sum of £3,200 (three thousand two hundred pounds) EUR 4,063 (four thousand and sixty three euros) 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.

- 24 Notwithstanding the Local Government (Planning and Development) Regulations 2000, no extensions shall be erected to the rear of house type K (2-bed mid-terrace) unless first granted planning permission by the Planning Authority or An Bord Pleanála for such a development. This restriction shall be incorporated into the deeds of each property.

**REASON:**

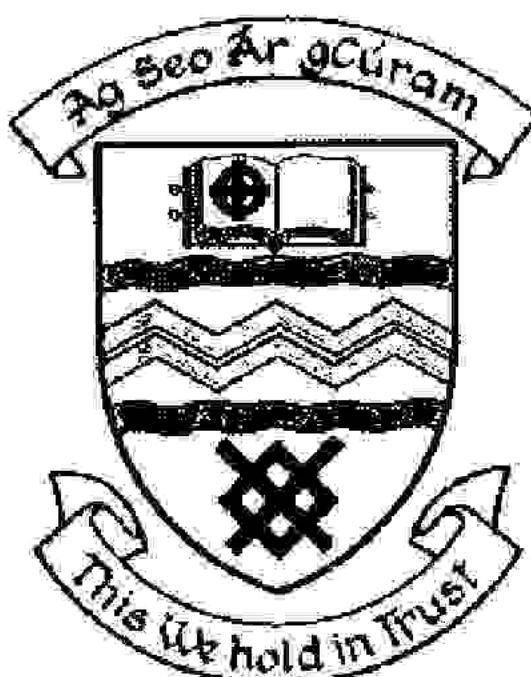
To enable effective control to be maintained in the interest of residential amenity, having regard to the limited capacity of these narrow plot widths to satisfactorily accommodate additional site coverage.

- 25 That a financial contribution be determined and paid by the proposer to South Dublin County Council, towards the cost of the duplication of the existing Ballyowen Lane to Esker Pumping Station trunk foul sewer main which will facilitate

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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.

- (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.

  
.....27/03/01  
for SENIOR ADMINISTRATIVE OFFICER



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0826	
1. Location	Ballyowen Lane, Lucan, County Dublin, with access off Liffey Valley Avenue (under construction), and an upgraded Ballyowen Lane.		
2. Development	Modifications to layout on roads 2,3 and 5 being part of existing permitted development at Liffey Valley Park (reg ref.S00A/0278) being phase 4 of overall development to incorporate change of house type and increase in numbers from 38 no.3 and 4 bed semi detached houses and 76 no. 2 and 3 bed apartments to 98 no.2,3 and 4 bed detached, semi detached, terraced houses and 24 no.2 and 3 bed apartments including associated site works, open spaces and car parking		
3. Date of Application	30/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Fenton Simons, 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. 0207  Date 29/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0207	Date of Decision 29/01/2001
Register Reference S00A/0826	Date: 30/11/00

Applicant                      Maplewood Developments Ltd,

Development Modifications to layout on roads 2,3 and 5 being part of existing permitted development at Liffey Valley Park (reg ref.S00A/0278) being phase 4 of overall development to incorporate change of house type and increase in numbers from 38 no.3 and 4 bed semi detached houses and 76 no. 2 and 3 bed apartments to 98 no.2,3 and 4 bed detached, semi detached, terraced houses and 24 no.2 and 3 bed apartments including associated site works, open spaces and car parking

Location Ballyowen Lane,, Lucan, County Dublin,with access off Liffey Valley Avenue (under construction), and an upgraded Ballyowen Lane.

Floor Area	Sq Metres
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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.

