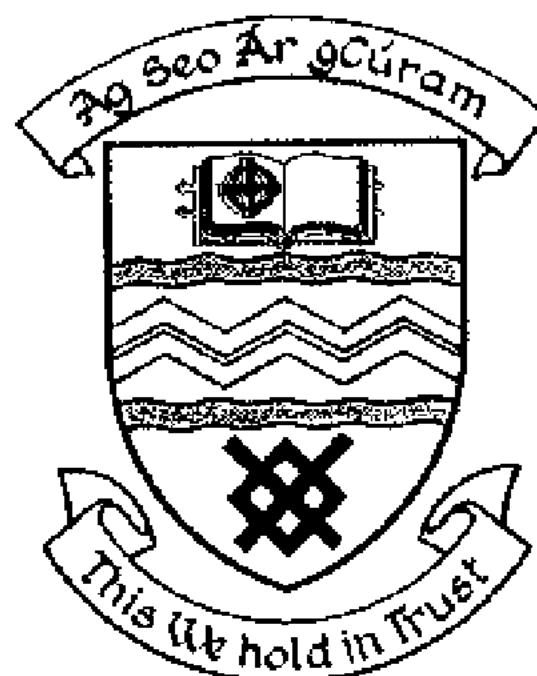


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0842	
1. Location	Ballyowen Lane, Ballyowen, Lucan, Co. Dublin.		
2. Development	10 no. two storey dwellings comprising of 8 no. semi-detached and 2 no. detached houses.		
3. Date of Application	26/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: SBA Architectural Services Ltd., Address: 106 Baggot Lane, Dublin 4.		
5. Applicant	Name: Ballyowen Lane Home Ownership Co-op., Address: 8 St. Finians Green, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0134 Date 24/01/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 493 Date 09/03/2000	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.			

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Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

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

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

SBA Architectural Services Ltd.,
106 Baggot Lane,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 493	Date of Final Grant 09/03/2000
Decision Order Number 0134	Date of Decision 24/01/2000
Register Reference S99A/0842	Date 26/11/99

Applicant Ballyowen Lane Home Ownership Co-op.,

Development 10 no. two storey dwellings comprising of 8 no. semi-detached and 2 no. detached houses.

Location Ballyowen Lane, Ballyowen, Lucan, Co. Dublin.

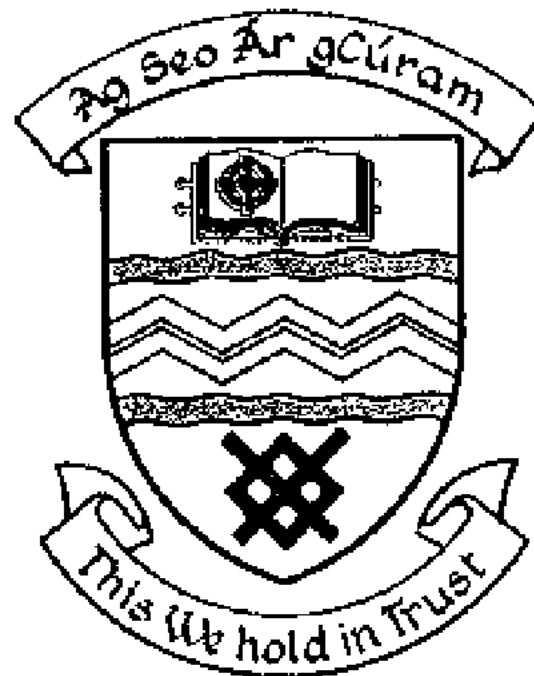
Floor Area 0.00 Sq Metres

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 (15) Conditions.

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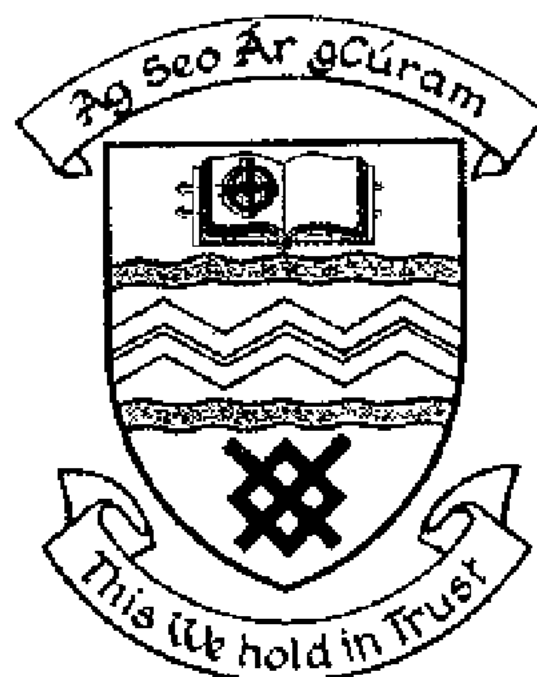
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Conditions and Reasons

