

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0522
1. Location	Liffey Valley Park at Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, Co. Dublin.	
2. Development	189 No.2 storey 2,3, and 4 bed. semi-detached and terraced houses including all associated site development works and public open spaces being phase 3 of an overall area of 90 acres with access through the adjoining phase 1 (Reg. Ref. S98A/0103) (Liffey Valley Park). Previous Outline Permission S97A/0413.	
3. Date of Application	29/07/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Approval	1. 28/09/1999 1. 11/10/1999 2. 2.
4. Submitted by	Name: Fenton - Simons, Address: 29 Fitzwilliam Place, Dublin 2.	
5. Applicant	Name: Maplewood Developments Ltd., Address: 222-224 Harolds Cross Road, Dublin 6W.	
6. Decision	O.C.M. No. 0282 Date 11/02/2000	Effect AA GRANT APPROVAL
7. Grant	O.C.M. No. 608 Date 23/03/2000	Effect AA GRANT APPROVAL
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

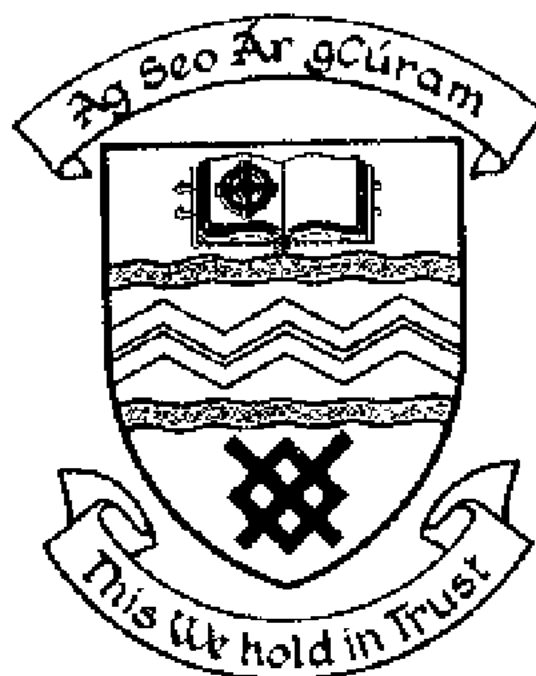
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Date

.....

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Fenton - Simons,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 608	Date of Final Grant 23/03/2000
Decision Order Number 0282	Date of Decision 11/02/2000
Register Reference S99A/0522	Date 11/10/99

Applicant Maplewood Developments Ltd.,

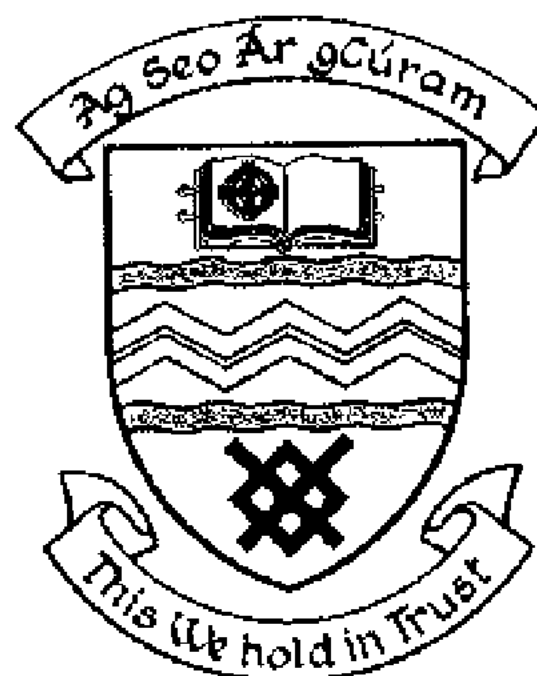
Development 189 No.2 storey 2,3, and 4 bed. semi-detached and terraced houses including all associated site development works and public open spaces being phase 3 of an overall area of 90 acres with access through the adjoining phase 1 (Reg. Ref. S98A/0103) (Liffey Valley Park). Previous Outline Permission S97A/0413.

Location Liffey Valley Park at Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 11/02/2000
Additional Information Requested/Received 28/09/1999 /11/10/1999

A Approval has been granted for the development described above,
subject to the following (26) 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 as amended by additional information received 11/10/99 and as further amended by unsolicited additional information received on 12/01/00, 27/01/00 and 03/02/00, 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 prior to development commencing a revised layout drawing shall be submitted for the written agreement of the Planning Authority providing for the following amendments:-

- (a) All proposed turning areas adjoining areas of public open space shall be of circular type and not hammer head as shown.
- (b) All on street car parking areas adjoining areas of public open space shall be laid out parallel to the open space and shall be marked out in white lining in accordance with Council Standards.
- (c) The area of public open space of 0.87 acres located in the north east part of the site layout drawing Rev. D received 03/02/00 shall be substituted by the blocks of terraced houses type C and type G as indicated on sketch drawing received as unsolicited additional information on 11/02/00.
- (d) The site layout of the southern part of the site (Roads 1 and 2) as shown on site layout plan Rev. D, shall be amended to provide an area of public open space of approx. one-half acre area, as indicated on sketch drawing received as unsolicited additional information on 11/02/00.

