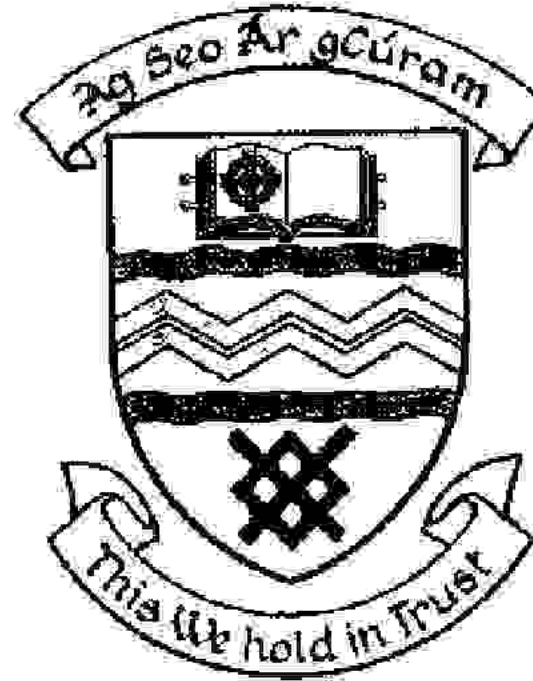


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0267	
1. Location	Ballydowd Manor, Lucan, Co. Dublin.		
2. Development	Change of house type to approved layout (Reg. Ref. S99A/0239, PL 06S.112139) to include 8 no. 3 bed house type E in lieu of 6 no. 3 bed house type C on sites 17/31 (odd) Road 11 and 12 no. 3 bed house type E and 2 no. 2 bed terraced house type F in lieu of 8 no. 3 bed house type C and 1 no. 4 bed house type A on site 1/14 (incl.) Road 12.		
3. Date of Application	20/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/07/2000 2.	1. 12/10/2000 2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Tierra Limited, Address: 5 Seafield Grove, Clontarf, Dublin 3.		
6. Decision	O.C.M. No. 2685 Date 08/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0150 Date 22/01/2001	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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Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0150	Date of Final Grant 22/01/2001
Decision Order Number 2685	Date of Decision 08/12/2000
Register Reference S00A/0267	Date 12/10/00

Applicant Tierra Limited,

Development Change of house type to approved layout (Reg. Ref. S99A/0239, PL 06S.112139) to include 8 no. 3 bed house type E in lieu of 6 no. 3 bed house type C on sites 17/31 (odd) Road 11 and 12 no. 3 bed house type E and 2 no. 2 bed terraced house type F in lieu of 8 no. 3 bed house type C and 1 no. 4 bed house type A on site 1/14 (incl.) Road 12.

Location Ballydowd Manor, Lucan, Co. Dublin.

Floor Area 2001.64 Sq Metres

Time extension(s) up to and including

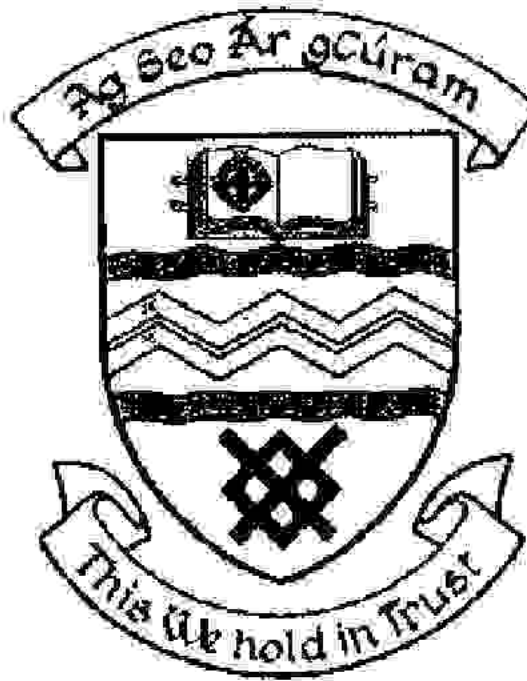
Additional Information Requested/Received 31/07/2000 /12/10/2000

A Permission has been granted for the development described above,
subject to the following (30) Conditions.

