

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0223	
1. Location	Ballydowd Manor, Lucan, Co. Dublin.		
2. Development	Minor alterations to approved site layout and change of approved house type (Reg. Ref. S95A/0671) to give 1 no. 4 bed detached type A, 10 no. 3 bed type E, 20 no. 2 bed type F in lieu of 21 no. 4 bed type A on sites 1-23 (odd) and 53-89 (odd) Fforster Park and change of approved house type (Reg. Ref. S97A/0455) to give 6 no. 3 bed type E and 8 no. 2 bed type F in lieu of 10 no. 3 bed type B on sites 25-51 (odd) Fforster Park.		
3. Date of Application	13/04/99	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. 1250  Date 17/06/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1598  Date 28/07/1999	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

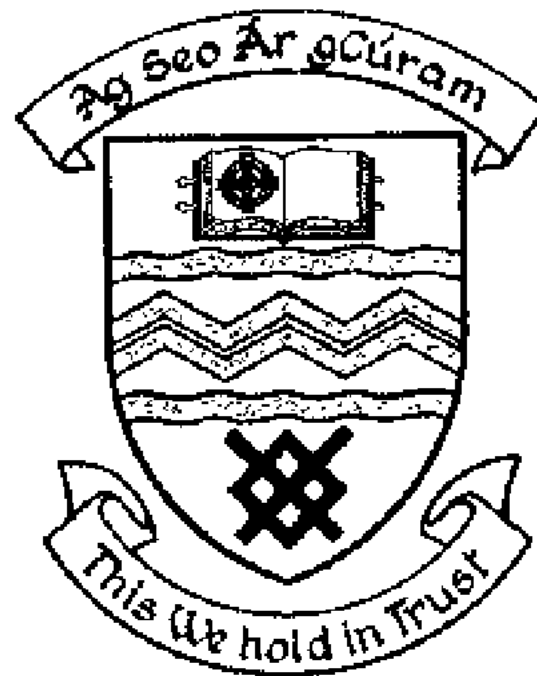
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

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 1598	Date of Final Grant 28/07/1999
Decision Order Number 1250	Date of Decision 17/06/1999
Register Reference S99A/0223	Date 13/04/99

**Applicant**                      Tierra Limited,

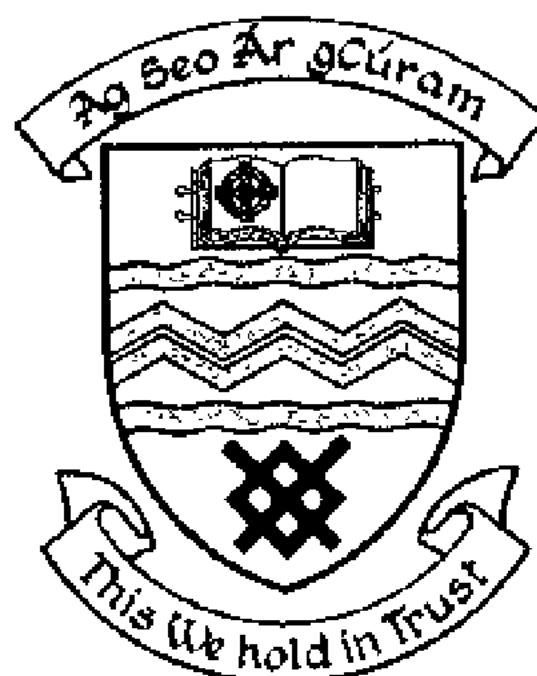
**Development**                Minor alterations to approved site layout and change of approved house type (Reg. Ref. S95A/0671) to give 1 no. 4 bed detached type A, 10 no. 3 bed type E, 20 no. 2 bed type F in lieu of 21 no. 4 bed type A on sites 1-23 (odd) and 53-89 (odd) Fforster Park and change of approved house type (Reg. Ref. S97A/0455) to give 6 no. 3 bed type E and 8 no. 2 bed type F in lieu of 10 no. 3 bed type B on sites 25-51 (odd) Fforster Park.

