

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0212	
1. Location	Lands adjoining neighbourhood centre at Woodstown Village, Ballycullen, Knocklyon, Dublin 16.		
2. Development	Revisions to previous permission for residential development, Ref S95A/0436 to include for alternative house types on 162 sites numbered 17-29, 31-34, 36-43, 54-114, 116-119, 121-176, 613-624 and 627-630, including minor revisions to layout at sites numbered 73 to 88, 617 and 618 all to be two storey semi detached (except for sites numbered 17, 70, 89-91, 94-96, 159-164 and 629 to be two storey detached).		
3. Date of Application	31/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/04/2000 2.	1. 02/05/2000 2.
4. Submitted by	Name: Anthony Reddy & Associates, Address: The Malt House, North Block,		
5. Applicant	Name: Ellier Developments, Address: Unit 11, Woodstown Centre, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 1453  Date 04/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1843  Date 16/08/2000	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

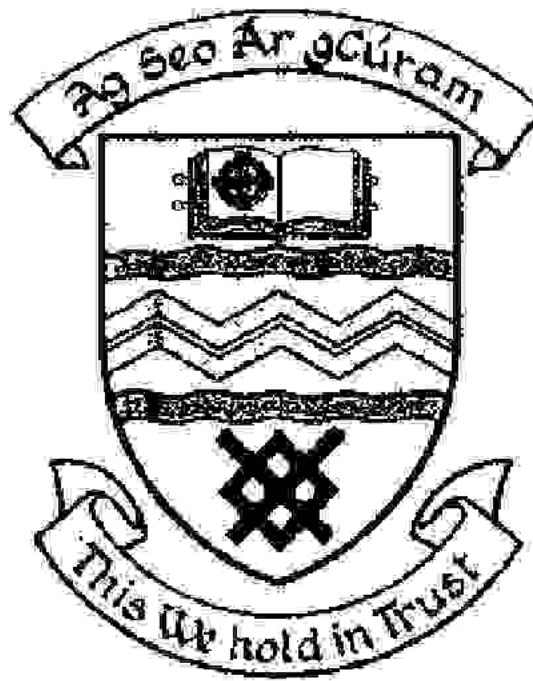
.....

Date

.....

Receipt No.

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



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

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 1993**

Final Grant Order Number 1843	Date of Final Grant 16/08/2000
Decision Order Number 1453	Date of Decision 04/07/2000
Register Reference S00A/0212	Date 02/05/00

**Applicant** Ellier Developments,

**Development** Revisions to previous permission for residential development, Ref S95A/0436 to include for alternative house types on 162 sites numbered 17-29, 31-34, 36-43, 54-114, 116-119, 121-176, 613-624 and 627-630, including minor revisions to layout at sites numbered 73 to 88, 617 and 618 all to be two storey semi detached (except for sites numbered 17, 70, 89-91, 94-96, 159-164 and 629 to be two storey detached).

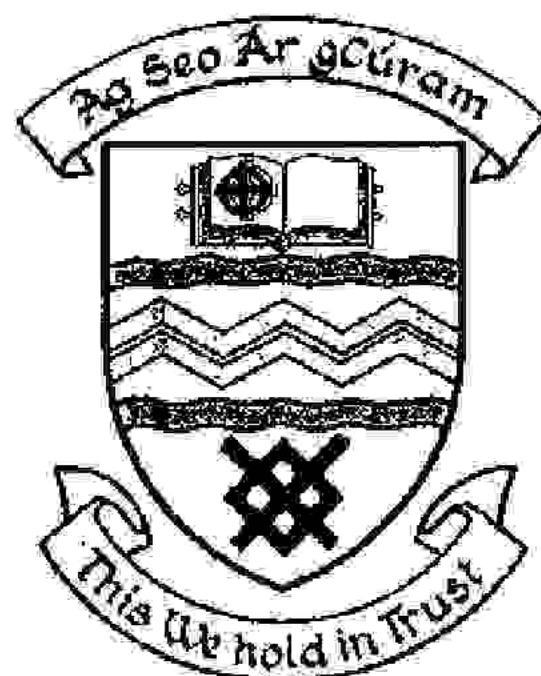
**Location** Lands adjoining neighbourhood centre at Woodstown Village, Ballycullen, Knocklyon, Dublin 16.

**Floor Area** 0.00 Sq Metres  
**Time extension(s) up to and including** 05/07/2000  
**Additional Information Requested/Received** 20/04/2000 /02/05/2000

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



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



Bosca 4122  
 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

Telefon: 01-414 9230  
 Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
 P.O. Box 4122  
 Town Centre, Tallaght  
 Dublin 24