REG REF. S00A/0267 **SOUTH DUBLIN COUNTY COUNCIL**
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Conditions and Reasons

- 1 The development shall be in accordance with the submitted plans, including the revised details lodged as Additional Information on the 12/10/00 and shall otherwise accord with the terms and conditions of planning permission granted under Reg. Ref. S99A/0239.
REASON:
In the interest of the proper planning and development of the area.
- 2 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 A minimum separation of 2.3 metres shall be provided between the side walls of the adjacent house blocks.
REASON:
In the interests of amenity.
- 4 Other than where "extended kitchen areas" adjoin each other a 1.8m high privacy wall, plastered on both sides and capped, shall be erected for a distance of 2 metres from the rear party wall of each.
REASON:
In the interests of residential amenity.
- 5 All bathroom, utility rooms and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.
REASON:
In the interests of residential amenity.
- 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.

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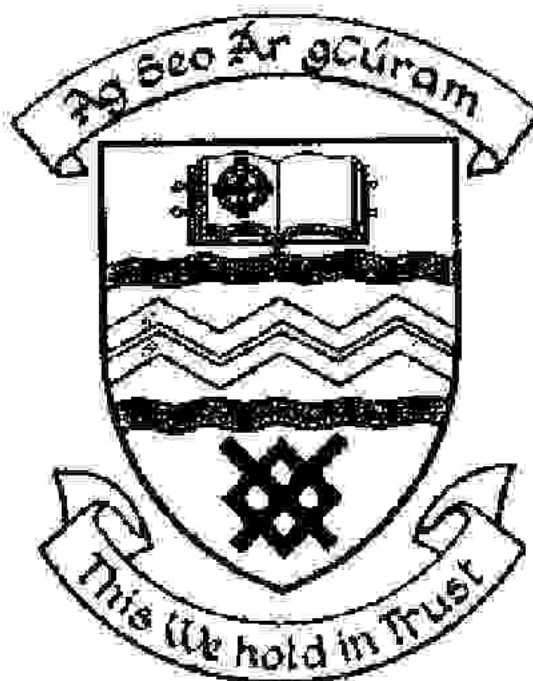
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- 8 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
 REASON:
 In the interest of amenity and public safety.
- 9 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.
- 10 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 detailed plans of the proposed foul and surface water drainage and a watermain layout shall be submitted to the Planning Authority for agreement prior to commencement of development.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 11 No building shall be located within 5 metres of any existing or proposed public services which are/will be taken in charge.
 REASON:
 In the interest of public health.
- 12 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.
- 13 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:

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

- 14 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.

- 15 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.

- 16 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, materials or spoil.

REASON:

To protect the amenities of the area.

- 17 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

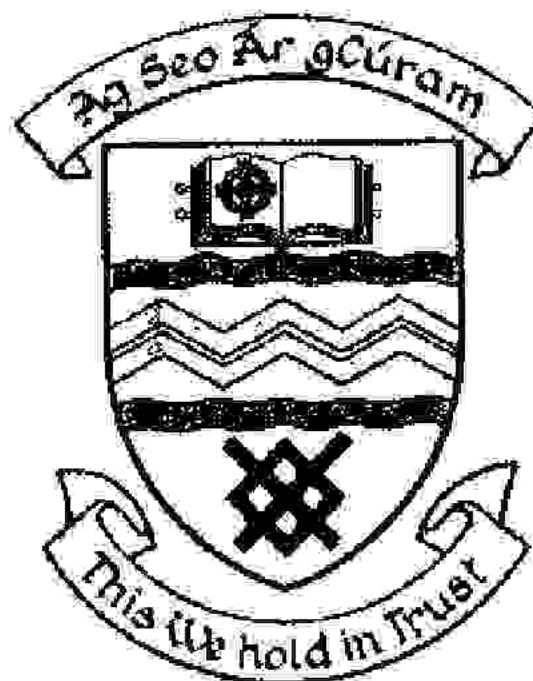
In the interest of reducing air pollution.

- 18 A landscape plan with full works specification and bill of quantities etc., shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance.

REASON:

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

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- 19 The rear gardens of the two bedroom terraced dwellings shall be a minimum of 48sq.m. in area.