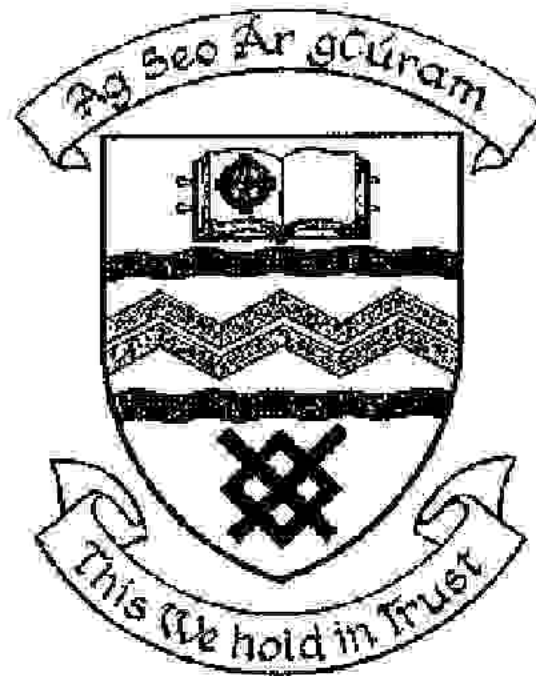
Subject to the conditions ( 25 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

Fenton Simons,  
29 Fitzwilliam Place,  
Dublin 2.

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REG REF. S00A/0826

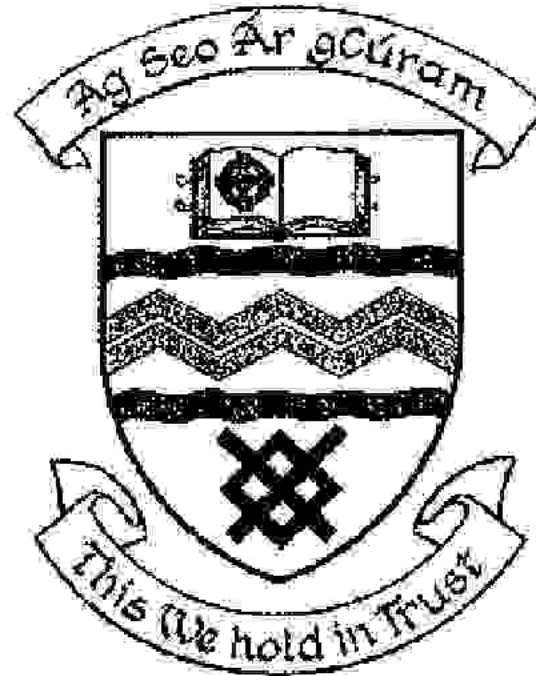
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Conditions and Reasons

- 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 each house and apartment units to be used as single dwelling units.  
REASON:  
To prevent unauthorised development.
- 3 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised layout which provides for:
  - (a) a reservation of 12.25m (7.5 carriageway, 4.75m margin/footpath) for Ballyowen Lane measured from the edge of the metalling opposite.
  - (b) The houses numbered 354 - 359 shall have a minimum driveway depth of 9m. This requires the setting back of these units by 4 metres, which necessitates the removal of one unit among house nos. 398 - 405.  
REASON:



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

- 4 The developer is responsible for the upgrading of Ballyowen Lane to Local Distributor standard. Details to be submitted for agreement by the Planning Authority before development commences.

REASON:

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

- 5 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £56,000 (fifty six thousand pounds) EUR 71,105 (seventy one thousand one hundred and five euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

- b. Lodgement with the Council of a Cash Sum of £35,000 (thirty five thousand pounds) EUR 44,440 (forty four thousand four hundred and forty euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...

- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

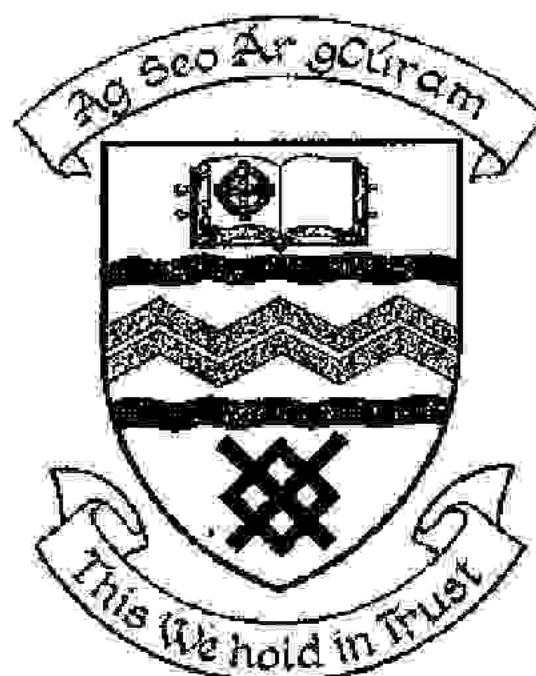
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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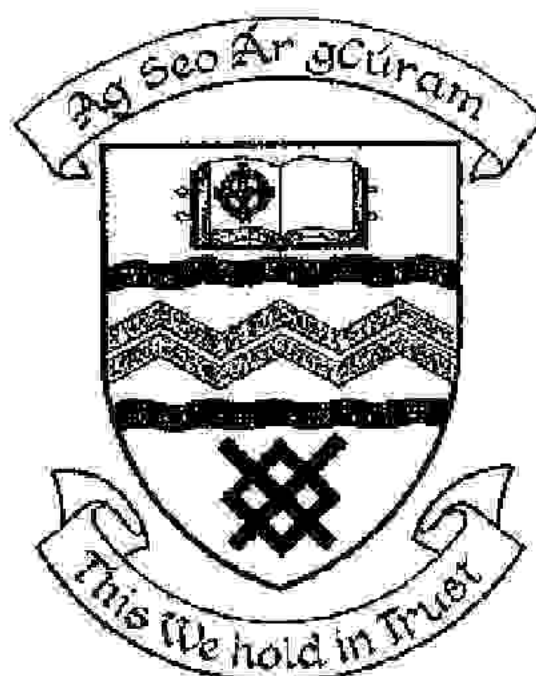
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REG REF. S00A/0826

- 6 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.
- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
In the interest of amenity.
- 8 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.
- 9 That all watermain tapplings, 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.



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- 11 That boundary treatment to rear gardens shall comprise of robust timber panel fencing and concrete base and supports to an overall height of not less than 2 metres, except where screen walls are required in accordance with Condition no. 16.

- 12 That prior to the commencement of development the applicant should submit a detailed landscape plan with full works specification for the development of the areas of open space within the development. The plans and specifications to include a timescale for implementation of the works, maintenance programme for a period of at least eighteen months after completion for the works and bill of quantities etc. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment, planting and a scheme of street tree planting for the entire development. The submission to be in accordance with South Dublin County Council's Guidelines for Open Space Development & taking in Charge available for the Parks and Landscapes Services Department.

REASON:

To ensure a satisfactory standard of development.

- 13 That prior to the commencement of development the developer shall submit full details of proposals for the treatment and protection of existing trees on the site, including a tree survey detailing the age, height, species, location and condition of all trees to be retained.

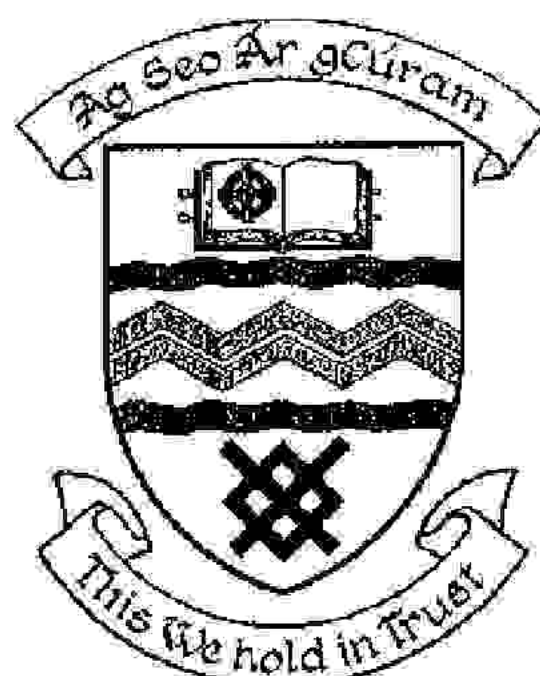
REASON:

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

- 14 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall apply:

- (a) Applicant shall ensure full separation of foul and surface water drainage systems.
- (b) No building shall be located within 5 metres of any public sewer or any such services with the potential to be taken in charge.
- (c) Prior to the development commencing evidence of the permission of the owner to connect into private

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- sewers shall be submitted.
- (d) Prior to commencement of development the applicant shall submit for approval watermain layout drawing indicating full details of proposed arrangements, in accordance with Part B of the Building Regulations, 1997
  - (e) No building shall be located within 5m of any public watermain of less than 225mm diameter.
  - (f) All watermains greater than 150mm diameter shall be of ductile iron.
  - (g) Watermains shall be laid in public open space.
  - (h) The foul sewer design to be revised to ensure that no more than eight houses are serviced by a pipe less than 225mm.

REASON:

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

- 15 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.

- 16 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 17 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:



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

- 18 That details of the Management Agreement for the maintenance and control of the apartment development within the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 19 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 and 29 of Register Reference S00A/0278, 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.

- 20 That a financial contribution in the sum of £6,000 (six thousand pounds) EUR 7,618 (seven thousand six hundred and eighteen 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.

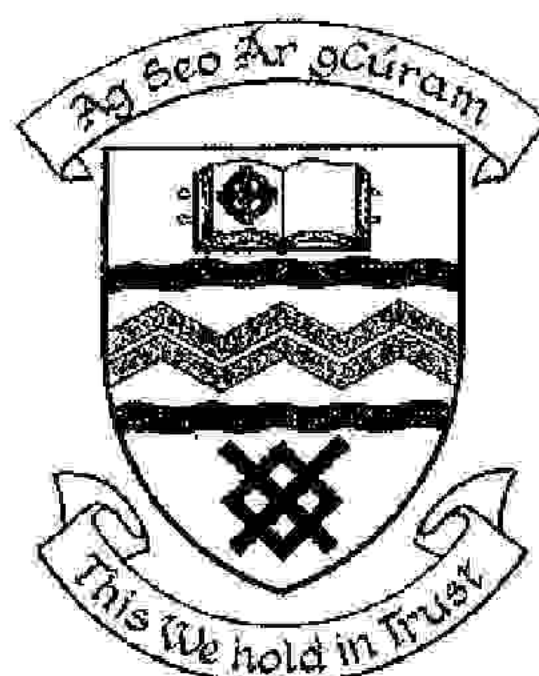
REASON:

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.

- 21 That a financial contribution in the sum of £16,800 (sixteen thousand eight hundred pounds) EUR 21,331 (twenty one thousand three hundred and thirty one euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the



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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.

- 22 That a financial contribution in the sum of £6,000 (six thousand pounds) EUR 7,618 (seven thousand six hundred and eighteen 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.

- 23 That a financial contribution in the sum of £3,200 (three thousand two hundred pounds) EUR 4,063 (four thousand and sixty three euros) 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.

- 24 Notwithstanding the Local Government (Planning and Development) Regulations 2000, no extensions shall be erected to the rear of house type K (2-bed mid-terrace) unless first granted planning permission by the Planning Authority or An Bord Pleanála for such a development. This

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restriction shall be incorporated into the deeds of each property.

**REASON:**

To enable effective control to be maintained in the interest of residential amenity, having regard to the limited capacity of these narrow plot widths to satisfactorily accommodate additional site coverage.

- 25 That a financial contribution be determined and paid by the proposer to South Dublin County Council, towards the cost of the duplication of the existing Ballyowen Lane to Esker Pumping Station trunk foul sewer main 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.