

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0417
1. Location	Site located at Ballyowen, Irishtown and Yellow Walls, Lucan with access off new Distributor Road.	
2. Development	Change of house type from 2 No. A type and 38 No. B type to 1 No. A type, 23 No. B type and 14 No. D type houses on Site Nos. 110 to 121 Roads 4 and 6 and Nos. 130 to 147 Road 3 forming Phase 2 of overall development for 146 No. houses on site located at Ballyowen, Irishtown and Yellow Walls, Lucan with access off new Distributor Road for Maplewood Developments Ltd. Previous Permission Ref, Ref. S98A/0103.	
3. Date of Application	25/06/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 14/07/1999 2. 1. 21/07/1999 2.
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.	
5. Applicant	Name: Maplewood Developments Limited, Address: 222-223 Harolds Cross Road, Dublin 6.	
6. Decision	O.C.M. No. 2032 Date 17/09/1999	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.

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 2032	Date of Decision 17/09/1999
Register Reference S99A/0417	Date: 25/06/99*

Applicant Maplewood Developments Limited,

Development Change of house type from 2 No. A type and 38 No. B type to 1 No. A type, 23 No. B type and 14 No. D type houses on Site Nos. 110 to 121 Roads 4 and 6 and Nos. 130 to 147 Road 3 forming Phase 2 of overall development for 146 No. houses on site located at Ballyowen, Irishtown and Yellow Walls, Lucan with access off new Distributor Road for Maplewood Developments Ltd. Previous Permission Ref. Ref. S98A/0103.

Location Site located at Ballyowen, Irishtown and Yellow Walls, Lucan with access off new Distributor Road.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/07/1999 /21/07/1999

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

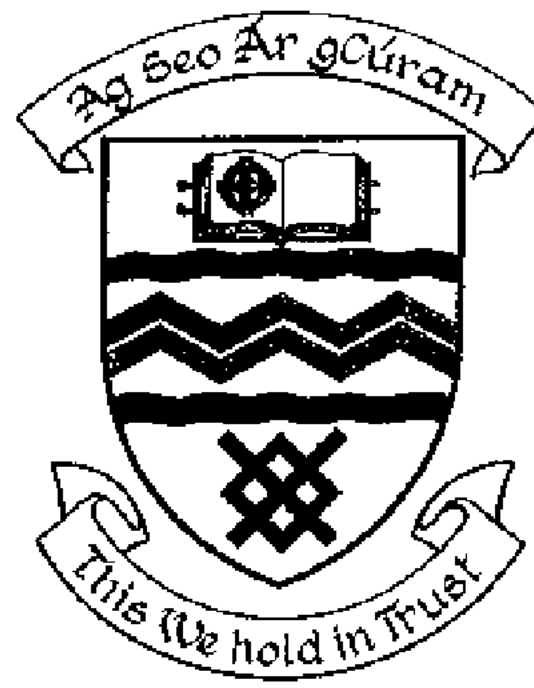
.....
 for SENIOR ADMINISTRATIVE OFFICER

Fenton-Simons,
 29 Fitzwilliam Place,
 Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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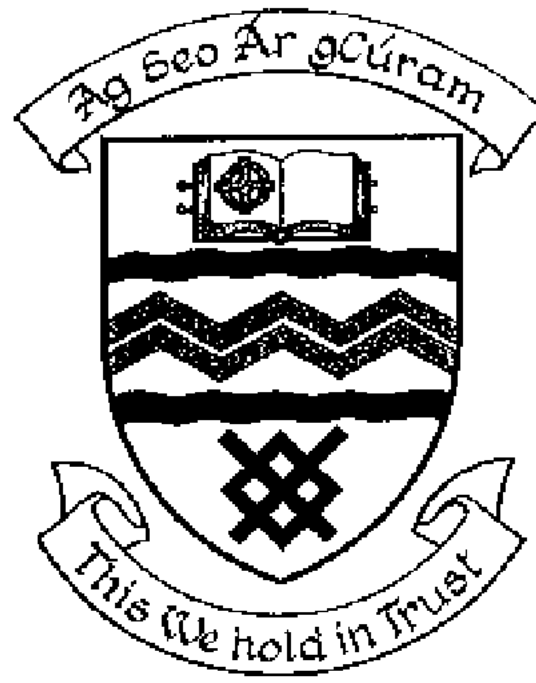
Telephone: 01-414 9000
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REG REF. S99A/0417