- 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 Each house and associated extension shall be used as a single dwelling unit only.
REASON:
 To ensure that the development will not be out of character with existing residential development in the area.
- 3 Two off-street car parking spaces shall be accommodated in the front driveway of each dwelling unit.
REASON:
 In the interests of the proper planning and development of the area.
- 4 All bathroom, utility rooms and landing windows shall be fitted with obscure glazing and where openings are proposed, they shall be of a high level type.
REASON:
 In the interests of the proper planning and development of the area.
- 5 Full details of the materials and finishes of the external walls and roof of the development hereby permitted, including details of the roof tiles/slates, shall be submitted for written agreement of the Planning Authority prior to the commencement of development.
REASON:
 To ensure a satisfactory appearance on completion of the development.
- 6 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations, 1994, planning permission shall be obtained before any extensions are constructed to the rear or side of the dwelling houses. This requirement shall be incorporated into the deeds of each dwelling house.
REASON:
 To enable effective control to be maintained in the interest of the proper planning and development of the area.

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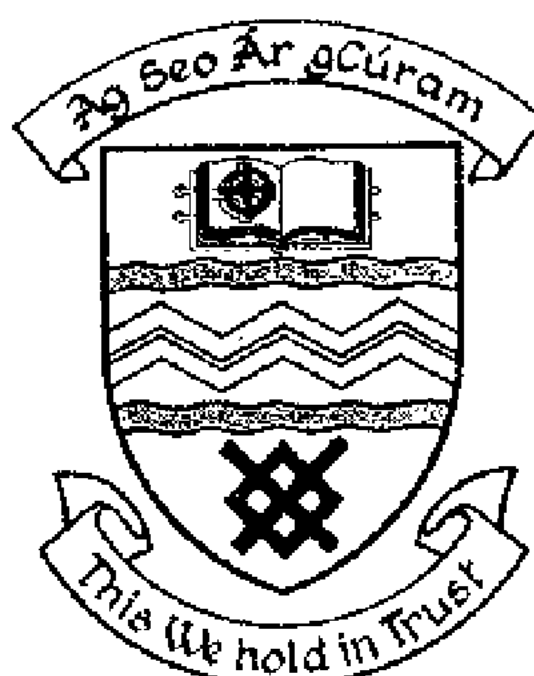
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- 7 The boundary treatment shall be as indicated on submitted drawing No. 99-320A-02, received 26/11/99. All boundary walls shall be capped and rendered or other such finish as shall have been agreed in writing by the Planning Authority prior to the commencement of development.
- 8 Prior to the commencement of development, the developer shall submit for the written agreement of the Planning Authority a detailed landscape plan with full works specification. These works shall include grading, topsoiling, seeding, paths, drainage, boundary treatment, planting and street tree planting. These works shall be in accordance with South Dublin County Council's "Guidelines for Open Space Development and Taking in Charge".
 REASON:
 In the interests of the proper planning and development of the area.
- 9 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.
- 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 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.
- 12 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

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proposed development it is considered reasonable that the Council should recoup the cost.

- 13 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council the developer shall comply with the following requirements:-
- (a) The developer shall ensure full and complete separation of foul and surface water systems;
 - (b) The developer shall submit written evidence of permission to connect to private drain;
 - (c) Separate connection shall be provided for each dwelling;
 - (d) No dwelling shall be greater than 46m from a hydrant;
 - (e) Twenty four hour storage shall be provided;
 - (f) All connections and tappings of mains shall be carried out by South Dublin County Council personnel at the developer's prior expense;
 - (g) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick;
 - (h) No building shall be erected within 5m of a public sewer or sewer with potential to be taken in charge;
 - (i) Prior to the commencement of development, full details of the proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
 - (j) Prior to the commencement of development, the developer shall submit a detailed watermain layout drawing, indicating the proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. The layout shall be in accordance with Part B of the Building Regulations, 1997.