REASON:

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

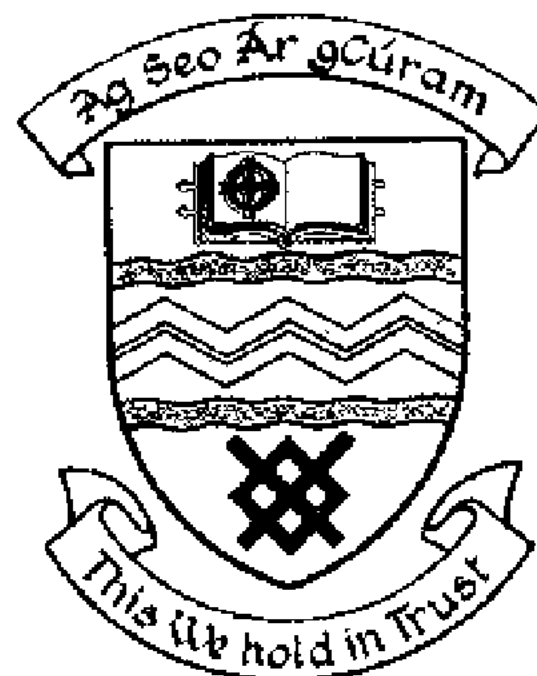
- 3 That each house shall be provided with off-street car parking space to accommodate a minimum of two cars.

REASON:

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

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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requirements of the County Council. In this regard the following shall apply:-

- (a) Applicant shall ensure full separation of foul and surface water drainage systems.
- (b) No building shall be located within 5m of any public sewer or any such services with the potential to be taken in charge.
- (c) Prior to development commencing evidence of the permission of the owner to connect into private sewers shall be submitted.
- (d) Prior to commencement of development the applicant shall submit for approval a watermain layout drawing indicating full details of proposed arrangements, in accordance with Part B of the Building Regulations 1997.
- (e) No building shall be located within 5m of any public watermain of less than 225mm diameter or within 8m of any watermain of greater than 225mm diameter.
- (f) All watermains greater than 150mm diameter shall be of ductile iron.
- (g) Watermains shall be laid in public open space.

REASON:

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

- 5 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 6 That a minimum separation of 2.3m shall be provided between the side walls of adjacent houses.

REASON:

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

- 7 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:

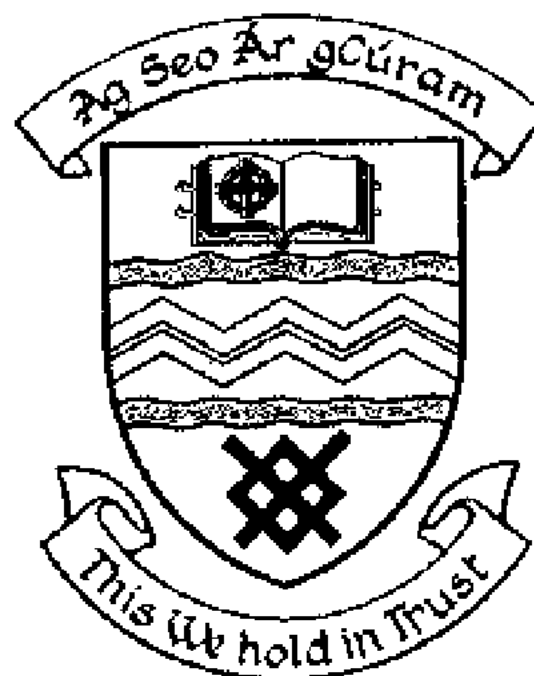
To protect the amenities of the area.

- 8 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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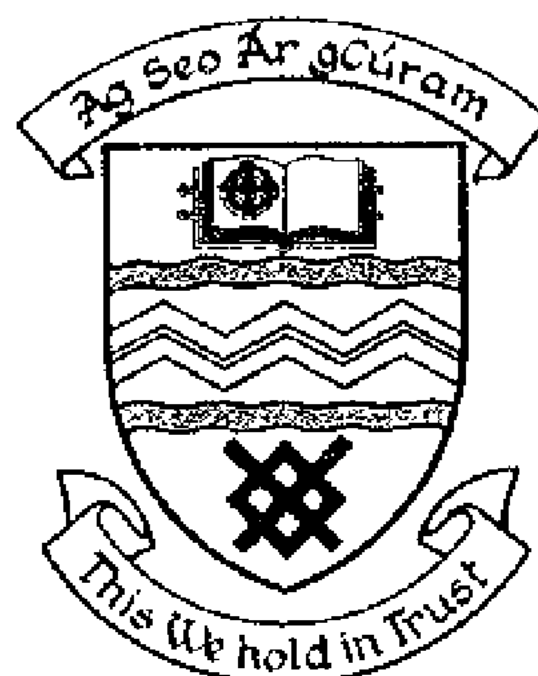
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- 9 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
 REASON:
 In the interest of amenity and public safety.
- 10 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.
- 11 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
 REASON:
 In the interest of the proper planning and development of the area.
- 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:
 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

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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.

