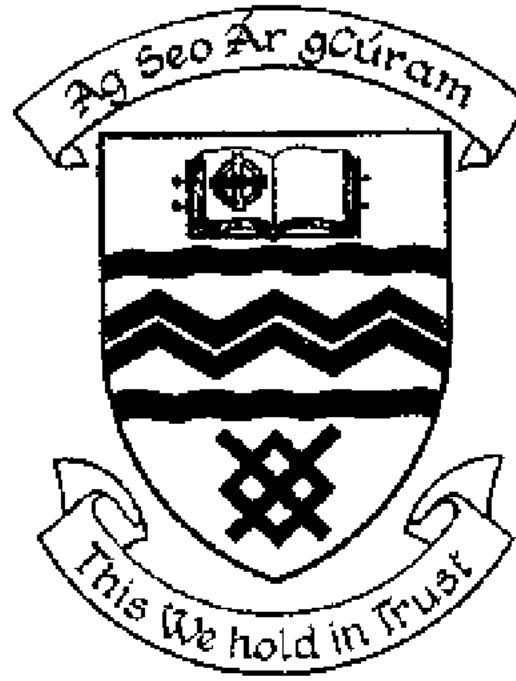


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0705	
1. Location	Woodstown Village, Knocklyon, Dublin 16.		
2. Development	Alterations to previously approved housing development of 600 houses proposing the omission of 16 approved houses (sites 1 to 16 inclusive) and their replacement with 77 no. one, two and three bedroom apartments in a four storey plus penthouse building.		
3. Date of Application	07/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Anthony Reddy & Associates, Address: North Block, Malthouse,		
5. Applicant	Name: Ballycullen Farms Ltd., Address: Waterways House, Grand Canal Quay, Dublin 2.		
6. Decision	O.C.M. No. 2829 Date 20/12/1999	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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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 2829	Date of Decision 20/12/1999 <i>LM</i>
Register Reference S99A/0705	Date: 07/10/99

Applicant Ballycullen Farms Ltd.,

Development Alterations to previously approved housing development of 600 houses proposing the omission of 16 approved houses (sites 1 to 16 inclusive) and their replacement with 77 no. one, two and three bedroom apartments in a four storey plus penthouse building.

Location Woodstown Village, Knocklyon, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including 06/01/2000

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

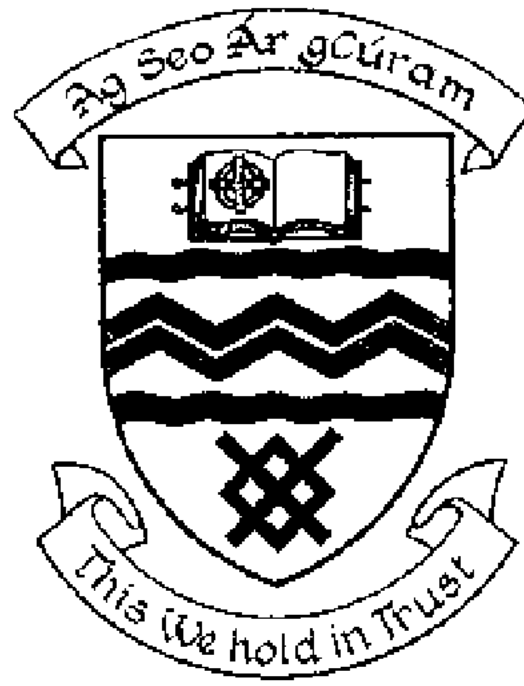
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (20) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

LM
..... 20/12/99
for SENIOR ADMINISTRATIVE OFFICER

Anthony Reddy & Associates,
North Block,
Malthouse,
Grand Canal Quay,
Dublin 2.

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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 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 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.
- 4 No apartment shall 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.
- 5 The height of the proposed building shall be reduced overall so as not to exceed three storeys plus penthouse level and the eastern most and southern most ends of the proposed building shall be further reduced in height below the general height of the building. Revised plans and details to meet these required amendments 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.

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- 6 All glazing in the eastern most and southern most end elevations of the proposed building shall be in obscured or frosted glass and shall be retained as such thereafter.

