

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0671	
1. Location	Ballydowd Manor, Lucan, Co. Dublin.		
2. Development	Alterations to approved site layout and change of approved house type (Reg. ref. S95A/0671) to give 2 no. 3 bed type C in lieu of 2 no. 3 bed type B on sites 2 and 4 Fforster Lawns and 2 no. 3 bed type E and 1 no. 2 bed type F in lieu of 2 no. 3 bed type B on sites 6, 8 and 10 Fforster Lawns and 4 no. 3 bed type C in lieu of 4 no. 3 bed type B on sites 2,4,6, and 8 Fforster Walk.		
3. Date of Application	27/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 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. 2600 Date 25/11/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 24 Date 10/01/2000	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

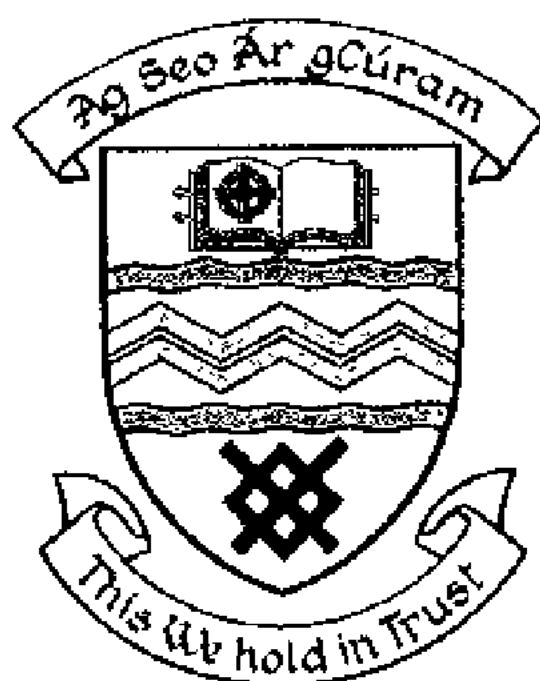
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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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 24	Date of Final Grant 10/01/2000
Decision Order Number 2600	Date of Decision 25/11/1999
Register Reference S99A/0671	Date 27/09/99

Applicant Tierra Limited,

Development Alterations to approved site layout and change of approved house type (Reg. ref. S95A/0671) to give 2 no. 3 bed type C in lieu of 2 no. 3 bed type B on sites 2 and 4 Fforster Lawns and 2 no. 3 bed type E and 1 no. 2 bed type F in lieu of 2 no. 3 bed type B on sites 6, 8 and 10 Fforster Lawns and 4 no. 3 bed type C in lieu of 4 no. 3 bed type B on sites 2,4,6, and 8 Fforster Walk.

Location Ballydowd Manor, Lucan, Co. Dublin.

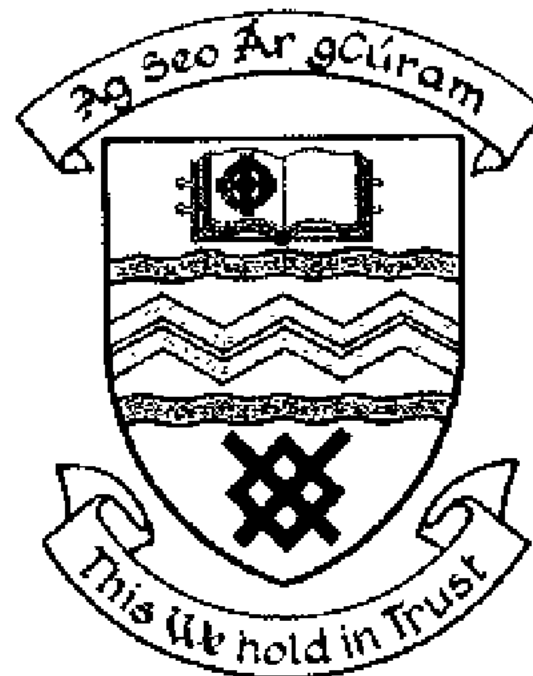
Floor Area 0.00 Sq Metres

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 (13) 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 The development shall be carried out in conformity with the terms and conditions of the decision to grant planning permission under Reg. Ref. No. S95A/0671, save as amended to conform with the revisions indicated in the plans lodged in connection with this application.