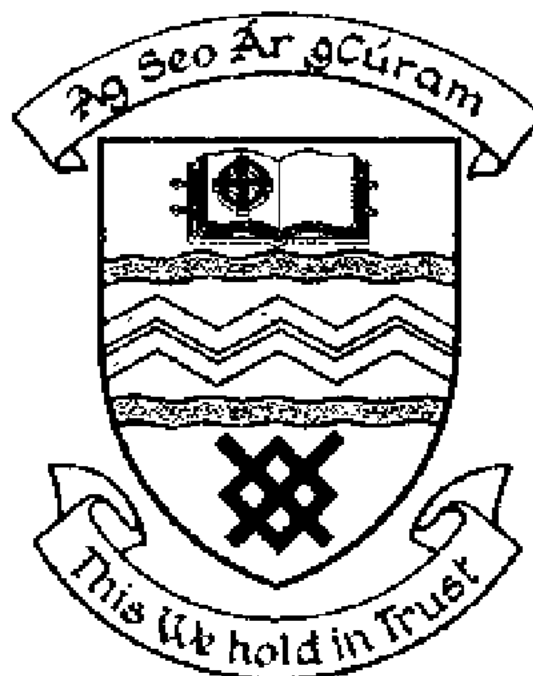
- 17 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 18 (a) Prior to the commencement of works on site the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of at least eighteen months and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment, planting and street trees planting as necessary. These works to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department.
- (b) A specification and plan for street tree planting is to be agreed with the Parks and Landscape Services Department prior to the commencement of works on

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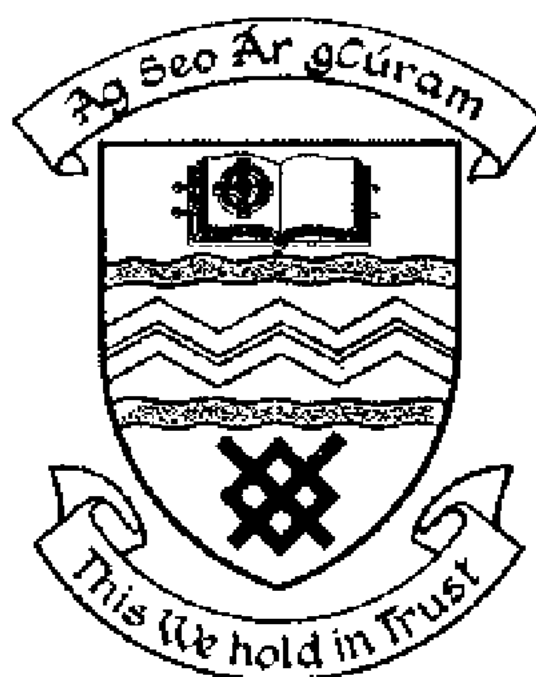
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- site.
- (c) That the open space be fenced off during construction work and not be used for the purpose of storage of plant, materials, soil or spoil without the written consent of this department.
- (d) A solid wall, rendered or bricked (compatible with houses) shall be provided between the adjacent industrial development and the Open Space the exact detail of which to be agreed with the Planning Authority prior to the commencement of work on site.
- 19 That prior to development commencing revised proposals to provide for the incorporation of the area of incidental public open space adjoining site No. 1 shall be submitted for the written agreement of the Planning Authority, to include proposed boundary treatment.
 REASON:
 In the interest of the proper planning and development of the area.
- 20 That notwithstanding the Local Government (Planning and Development) Regulations 1994, no extension shall be erected to the rear of house type G, unless a specific planning permission is granted by the Planning Authority or by An Bord Pleanála on appeal.
 REASON:
 To enable effective control to be maintained in the interest of the proper planning and development of the area having regard to the narrow width of such houses.
- 21 That a financial contribution in the sum of £88,980 (eighty eight thousand nine hundred and eighty pounds) EUR 112,980 (one hundred and twelve thousand nine hundred and eighty 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.
- 22 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 UNIT 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

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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.

- 23 That the applicant shall pay a special levy of £1,250 (one
 thousand two hundred and fifty pounds) EUR 1,587 (one
 thousand five hundred and eighty seven euros) PER HECTARE
 towards the cost of the Griffeen River Improvement Scheme
 prior to the commencement of the development.

REASON:

These works will facilitate the development and it is
 considered reasonable that the applicant should contribute
 to the cost.

- 24 That the applicant pay a special levy of £2,500 (two
 thousand five hundred pounds) EUR 3,175 (three thousand one
 hundred and seventy five euros) PER HECTARE towards the cost
 of the upgrading works to ESKER Pumping Station prior to the
 commencement of the development.

REASON:

These works will facilitate the development and it is
 considered reasonable that the applicant shall contribute
 towards the cost.