REASON:

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

- 7 A revised car parking layout providing for an increased provision per apartment in accordance with Development Plan standards shall be submitted to and agreed by the Planning Authority before development commences. The parking areas shall be surfaced and marked out before the first apartment is occupied.

REASON:

In the interest of road safety.

- 8 Open space equivalent to at least 10% of the area of the site shall be laid out before any of the apartments are occupied. Plans and details of this open space including planting, hard surfaces, drainage and subsequent maintenance shall be submitted to and approved by the Planning Authority before development commences.

REASON:

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

- 9 Details and samples of all proposed external facing and roofing materials 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.

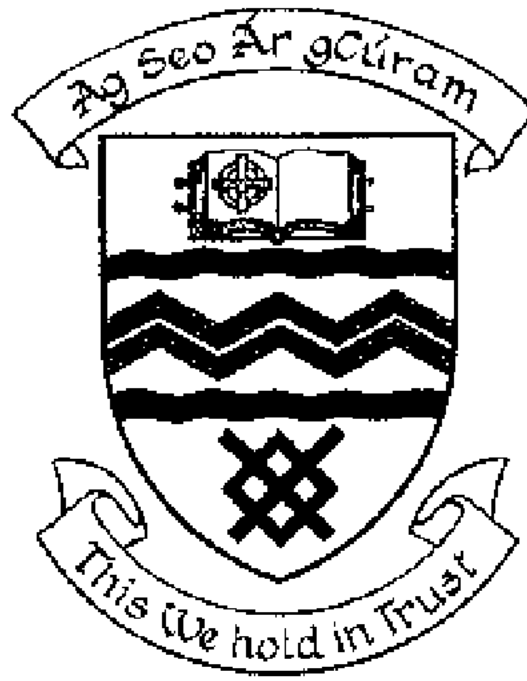
- 10 Full details of proposed boundary treatment and car park landscaping shall be submitted to and agreed by the Planning Authority before development commences.

REASON:

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

- 11 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council. In particular:-

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- (i) The applicant shall submit details to the Planning Authority of peak discharges from the proposed development as regards foul drainage so that it can be assessed if there is sufficient capacity in the existing outfall for additional flows. This information shall be submitted before development commences and development shall not commence without the agreement of the Planning Authority in response to the submission.
- (ii) The applicant shall ensure full and complete separation of foul and surface water drainage systems.
- (iii) No building shall be constructed within 5 metres of a public sewer or sewer with potential to be taken in charge.
- (iv) The applicant shall submit to the Planning Authority details of the proposed watermain layout including watermain size, material, sluice and air valves, meter and hydrants and the proposed point of connection to existing watermain. The layout shall be in accordance with Part B of the 1997 Building Regulation and development shall not commence until these details are agreed.
- (v) The applicant shall apply to the Environmental Services Department of the County Council for pressure and flow tests to be carried out on the public watermain in order to establish that there is adequate water supply for the proposed development. Development shall not commence without the agreement of the Environmental Services Department.
- (vi) Watermains shall be laid in open areas. No building shall be within 5 metres of watermains less than 225mm in diameter and within 8m of watermains 225mm or greater in diameter.

REASON:

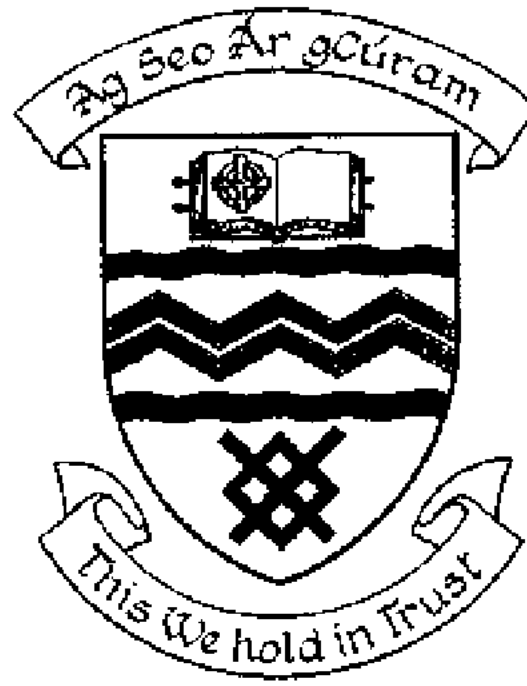
In order to comply with the Sanitary Services Acts, 1878-1964.