REASON:

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

- 3 The proposed houses shall be used as single residential units only.

REASON:

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

- 4 House unit No's 2 & 8 Forester Walk shall be revised to provide for a minimum setback of 2m between the gable end of the houses and the back of the public pathway.

REASON:

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

- 5 House No. 2 Forester Walk shall be revised to provide for one vehicular entrance only, which shall not access off Castle Road.

REASON:

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

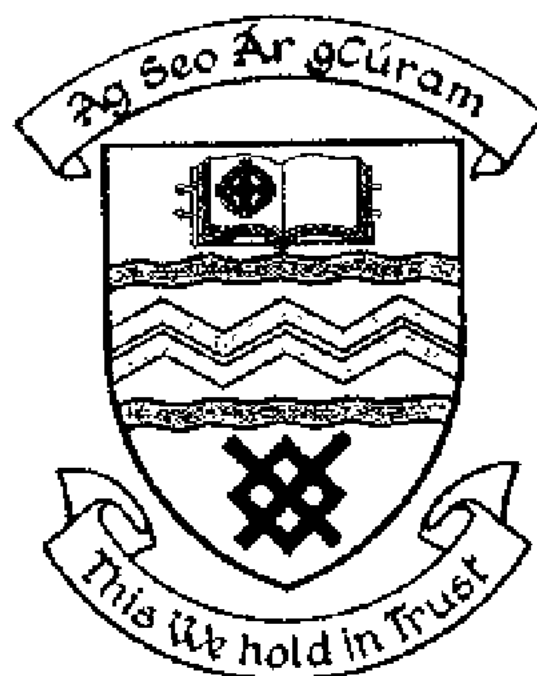
- 6 Two car parking spaces shall be provided for in the front driveway of each house.

REASON:

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

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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REASON:

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

- 8 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. 5, 6 and 10 of Register Reference S95A/0671 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.

- 9 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) PER EACH ADDITIONAL HOUSE 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.

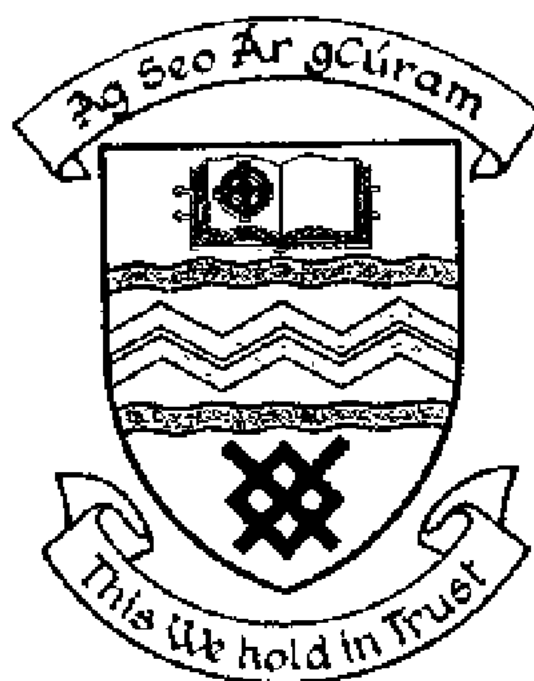
- 10 That a financial contribution in the sum of £400 (four hundred pounds) EUR 508 (five hundred and eight euros) PER EACH ADDITIONAL HOUSE be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; 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.

- 11 That a financial contribution in the sum of £500 (five hundred pounds) EUR 635 (six hundred and thirty five euros) PER EACH ADDITIONAL HOUSE be paid by the proposer to South Dublin County Council towards the cost of the development

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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.

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

REASON:

In the interests of the amenities of the dwellings.

- 13 That 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 of proposed house type F where the area of the proposed rear 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.