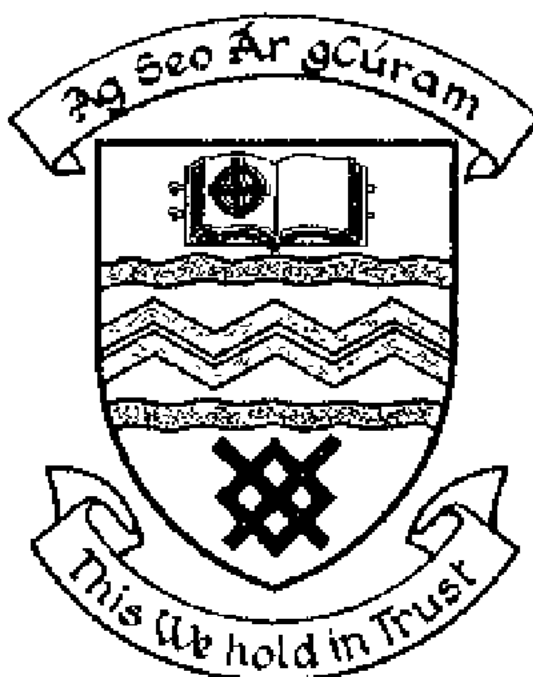
- 25 That a financial contribution in the sum of £400 (four
 hundred pounds) EUR 508 (five hundred and eighty euros) PER
 HOUSE be paid by the proposer to South Dublin County Council
 towards the cost of the Lucan/Palmerstown Water Supply
 Improvement Scheme which serves this development; this
 contribution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

- 26 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:-

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- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £475,000 (four hundred and seventy five thousand pounds) EUR 606,000 (six hundred and six thousand 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 £290,000 (two hundred and ninety thousand pounds) EUR 368,000 (three hundred and sixty eight thousand 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 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.

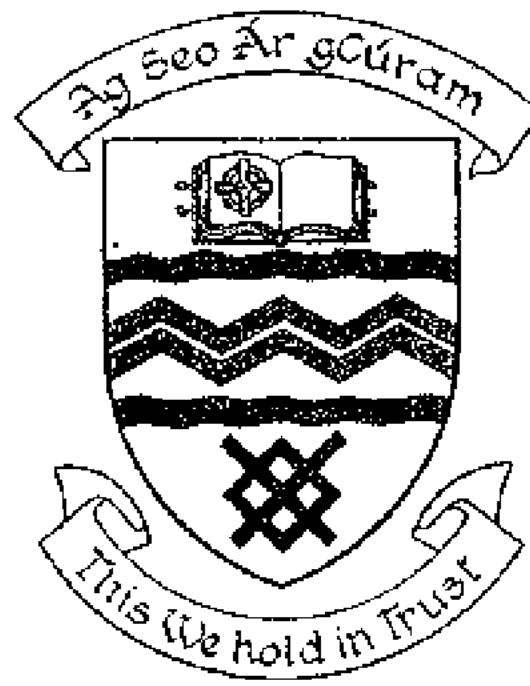
Signed on behalf of South Dublin County Council.

Eamon Bowler
27/03/00
 for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT APPROVAL
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0282	Date of Decision 11/02/2000
Register Reference S99A/0522	Date: 29/07/99

Applicant Maplewood Developments Ltd.,

Development 189 No.2 storey 2,3, and 4 bed. semi-detached and terraced houses including all associated site development works and public open spaces being phase 3 of an overall area of 90 acres with access through the adjoining phase 1 (Reg. Ref. S98A/0103) (Liffey Valley Park). Previous Outline Permission S97A/0413.

Location Liffey Valley Park at Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 11/02/2000

Additional Information Requested/Received 28/09/1999 /11/10/1999

Clarification of Additional Information Requested/Received /

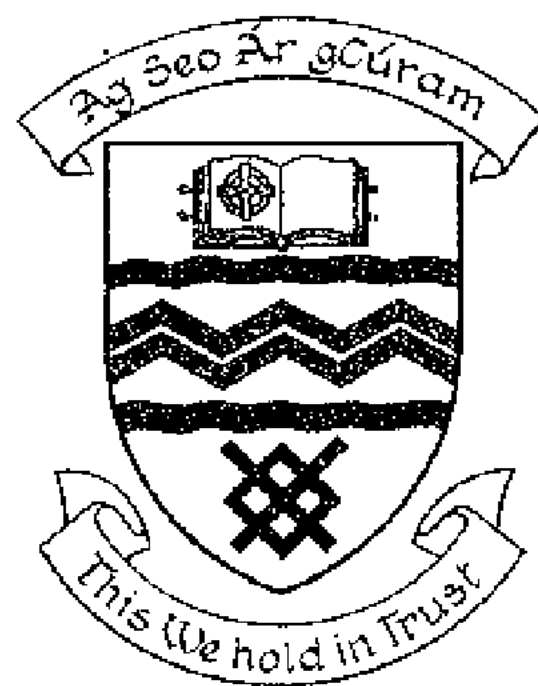
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT APPROVAL in respect of the above proposal.