REASON:

In the interests of the amenities of the dwellings.

- 20 That notwithstanding the provision of the Local Government (Planning and Development) Regulations 1994-2000, planning permission shall be obtained before any extensions are constructed to the rear of proposed house type F where the area of the proposed garden is less than 60sq.m. This requirement shall be incorporated into the deeds of the dwellings in question.

REASON:

To enable effective control to be maintained in order to prevent overdevelopment in the interest of the proper planning and development of the area.

- 21 That all road and cul-de-sac turning bay dimensions be to current County Council Standards.

REASON:

In the interests of traffic safety and the proper planning and development of the area.

- 22 That the developer shall provide a strip of land along the entire length of the site boundary adjoining the existing roads and shall construct a public cycleway in these locations in accordance with the requirements of the Council Roads Department. Details to be submitted for agreement of the Planning Authority prior to commencement of development.

REASON:

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

- 23 That a financial contribution in the sum of £5,250 (Five Thousand Two Hundred and Fifty Pounds) EUR 6,666 (Six Thousand Six Hundred and Sixty Six 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:

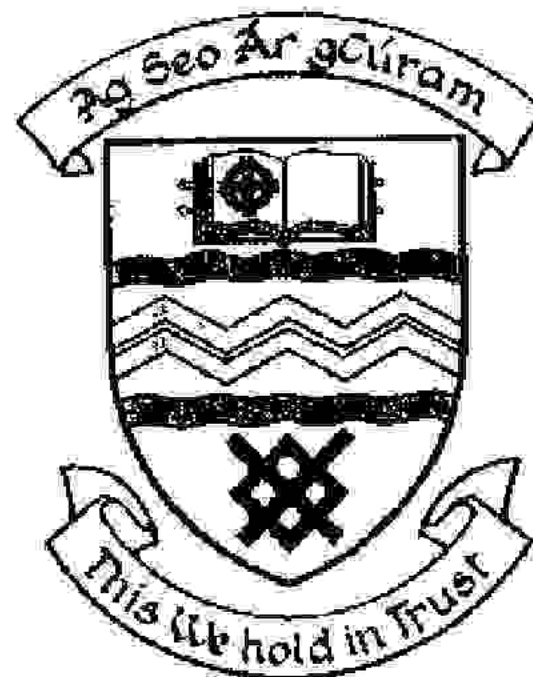
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 24 That a financial contribution in the sum of £14,700 (Fourteen Thousand Seven Hundred Pounds) EUR 18,665

REG REF. S00A/0267 **SOUTH DUBLIN COUNTY COUNCIL**
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(Eighteen Thousand Six Hundred and Sixty Five 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.

- 25 That a financial contribution in the sum of £5,250 (Five Thousand Two Hundred and Fifty Pounds) EUR 6,666 (Six Thousand Six Hundred and Sixty Six 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.

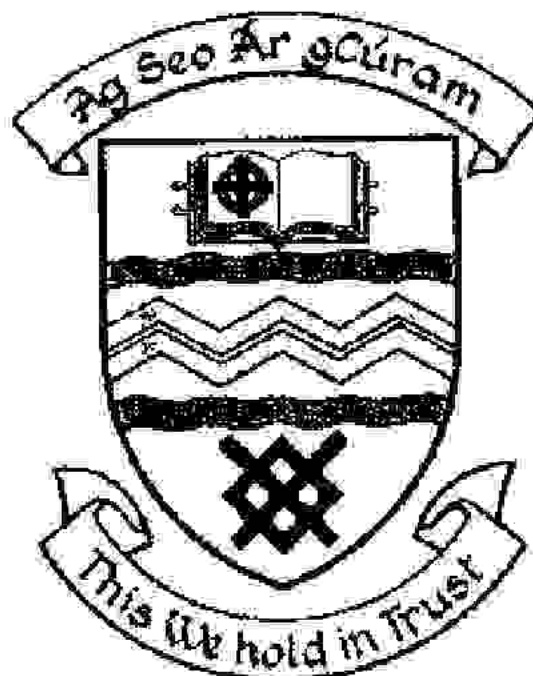
- 26 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 24, 25 and 31 of Register Reference S99A/0239, as amended by An Bord Pleanála Reference PL 06S. 112139 and Condition No. 29 of Register Reference S99A/0239 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.