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 proposed development shall otherwise be in conformity with the terms and conditions of the planning permission granted under Reg. Ref. No. S98A/0100.
REASON:
In the interests of the proper planning and development of the area.
- 3 Off-street car parking provision shall be provided in accordance with the requirements as set down in the South Dublin County Development Plan, 1998. In this regard, two off-street car parking spaces shall be provided for each dwelling. This may necessitate the provision of larger paved areas to the front of each house. Full details regarding compliance with this condition shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area.
- 4 Prior to the commencement of development, the applicant shall submit written evidence of consent to connect into the foul and surface water sewers.
REASON:
In the interests of the proper planning and development of the area.
- 5 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. 23, 24, 29, 30, 31, 32, and 35 of Register Reference

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Facs: 01-414 9104

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REG. REF. S99A/0417

S98A/0100 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.

- 6 That a Bond or Cash Lodgement of £100,000 (one hundred thousand pounds) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

REASON:

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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0417	
1. Location	Site located at Ballyowen, Irishtown and Yellow Walls, Lucan with access off new Distributor Road.		
2. Development	Change of house type from 2 No. A type and 38 No. B type to 1 No. A type, 23 No. B type and 14 No. D type houses on Site Nos. 110 to 121 Roads 4 and 6 and Nos. 130 to 147 Road 3 forming Phase 2 of overall development for 146 No. houses on site located at Ballyowen, Irishtown and Yellow Walls, Lucan with access off new Distributor Road for Maplewood Developments Ltd. Previous Permission Ref. Ref. S98A/0103.		
3. Date of Application	25/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/07/1999 2.	1. 21/07/1999 2.
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Developments Limited, Address: 222-223 Harolds Cross Road, Dublin 6.		
6. Decision	O.C.M. No. 2032 Date 17/09/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2351 Date 28/10/1999	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	

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Registrar

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Date

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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

Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2351	Date of Final Grant 28/10/1999
Decision Order Number 2032	Date of Decision 17/09/1999
Register Reference S99A/0417	Date 21/07/99

Applicant Maplewood Developments Limited,

Development Change of house type from 2 No. A type and 38 No. B type to 1 No. A type, 23 No. B type and 14 No. D type houses on Site Nos. 110 to 121 Roads 4 and 6 and Nos. 130 to 147 Road 3 forming Phase 2 of overall development for 146 No. houses on site located at Ballyowen, Irishtown and Yellow Walls, Lucan with access off new Distributor Road for Maplewood Developments Ltd. Previous Permission Ref. Ref. S98A/0103.

Location Site located at Ballyowen, Irishtown and Yellow Walls, Lucan with access off new Distributor Road.

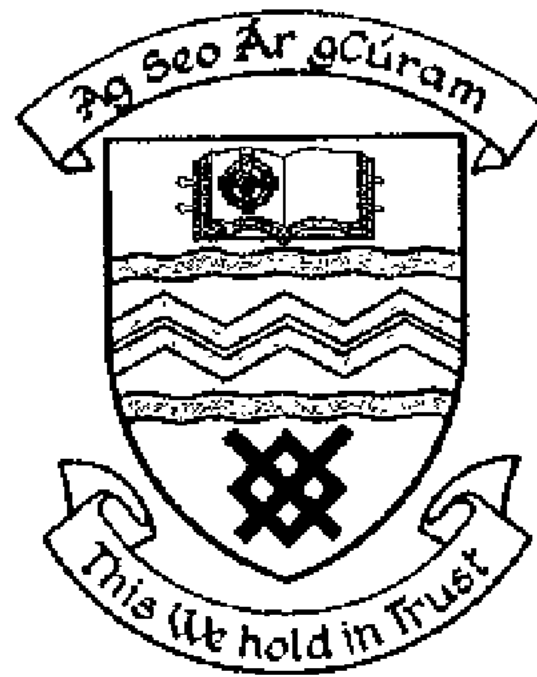
Floor Area 0.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 14/07/1999 /21/07/1999

A Permission has been granted for the development described above,
subject to the following (6) Conditions.