Subject to the conditions (26) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 11/02/00
for SENIOR ADMINISTRATIVE OFFICER

Fenton - Simons,
29 Fitzwilliam Place,
Dublin 2.

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REG REF. S99A/0522

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 as amended by additional information received 11/10/99 and as further amended by unsolicited additional information received on 12/01/00, 27/01/00 and 03/02/00, 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.

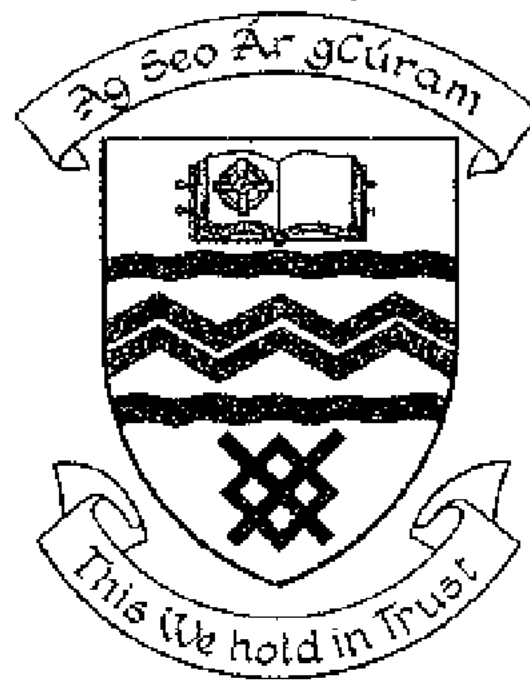
- 2 That prior to development commencing a revised layout drawing shall be submitted for the written agreement of the Planning Authority providing for the following amendments:-
- (a) All proposed turning areas adjoining areas of public open space shall be of circular type and not hammer head as shown.
 - (b) All on street car parking areas adjoining areas of public open space shall be laid out parallel to the open space and shall be marked out in white lining in accordance with Council Standards.
 - (c) The area of public open space of 0.87 acres located in the north east part of the site layout drawing Rev. D received 03/02/00 shall be substituted by the blocks of terraced houses type C and type G as indicated on sketch drawing received as unsolicited additional information on 11/02/00.
 - (d) The site layout of the southern part of the site (Roads 1 and 2) as shown on site layout plan Rev. D, shall be amended to provide an area of public open space of approx. one-half acre area, as indicated on sketch drawing received as unsolicited additional information on 11/02/00.

REASON:

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

- 3 That each house shall be provided with off-street car parking space to accommodate a minimum of two cars.

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REASON:

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

- 4 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 the following shall apply:-
- (a) Applicant shall ensure full separation of foul and surface water drainage systems.
 - (b) No building shall be located within 5m of any public sewer or any such services with the potential to be taken in charge.
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 - (e) No building shall be located within 5m of any public watermain of less than 225mm diameter or within 8m of any watermain of greater than 225mm diameter.
 - (f) All watermains greater than 150mm diameter shall be of ductile iron.
 - (g) Watermains shall be laid in public open space.

REASON:

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

- 5 That each proposed house be used as a single dwelling unit.

REASON:

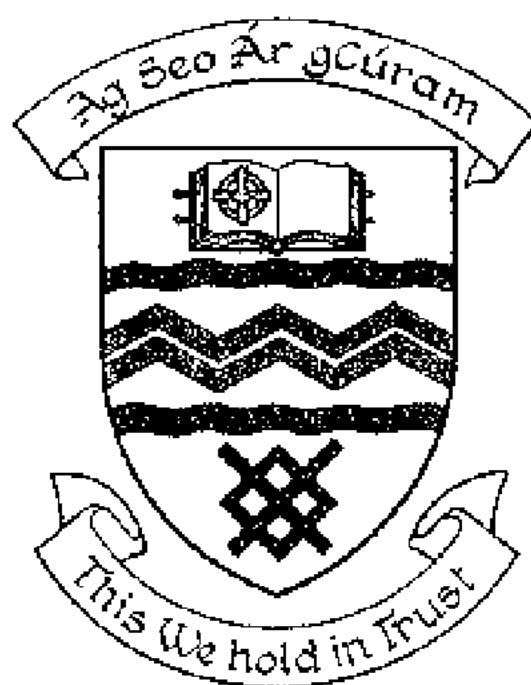
To prevent unauthorised development.

- 6 That a minimum separation of 2.3m shall be provided between the side walls of adjacent houses.

REASON:

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

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- 7 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.
- 8 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.
- 9 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.
- 10 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.
- 11 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
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.

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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 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.

REASON:

To protect the amenities of the area.