- 27 That a financial contribution in the sum of £2,800 (Two Thousand Eight Hundred Pounds) EUR 3,555 (Three Thousand Five Hundred and Fifty Five Euros) be paid by the proposer to South Dublin County Council towards the cost of the Luqan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

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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.

- 28 That a financial contribution in the sum of £350 (Three Hundred and Fifty Pounds) EUR 444 (Four Hundred and Forty Four Euros) 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.

- 29 That a financial contribution in the sum of £700 (Seven Hundred Pounds) EUR 888 (Eight Hundred and Eighty Eight Euros) 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.

- 30 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 £48,000 (Forty Eight Thousand Pounds) EUR 60,947 (Sixty Thousand Nine Hundred and Forty Seven 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 £30,000 (Thirty Thousand Pounds) EUR 38,092 (Thirty Eight Thousand and Ninety Two Euros) to be applied by the Council at its absolute discretion if such

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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.

- (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,

.....24/01/01
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0267	
1. Location	Ballydowd Manor, Lucan, Co. Dublin.		
2. Development	Change of house type to approved layout (Reg. Ref. S99A/0239, PL 06S.112139) to include 8 no. 3 bed house type E in lieu of 6 no. 3 bed house type C on sites 17/31 (odd) Road 11 and 12 no. 3 bed house type E and 2 no. 2 bed terraced house type F in lieu of 8 no. 3 bed house type C and 1 no. 4 bed house type A on site 1/14 (incl.) Road 12.		
3. Date of Application	20/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/07/2000 2.	1. 12/10/2000 2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Tierra Limited, Address: 5 Seafield Grove, Clontarf, Dublin 3.		
6. Decision	O.C.M. No. 2685 Date 08/12/2000	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 2685	Date of Decision 08/12/2000
Register Reference S00A/0267	Date: 20/04/00

Applicant Tierra Limited,

Development	Change of house type to approved layout (Reg. Ref. S99A/0239, PL 06S.112139) to include 8 no. 3 bed house type E in lieu of 6 no. 3 bed house type C on sites 17/31 (odd) Road 11 and 12 no. 3 bed house type E and 2 no. 2 bed terraced house type F in lieu of 8 no. 3 bed house type C and 1 no. 4 bed house type A on site 1/14 (incl.) Road 12.
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Location Ballydowd Manor, Lucan, Co. Dublin.

Floor Area	Sq Metres
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Time extension(s) up to and including

Additional Information Requested/Received 31/07/2000 /12/10/2000

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

..... 08/12/00
for SENIOR ADMINISTRATIVE OFFICER

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

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REG REF. S00A/0267

Conditions and Reasons

- 1 The development shall be in accordance with the submitted plans, including the revised details lodged as Additional Information on the 12/10/00 and shall otherwise accord with the terms and conditions of planning permission granted under Reg. Ref. S99A/0239.
REASON:
In the interest of the proper planning and development of the area.
- 2 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 A minimum separation of 2.3 metres shall be provided between the side walls of the adjacent house blocks.
REASON:
In the interests of amenity.
- 4 Other than where "extended kitchen areas" adjoin each other a 1.8m high privacy wall, plastered on both sides and capped, shall be erected for a distance of 2 metres from the rear party wall of each.
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- 5 All bathroom, utility rooms and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.
REASON:
In the interests of residential amenity.
- 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.

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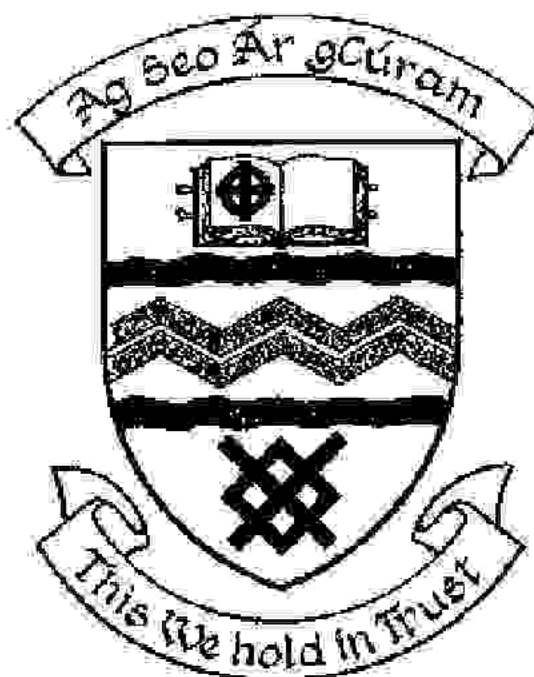
REG. REF. S00A/0267