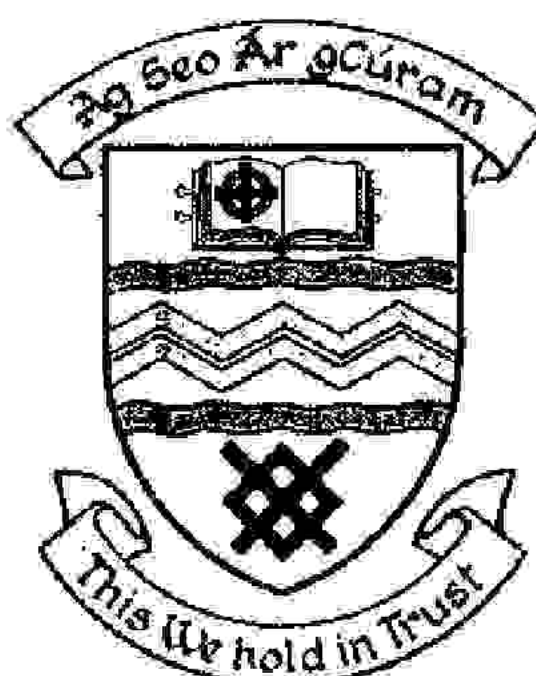
Telephone: 01-414 9230  
 Fax: 01-414 9104

**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 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.
- 3 The applicant shall comply with all relevant conditions with regard to foul and surface water drainage and water supply as stated in the parent planning permission Reg. Ref. S95A/0436.  
**REASON:**  
 In order to comply with Sanitary Services Acts 1878-1964.
- 4 The applicant shall provide for two off-street car-parking spaces on site No. 624 as indicated on Drawing NO. 95-153-101-GG. Details shall be submitted to and agreed by the Planning Authority before development commences.  
**REASON:**  
 In the interest of the proper planning and development of the area.
- 5 Prior to commencement of development on site, the applicant shall submit details of the exact location of the proposed show houses on a site layout plan.  
**REASON:**  
 In the interest of the proper planning and development of the area.
- 6 Prior to the commencement of development on site, the applicant shall submit details of the proposed show houses including floor plans and elevational drawings of same.  
**REASON:**  
 In the interest of the proper planning and development of the area.
- 7 During the construction phase of the development the applicant shall ensure that Best Practicable Means shall be employed to minimise air blown dust being emitted from the

# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

site. This shall include covering skips and slack heaps, netting of scaffolding, daily washing down of pavements or other public areas and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standards B.S. 5228 Noise Control on Construction and Open Sites.

**REASON:**

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

- 8 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.

- 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 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.

- 11 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.

- 12 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:**



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



Bosca 4122  
 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

Telefon: 01-414 9230  
 Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
 P.O. Box 4122  
 Town Centre, Tallaght  
 Dublin 24

Telephone: 01-414 9230  
 Fax: 01-414 9104

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

- 13 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.

- 14 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. 25, 26 and 27 of Register Reference S95A/0436 (An Bord Pleanála Order No. PL.06S.098299) 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.

  
 .....16/08/00  
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0212	
1. Location	Lands adjoining neighbourhood centre at Woodstown Village, Ballycullen, Knocklyon, Dublin 16.		
2. Development	Revisions to previous permission for residential development, Ref S95A/0436 to include for alternative house types on 162 sites numbered 17-29, 31-34, 36-43, 54-114, 116-119, 121-176, 613-624 and 627-630, including minor revisions to layout at sites numbered 73 to 88, 617 and 618 all to be two storey semi detached (except for sites numbered 17, 70, 89-91, 94-96, 159-164 and 629 to be two storey detached).		
3. Date of Application	31/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/04/2000 2.	1. 02/05/2000 2.
4. Submitted by	Name: Anthony Reddy & Associates, Address: The Malt House, North Block,		
5. Applicant	Name: Ellier Developments, Address: Unit 11, Woodstown Centre, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 1453  Date 04/07/2000	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

.....

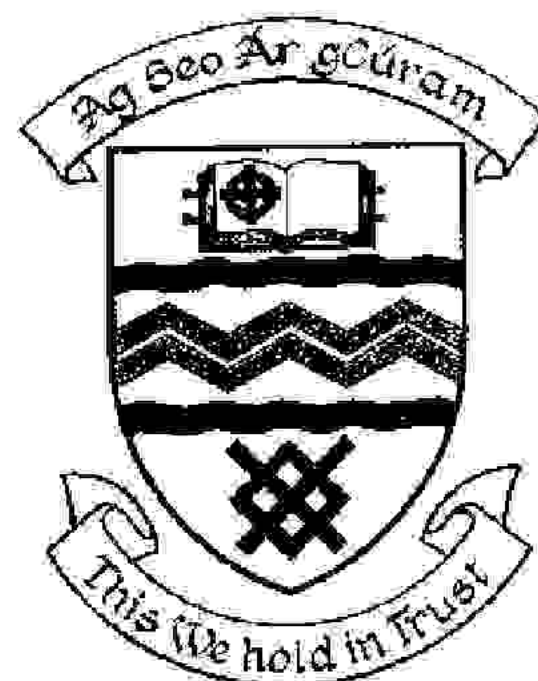
Date

.....

Receipt No.