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



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REG REF. S99A/0522

- 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) Prior to the commencement of works on site the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of at least eighteen months and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment, planting and street trees planting as necessary. These works to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department.
- (b) A specification and plan for street tree planting is to be agreed with the Parks and Landscape Services Department prior to the commencement of works on site.
- (c) That the open space be fenced off during construction work and not be used for the purpose of storage of plant, materials, soil or spoil without the written consent of this department.
- (d) A solid wall, rendered or bricked (compatible with houses) shall be provided between the adjacent industrial development and the Open Space the exact detail of which to be agreed with the Planning Authority prior to the commencement of work on site.

- 19 That prior to development commencing revised proposals to provide for the incorporation of the area of incidental public open space adjoining site No. 1 shall be submitted for the written agreement of the Planning Authority, to include proposed boundary treatment.

REASON:

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

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- 20 That notwithstanding the Local Government (Planning and Development) Regulations 1994, no extension shall be erected to the rear of house type G, unless a specific planning permission is granted by the Planning Authority or by An Bord Pleanála on appeal.

REASON:

To enable effective control to be maintained in the interest of the proper planning and development of the area having regard to the narrow width of such houses.

- 21 That a financial contribution in the sum of £88,980 (eighty eight thousand nine hundred and eighty pounds) EUR 112,980 (one hundred and twelve thousand nine hundred and eighty 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.

- 22 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 UNIT 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.

- 23 That the applicant shall pay a special levy of £1,250 (one thousand two hundred and fifty pounds) EUR 1,587 (one thousand five hundred and eighty seven euros) PER HECTARE towards the cost of the Griffeen River Improvement Scheme

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prior to the commencement of the development.

REASON:

These works will facilitate the development and it is considered reasonable that the applicant should contribute to the cost.

- 24 That the applicant pay a special levy of £2,500 (two thousand five hundred pounds) EUR 3,175 (three thousand one hundred and seventy five euros) PER HECTARE towards the cost of the upgrading works to ESKER Pumping Station prior to the commencement of the development.

REASON:

These works will facilitate the development and it is considered reasonable that the applicant shall contribute towards the cost.

- 25 That a financial contribution in the sum of £400 (four hundred pounds) EUR 508 (five hundred and eighty euros) PER 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.

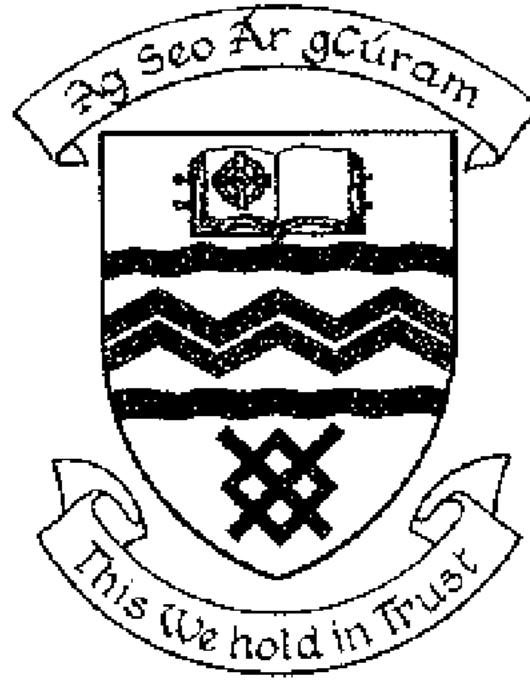
REASON:

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.

- 26 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 £475,000 (four hundred and seventy five thousand pounds) EUR 606,000 (six hundred and six thousand euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...

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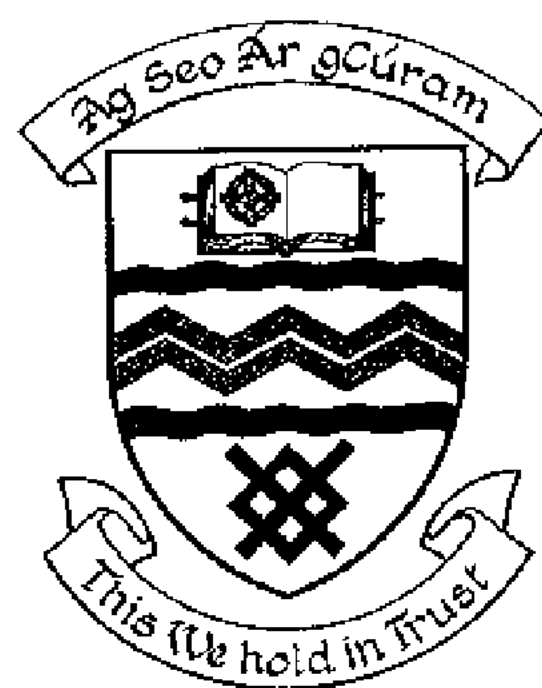
REG. REF. S99A/0522

- b. Lodgement with the Council of a Cash Sum of
£290,000 (two hundred and ninety thousand pounds)
EUR 368,000 (three hundred and sixty eight thousand
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
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 0191	Date of Decision 03/02/2000
Register Reference S99A/0522	Date 29/07/99

Applicant Maplewood Developments Ltd.,
App. Type Approval
Development 189 No.2 storey 2,3, and 4 bed. semi-detached and terraced houses including all associated site development works and public open spaces being phase 3 of an overall area of 90 acres with access through the adjoining phase 1 (Reg. Ref. S98A/0103) (Liffey Valley Park). Previous Outline Permission S97A/0413.