- 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 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.
- 9 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.
- 10 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 detailed plans of the proposed foul and surface water drainage and a watermain layout shall be submitted to the Planning Authority for agreement prior to commencement of development.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 11 No building shall be located within 5 metres of any existing or proposed public services which are/will be taken in charge.
REASON:
In the interest of public health.
- 12 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

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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.

- 13 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.

- 14 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.

- 15 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:

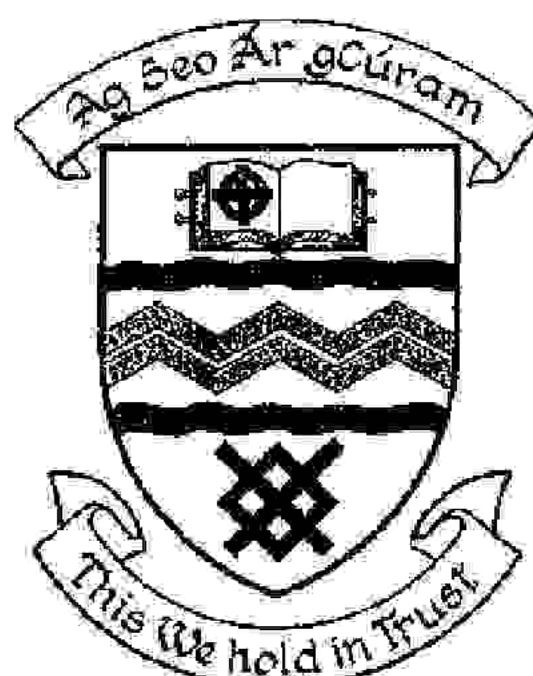
In the interest of the proper planning and development of the area.

- 16 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, materials or spoil.

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REASON:

To protect the amenities of the area.

- 17 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 18 A landscape plan with full works specification and bill of quantities etc., shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance.

REASON:

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

- 19 The rear gardens of the two bedroom terraced dwellings shall be a minimum of 48sq.m. in area.

REASON:

In the interests of the amenities of the dwellings.

- 20 That notwithstanding the provision of the Local Government (Planning and Development) Regulations 1994-2000, planning permission shall be obtained before any extensions are constructed to the rear of proposed house type F where the area of the proposed garden is less than 60sq.m. This requirement shall be incorporated into the deeds of the dwellings in question.

REASON:

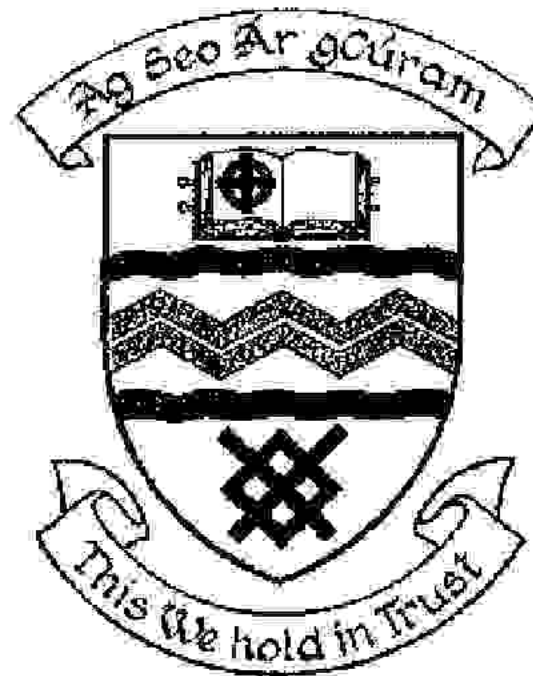
To enable effective control to be maintained in order to prevent overdevelopment in the interest of the proper planning and development of the area.