- (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. G. O'Connell11/01/00
 for SENIOR ADMINISTRATIVE OFFICER

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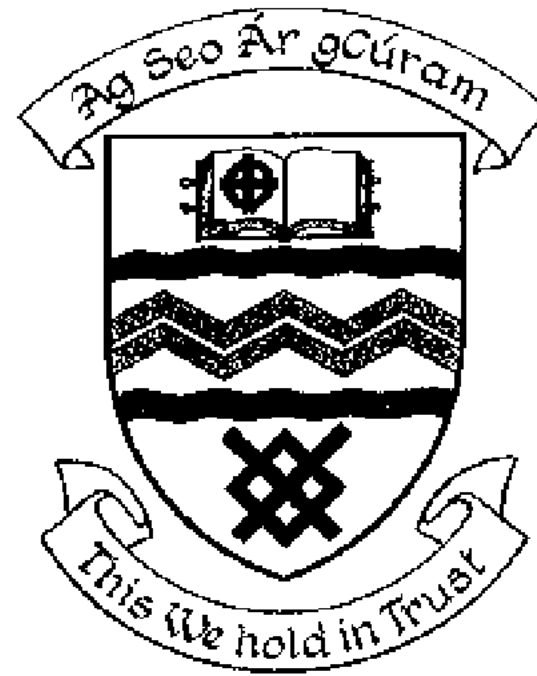
Decision Order Number 2600	Date of Decision 25/11/1999
Register Reference S99A/0671	Date: 27/09/99

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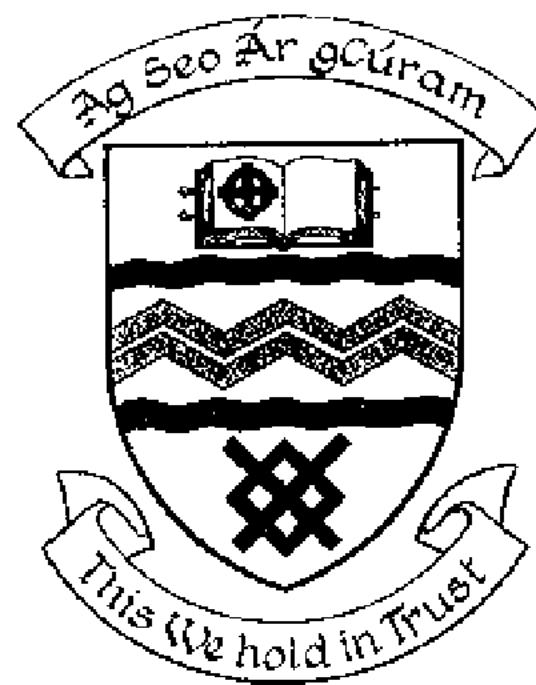
Conditions and Reasons

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REASON:
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- 2 The development shall be carried out in conformity with the terms and conditions of the decision to grant planning permission under Reg. Ref. No. S95A/0671, save as amended to conform with the revisions indicated in the plans lodged in connection with this application.
REASON:
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REASON:
In the interest of the proper planning and development of the area.
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REASON:
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REASON:
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REASON:

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

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REASON:

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

- 8 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. 5, 6 and 10 of Register Reference S95A/0671 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.

- 9 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) PER EACH ADDITIONAL HOUSE 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:

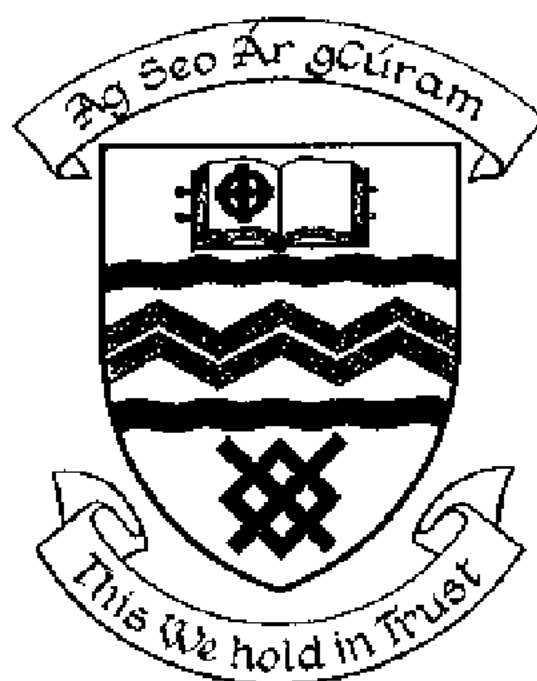
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Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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- 11 That a financial contribution in the sum of £500 (five hundred pounds) EUR 635 (six hundred and thirty five euros) PER EACH ADDITIONAL HOUSE 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.

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REASON:

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