Location Liffey Valley Park at Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 11/02/2000

Yours faithfully

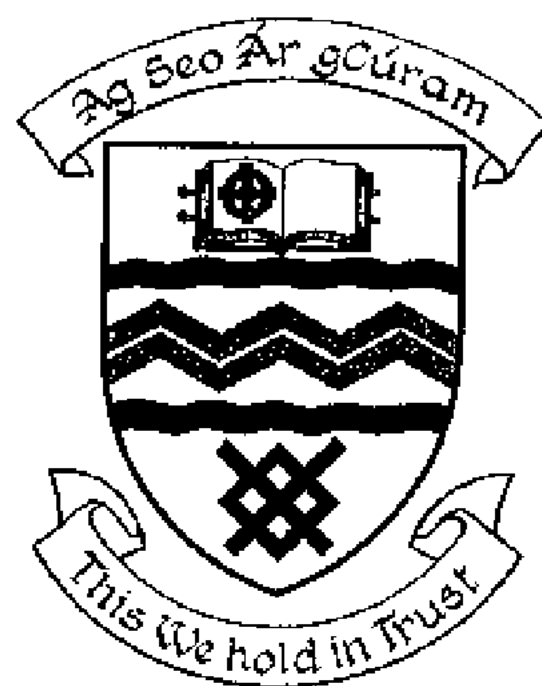
/AA
..... 03/02/00
for SENIOR ADMINISTRATIVE OFFICER

Fenton - Simons,
29 Fitzwilliam Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 0164	Date of Decision 28/01/2000
Register Reference S99A/0522	Date 29/07/99

Applicant Maplewood Developments Ltd.,
App. Type Approval
Development 189 No.2 storey 2,3, and 4 bed. semi-detached and terraced houses including all associated site development works and public open spaces being phase 3 of an overall area of 90 acres with access through the adjoining phase 1 (Reg. Ref. S98A/0103) (Liffey Valley Park). Previous Outline Permission S97A/0413.

Location Liffey Valley Park at Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, Co. Dublin.

Dear Sir / Madam,

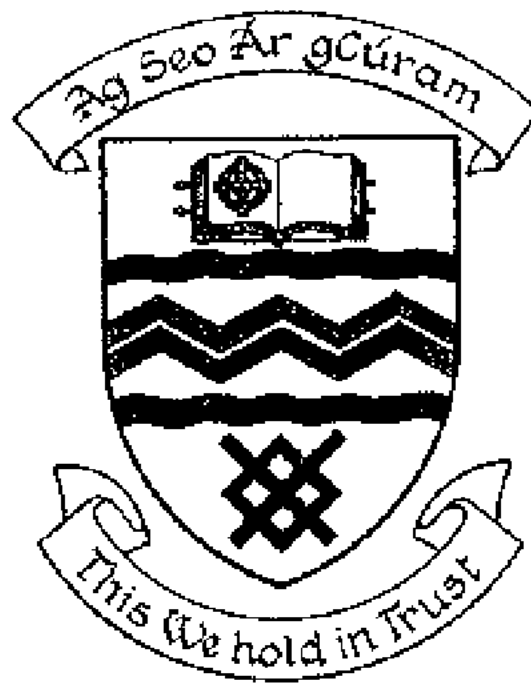
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 04/02/2000

Yours faithfully

..... 28/01/00
for SENIOR ADMINISTRATIVE OFFICER

Fenton - Simons,
29 Fitzwilliam Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0055	Date of Decision 14/01/2000
Register Reference S99A/0522	Date 29/07/99

Applicant Maplewood Developments Ltd.,
App. Type Approval
Development 189 No.2 storey 2,3, and 4 bed. semi-detached and terraced houses including all associated site development works and public open spaces being phase 3 of an overall area of 90 acres with access through the adjoining phase 1 (Reg. Ref. S98A/0103) (Liffey Valley Park). Previous Outline Permission S97A/0413.

Location Liffey Valley Park at Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 28/01/2000

Yours faithfully

LM
..... 14/01/00
for SENIOR ADMINISTRATIVE OFFICER

Fenton - Simons,
29 Fitzwilliam Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2736	Date of Decision 10/12/1999 <i>LM</i>
Register Reference S99A/0522	Date 29/07/99

Applicant Maplewood Developments Ltd.,
App. Type Approval
Development 189 No.2 storey 2,3, and 4 bed. semi-detached and terraced houses including all associated site development works and public open spaces being phase 3 of an overall area of 90 acres with access through the adjoining phase 1 (Reg. Ref. S98A/0103) (Liffey Valley Park). Previous Outline Permission S97A/0413.