REG. REF. S99A/0417
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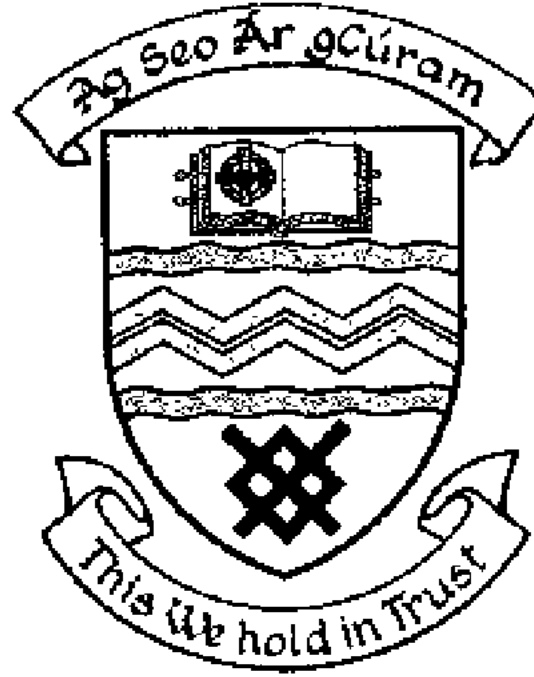
Conditions and Reasons

- 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 proposed development shall otherwise be in conformity with the terms and conditions of the planning permission granted under Reg. Ref. No. S98A/0100.
REASON:
In the interests of the proper planning and development of the area.
- 3 Off-street car parking provision shall be provided in accordance with the requirements as set down in the South Dublin County Development Plan, 1998. In this regard, two off-street car parking spaces shall be provided for each dwelling. This may necessitate the provision of larger paved areas to the front of each house. Full details regarding compliance with this condition shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area.
- 4 Prior to the commencement of development, the applicant shall submit written evidence of consent to connect into the foul and surface water sewers.
REASON:
In the interests of the proper planning and development of the area.
- 5 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. 23, 24, 29, 30, 31, 32, and 35 of Register Reference S98A/0100 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

REG REF. S99A/0417
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to induce the provision of services and prevent disamenity in the development.

- 6 That a Bond or Cash Lodgement of £100,000 (one hundred thousand pounds) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

REASON:

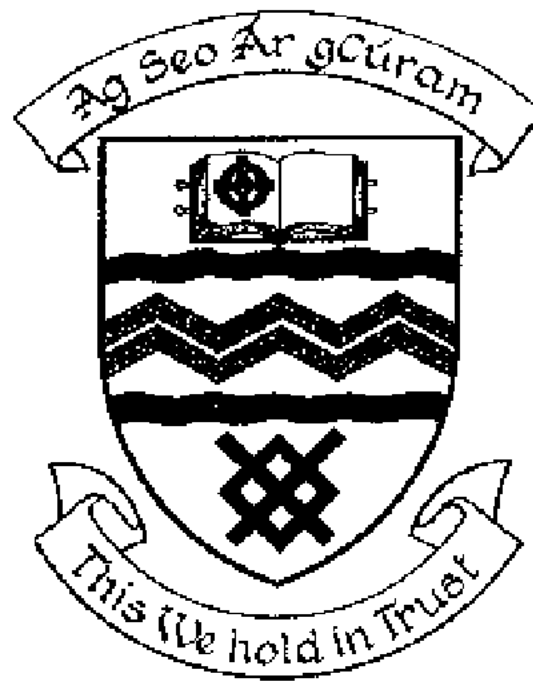
In the interest of the proper planning and development of the area.

- (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. Bowlow
.....28/10/99
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 1455	Date of Order 14/07/1999
Register Reference S99A/0417	Date 25/06/99

Applicant Maplewood Developments Limited,
Development Change of house type from 2 No. A type and 38 No. B type to 1 No. A type, 23 No. B type and 14 No. D type houses on Site Nos. 110 to 121 Roads 4 and 6 and Nos. 130 to 147 Road 3 forming Phase 2 of overall development for 146 No. houses on site located at Ballyowen, Irishtown and Yellow Walls, Lucan with access off new Distributor Road for Maplewood Developments Ltd. Previous Permission Ref. Ref. S98A/0103.
Location Site located at Ballyowen, Irishtown and Yellow Walls, Lucan with access off new Distributor Road.

Dear Sir/Madam,

An inspection carried out on 09/07/99 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 site notice is illegible from the public road. 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:-

Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.