- 21 That all road and cul-de-sac turning bay dimensions be to current County Council Standards.

REASON:

In the interests of traffic safety and the proper planning and development of the area.

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- 22 That the developer shall provide a strip of land along the entire length of the site boundary adjoining the existing roads and shall construct a public cycleway in these locations in accordance with the requirements of the Council Roads Department. Details to be submitted for agreement of the Planning Authority prior to commencement of development.

REASON:

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

- 23 That a financial contribution in the sum of £5,250 (Five Thousand Two Hundred and Fifty Pounds) EUR 6,666 (Six Thousand Six Hundred and Sixty Six 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.

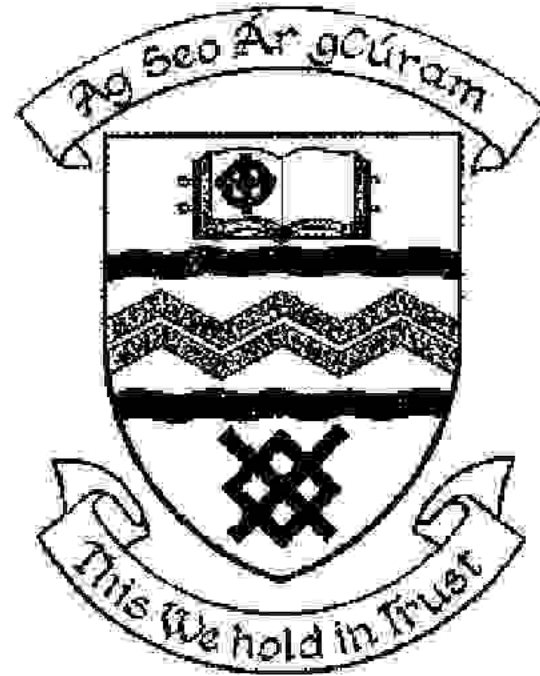
- 24 That a financial contribution in the sum of £14,700 (Fourteen Thousand Seven Hundred Pounds) EUR 18,665 (Eighteen Thousand Six Hundred and Sixty Five Euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the 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.

- 25 That a financial contribution in the sum of £5,250 (Five Thousand Two Hundred and Fifty Pounds) EUR 6,666 (Six Thousand Six Hundred and Sixty Six Euros) be paid by the proposer to South Dublin County Council towards the cost of

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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.

- 26 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's. 24, 25 and 31 of Register Reference S99A/0239, as amended by An Bord Pleanála Reference PL 06S. 112139 and Condition No. 29 of Register Reference S99A/0239 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.

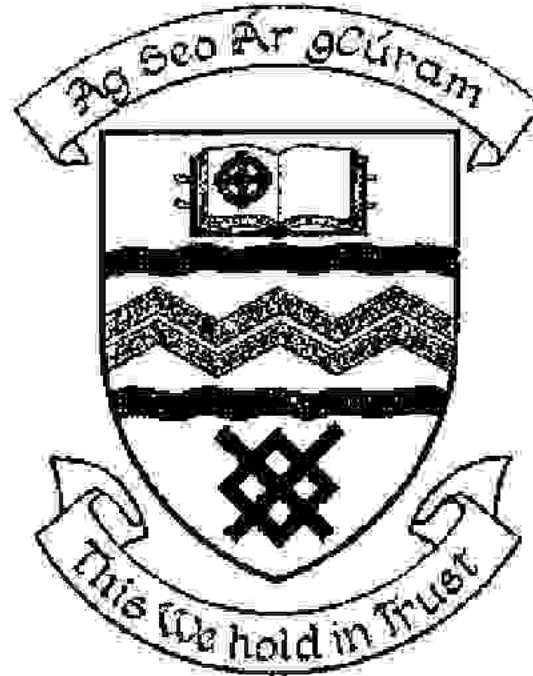
- 27 That a financial contribution in the sum of £2,800 (Two Thousand Eight Hundred Pounds) EUR 3,555 (Three Thousand Five Hundred and Fifty Five Euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; 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.