Location Liffey Valley Park at Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 14/01/2000

Yours faithfully

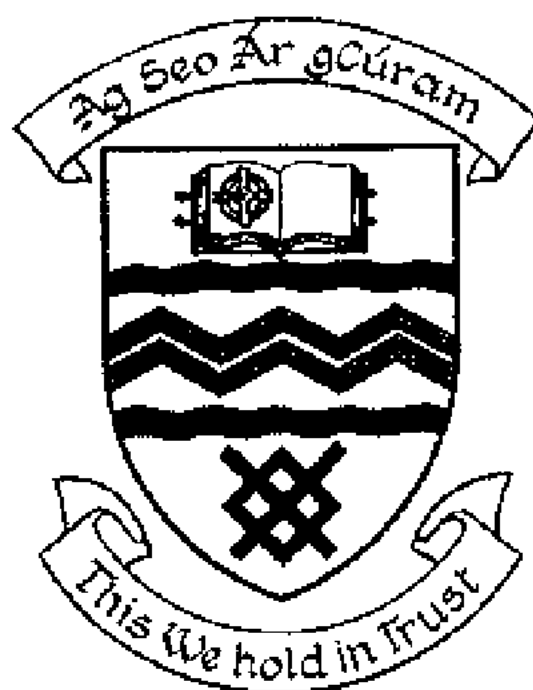
LM
..... 10/12/99
for SENIOR ADMINISTRATIVE OFFICER

Fenton - Simons,
29 Fitzwilliam Place,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2105	Date of Decision 28/09/1999
Register Reference S99A/0522	Date: 29/07/99

Applicant Maplewood Developments Ltd.,
Development 189 No.2 storey 2,3, and 4 bed. semi-detached and terraced
houses including all associated site development works and
public open spaces being phase 3 of an overall area of 90
acres with access through the adjoining phase 1 (Reg. Ref.
S98A/0103) (Liffey Valley Park). Previous Outline Permission
S97A/0413.

Location Liffey Valley Park at Ballyowen, Irishtown, Ballydowd and
Yellow Walls, Lucan, Co. Dublin.

App. Type Approval

Dear Sir/Madam,

With reference to your planning application, received on 29/07/99 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:

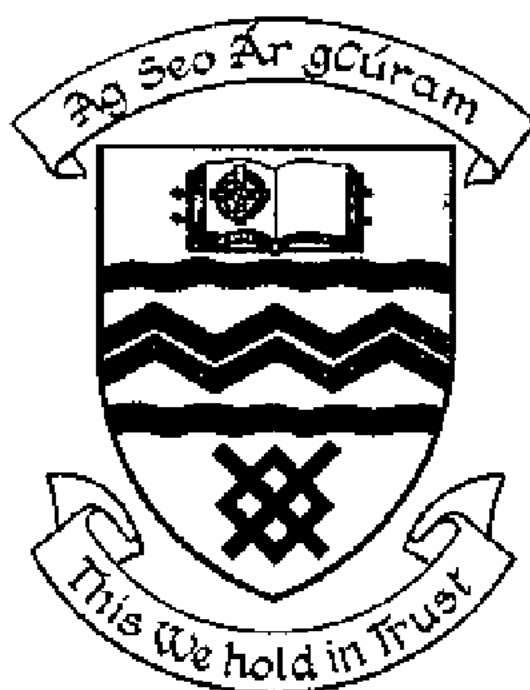
- 1 The applicant is requested to submit full details of the proposed distributor road network to serve the overall development. In this regard a second access is required to be provided at Ballyowen Lane, including the improvement of Ballyowen Lane to distributor road standard. Furthermore no road serving in excess of approx. 200 houses should have frontal development.
- 2 The applicant is requested to submit a revised layout plan to provide 9m driveways to all terraced houses and/or on-street car parking bays adequate to serve the development having regard to the substantial proportion of terraced units proposed.

Fenton - Simons,
29 Fitzwilliam Place,
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REG REF. S99A/0522

- 3 The applicant is requested to show on the revised layout plan that each house can be provided with a rear garden of minimum 60sq.m. area in accordance with Development Plan standards. In this regard it is noted that house type G due to its narrow width appears to be unsuitable to provide the required area.
- 4 The applicant is requested to submit an overall site plan indicating the number of units to be provided in each phase of the development within the site subject of the outline planning permission granted under Reg. Ref. S97A/0413. It appears that the development of the remaining lands within the relevant site to a similar density to that proposed under the current application may result in a cumulative development significantly in excess of circa 600 units permitted under the above outline permission. The applicant is requested to comment on this observation.
- 5 The applicant is requested to show how the proposed development can be considered to provide a high quality of design and layout and a good quality living environment having regard to the Draft-Guidelines for Planning Authorities on residential density. In particular the applicant is requested to demonstrate in detail how it is proposed that each phase of the overall development will have its own identity as indicated in correspondence submitted with the application.
- 6 Full details are required of proposed boundary treatment along the entire boundary to the east and south of the site. This shall include full details of any existing boundary treatment.

Signed on behalf of South Dublin County Council

1-11
.....
for Senior Administrative Officer

28/09/99