- 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.

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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 An acceptable apartment block naming and apartment numbering scheme shall be submitted to the Planning Authority before development commences.

REASON:

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

- 14 Full details of the proposed bin storage and cycle store facilities shall be submitted to and agreed by the Planning Authority prior to the commencement of development.

REASON:

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

- 15 Full details of all external lighting proposed shall be submitted to and agreed by the Planning Authority before development commences.

REASON:

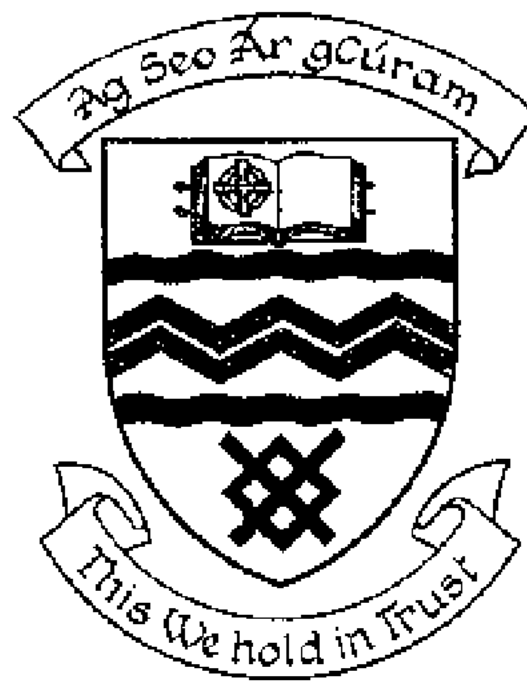
In the interest of the proper planning and development of the area.

- 16 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 S98A/0436 (An Bord Pleanála Ref. 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.

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- 17 That details of the Management Agreement for the maintenance and Control of 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.

- 18 That a financial contribution of £1050.00 (one thousand and fifty pounds) EUR1333 (one thousand three hundred and thirty three euros) per each one bedroom unit and a financial contribution of £2100.00 (two thousand one hundred pounds) EUR2666 (two thousand six hundred and sixty six euros) per each 2/3 bedroom unit granted on foot of this permission be paid by the proposer to South Dublin County Council towards the cost of road improvement 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:

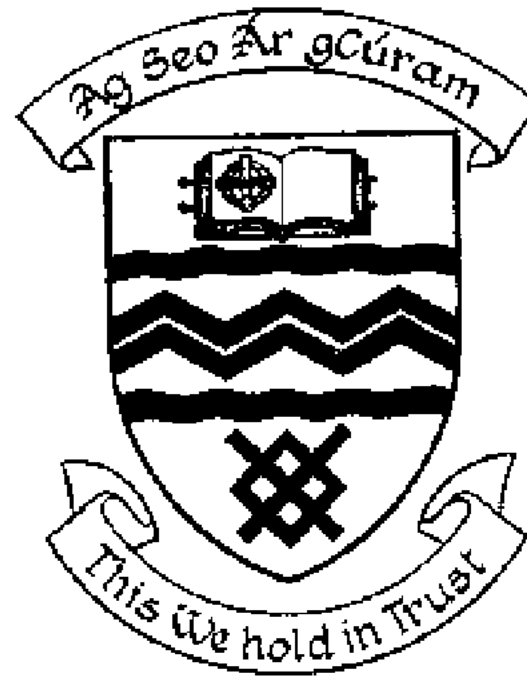
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 19 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of roads, footpaths, sewers, watermains, drains, open space and other services required in connection with the development has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £200,000 (two hundred thousand pounds) EUR254,00 (two hundred and fifty four thousand euros) or lodgement with the Council of a cash sum of £135,000 (one hundred and thirty five thousand pounds) EUR171,000 (one hundred and seventy one thousand euros).

REASON:

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

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20 That a financial contribution of £1000.00 (one thousand pounds) EUR1270 (one thousand two hundred and seventy euros) per each unit, in excess of 16 units granted on foot of this planning permission, 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; 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 provision and development of amenity lands in the area which will facilitate the proposed development.