- 28 That a financial contribution in the sum of £350 (Three Hundred and Fifty Pounds) EUR 444 (Four Hundred and Forty Four Euros) 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

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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.

- 29 That a financial contribution in the sum of £700 (Seven
Hundred Pounds) EUR 888 (Eight Hundred and Eighty Eight
Euros) 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.

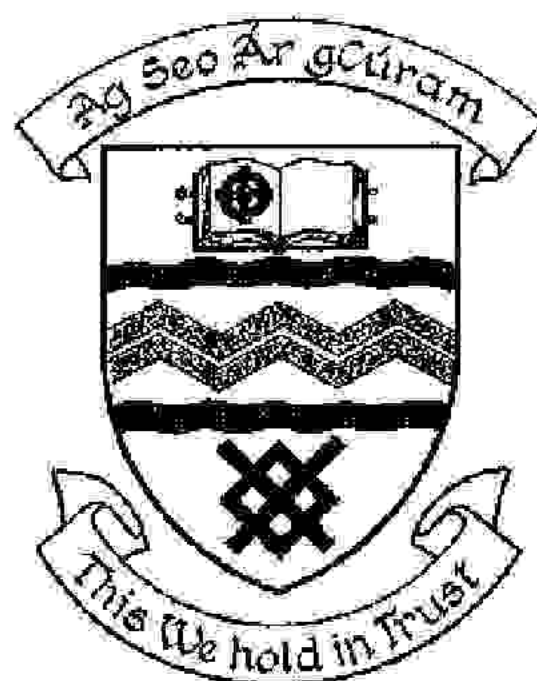
- 30 That no development under any permission granted pursuant to
this decision be commenced until security for the provision
and satisfactory completion of services, including
maintenance, until taken in charge by the Local Authority
for Roads, Open Spaces, Car Parks, Sewers, Watermains and
Drains,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

- a. Lodgement with the Council of an approved Insurance
Company Bond in the sum of £.48,000 (Forty Eight
Thousand Pounds) EUR 60,947 (Sixty Thousand Nine
Hundred and Forty Seven 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 £30,000
(Thirty Thousand Pounds) EUR 38,092 (Thirty Eight
Thousand and Ninety Two 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

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

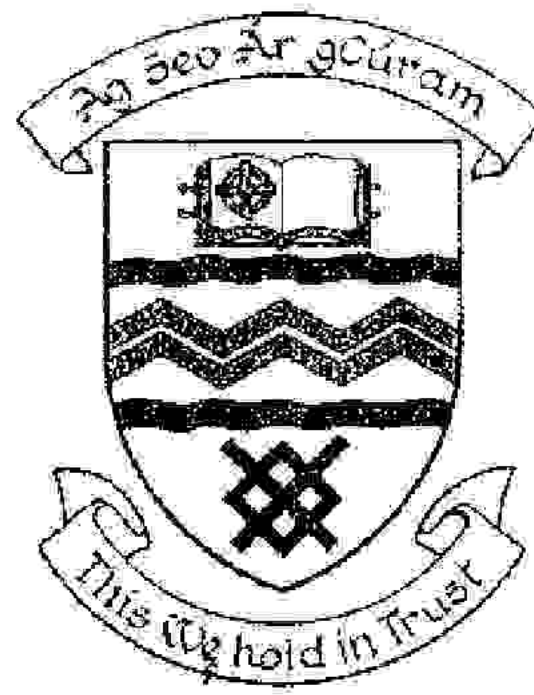
REASON:

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

Decision Order Number 1707	Date of Decision 31/07/2000
Register Reference S00A/0267	Date: 20/04/00

Applicant: Tierra Limited,
Development: Change of house type to approved layout (Reg. Ref. S99A/0239, PL 06S.112139) to include 8 no. 3 bed house type E in lieu of 6 no. 3 bed house type C on sites 17/31 (odd) Road 11 and 12 no. 3 bed house type E and 2 no. 2 bed terraced house type F in lieu of 8 no. 3 bed house type C and 1 no. 4 bed house type A on site 1/14 (incl.) Road 12.

Location: Ballydowd Manor, Lucan, Co. Dublin.