REASON:

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

- 14 The piping of the open dry ditch along the site frontage shall be to the requirements of the Environmental Services Department with road gullies at 30 metre intervals.

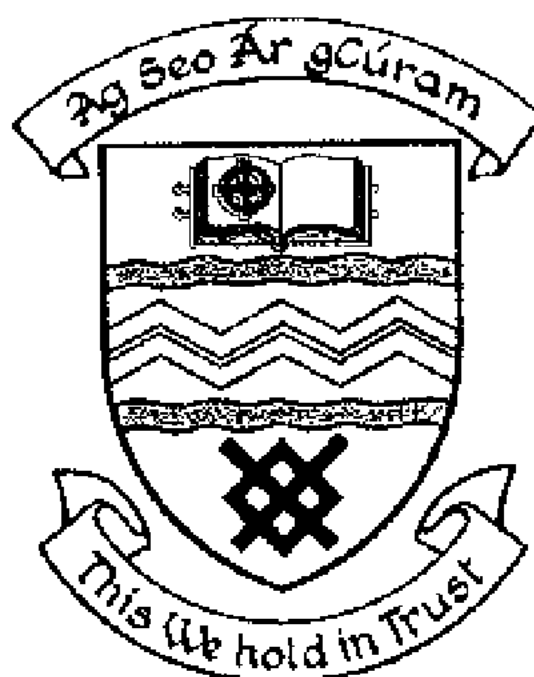
REASON:

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

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- 15 The development shall provide a 1.5 metre wide pathway, a 1.85 metre wide grass verge and kerblin along The Ballyowen Lane frontage, which shall be to the satisfaction of the Roads Department.

REASON:

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

- (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.

E. Bowler

.....10/03/00
 for SENIOR ADMINISTRATIVE OFFICER

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

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

Decision Order Number 0134	Date of Decision 24/01/2000
Register Reference S99A/0842	Date: 26/11/99

proposal. Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Page 1 of 5

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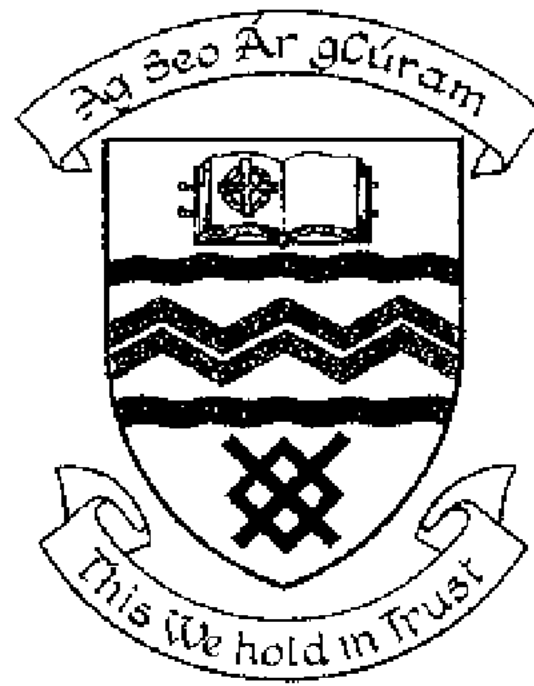
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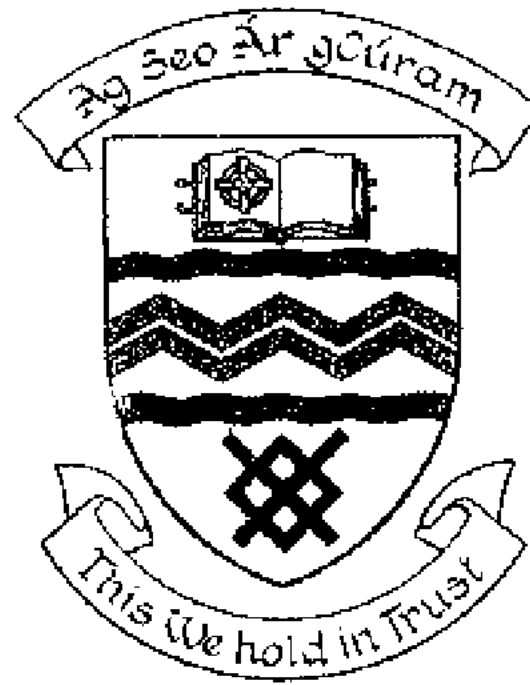
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