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



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1453	Date of Decision 04/07/2000
Register Reference S00A/0212	Date: 31/03/00

**Applicant** Ellier Developments,

**Development** Revisions to previous permission for residential development, Ref S95A/0436 to include for alternative house types on 162 sites numbered 17-29, 31-34, 36-43, 54-114, 116-119, 121-176, 613-624 and 627-630, including minor revisions to layout at sites numbered 73 to 88, 617 and 618 all to be two storey semi detached (except for sites numbered 17, 70, 89-91, 94-96, 159-164 and 629 to be two storey detached).

**Location** Lands adjoining neighbourhood centre at Woodstown Village, Ballycullen, Knocklyon, Dublin 16.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 05/07/2000

**Additional Information Requested/Received** 20/04/2000 /02/05/2000

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

..... 04/07/00  
for SENIOR ADMINISTRATIVE OFFICER

Anthony Reddy & Associates,  
The Malt House,  
North Block,  
Grand Canal Quay,  
Dublin 2.

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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S00A/0212

**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 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.
- 3 The applicant shall comply with all relevant conditions with regard to foul and surface water drainage and water supply as stated in the parent planning permission Reg. Ref. S95A/0436.  
REASON:  
In order to comply with Sanitary Services Acts 1878-1964.
- 4 The applicant shall provide for two off-street car-parking spaces on site No. 624 as indicated on Drawing NO. 95-153-101-GG. Details shall be submitted to and agreed by the Planning Authority before development commences.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 Prior to commencement of development on site, the applicant shall submit details of the exact location of the proposed show houses on a site layout plan.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 Prior to the commencement of development on site, the applicant shall submit details of the proposed show houses including floor plans and elevational drawings of same.



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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S00A/0212

**REASON:**

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

- 7 During the construction phase of the development the applicant shall ensure that Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack heaps, netting of scaffolding, daily washing down of pavements or other public areas and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standards B.S. 5228 Noise Control on Construction and Open Sites.

**REASON:**

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

- 8 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.

- 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 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.

- 11 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



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



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S00A/0212

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.

- 12 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.

- 13 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.

- 14 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. 25, 26 and 27 of Register Reference S95A/0436 (An Bord Pleanála Order No. PL.06S.098299) 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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0212	
1. Location	Lands adjoining neighbourhood centre at Woodstown Village, Ballycullen, Knocklyon, Dublin 16.		
2. Development	Revisions to previous permission for residential development, Ref S95A/0436 to include for alternative house types on 162 sites numbered 17-29, 31-34, 36-43, 54-114, 116-119, 121-176, 613-624 and 627-630, including minor revisions to layout at sites numbered 73 to 88, 617 and 618 all to be two storey semi detached (except for sites numbered 17, 70, 89-91, 94-96, 159-164 and 629 to be two storey detached).		
3. Date of Application	31/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/04/2000 2.	1. 2.
4. Submitted by	Name: Anthony Reddy & Associates, Address: The Malt House, North Block,		
5. Applicant	Name: Ellier Developments, Address: Unit 11, Woodstown Centre, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 0834  Date 20/04/2000	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

.....

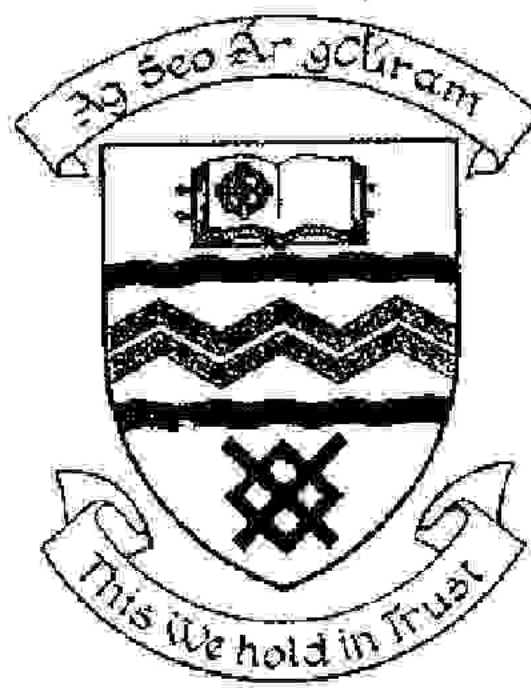
Receipt No.



# COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Order Number 0834	Date of Order 20/04/2000
Register Reference S00A/0212	Date 31/03/00

Applicant Ellier Developments.

Development Revisions to previous permission for residential development, Ref S95A/0436 to include for alternative house types on 162 sites numbered 17-29, 31-34, 36-43, 54-114, 116-119, 121-176, 613-624 and 627-630, including minor revisions to layout at sites numbered 73 to 88, 617 and 618 all to be two storey semi detached (except for sites numbered 17, 70, 89-91, 94-96, 159-164 and 629 to be two storey detached).

Location Lands adjoining neighbourhood centre at Woodstown Village, Ballycullen, Knocklyon, Dublin 16.

Dear Sir/Madam,

An inspection carried out on 14/04/00 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the A4 size notice on property is not legible from public footpath. Before this application can be considered, you must erect a new 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:-

Anthony Reddy & Associates,  
The Malt House,  
North Block,  
Grand Canal Quay,  
Dublin 2.

# COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.


Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S00A/0212

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
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. 20/04/00