App. Type: Permission

Dear Sir/Madam,
With reference to your planning application, received on 20/04/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 The applicant shall submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer. The applicant shall note that no building shall be within 5m of a public sewer or sewer with potential to be taken in charge.
- 2 The application states under item 7 which refers to (Condition No. 1 of S99A/0924) that the turning bay on Road 12 (Fforester Row) has been revised to show a turning bay similar to the turning bay at Fforester Way). This is not correct as site layout (Dwg. No. BM/99/ 02R) shows a turning bay dimension of 13m x 9m and not 24m x 18m as at Fforester Way.

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

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REG REF. S00A/0267

The applicant shall submit a revised layout showing the following:-

- a) A Turning bay at Fforester Row (Road 12) which is similar to the turning bay at Fforester Way (Road 10).
 - b) A setback of 9m minimum from back of public pathway for terraced houses and 7.5m for other type houses.
- 3 The applicant shall submit a revised layout showing the following:-
- a) The position of the trees and hedgerows to be retained. The applicant shall state how many trees are to be retained and how many are to be felled.
 - b) The applicant shall submit details of the arrangements being made for the protection and preservation of the existing hedgerow and mature trees situated on the northern boundary.

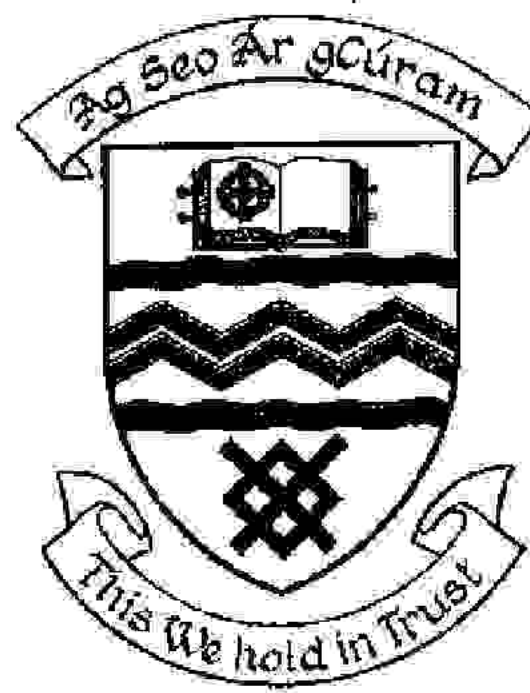
Signed on behalf of South Dublin County Council

M.Y.
.....
for Senior Administrative Officer

31/07/00

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0267	
1. Location	Ballydowd Manor, Lucan, Co. Dublin.		
2. Development	Change of house type to approved layout (Reg. Ref. S99A/0239, PL 06S.112139) to include 8 no. 3 bed house type E in lieu of 6 no. 3 bed house type C on sites 17/31 (odd) Road 11 and 14 no. 3 bed house type E and 2 no. 2 bed terraced house type F in lieu of 8 no. 3 bed house type C and 1 no. 4 bed house type A on site 1/14 (incl.) Road 12.		
3. Date of Application	20/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/05/2000 2.	1. 2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Tierra Limited, Address: 5 Seafield Grove, Clontarf, Dublin 3.		
6. Decision	O.C.M. No. 1053 Date 18/05/2000	Effect AR REQUEST REVISED PUBLIC NOTICE	
7. Grant	O.C.M. No. Date	Effect AR REQUEST REVISED PUBLIC NOTICE	
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1053	Date of Order 18/05/2000 <i>MA</i>
Register Reference S00A/0267	Date 20/04/00

Applicant Tierra Limited,

Development Change of house type to approved layout (Reg. Ref. S99A/0239, PL 06S.112139) to include 8 no. 3 bed house type E in lieu of 6 no. 3 bed house type C on sites 17/31 (odd) Road 11 and 14 no. 3 bed house type E and 2 no. 2 bed terraced house type F in lieu of 8 no. 3 bed house type C and 1 no. 4 bed house type A on site 1/14 (incl.) Road 12.

Location Ballydowd Manor, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 10/05/00 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

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REG REF. S00A/0267

3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,


.....
for Senior Administrative Officer. 18/05/00