**Location**                      Ballydowd Manor, Lucan, Co. Dublin.

**Floor Area**                    3473.00                      Sq Metres  
**Time extension(s) up to and including**      18/06/1999  
**Additional Information Requested/Received**      /

A Permission has been granted for the development described above,  
subject to the following (8) Conditions.

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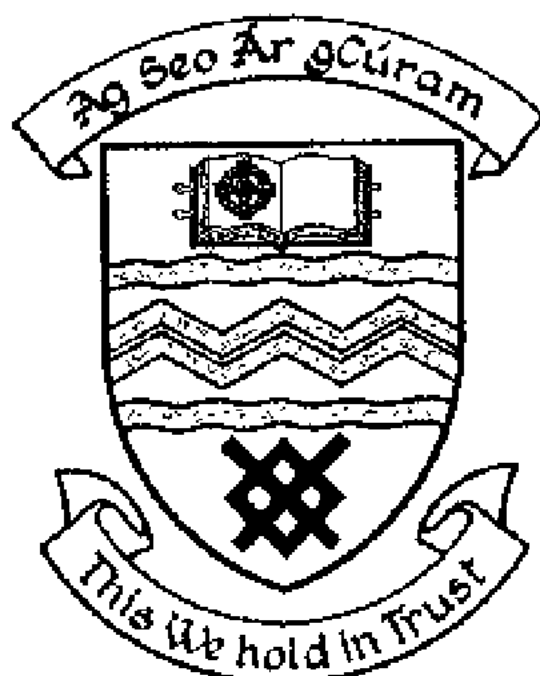
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#### Conditions and Reasons

- 1 Subject to the conditions set out below, the development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of the planning permission granted under Reg. Ref. S95A/0671 including the financial conditions thereof.  
REASON:  
In the interest of the proper planning and development of the area.
- 2 That the rear garden areas of the two bedroom terraced dwellings shall be a minimum of 48sq.m. in area.  
REASON:  
In the interests of the amenities of the dwellings.
- 3 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 houses type F where the area of the proposed rear garden is less than 60sq.m.  
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.
- 4 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. 5, 6 and 10 of Register Reference S95A/0671 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.
- 5 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) 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

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improvement works and traffic management schemes  
facilitating the proposed development.

- 6 That a financial contribution in the sum of £400 (four hundred pounds) 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.

- 7 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 £25,000 (twenty five thousand pounds) 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 £15,000 (fifteen thousand pounds) 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.

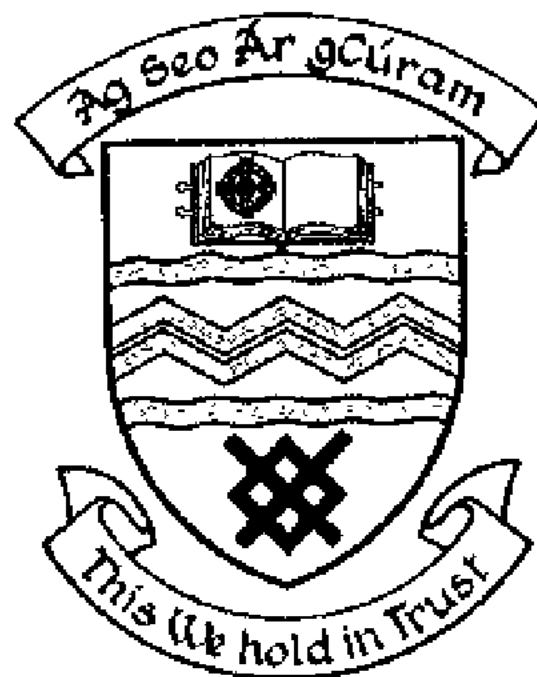
REASON:

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

- 8 That a financial contribution in the sum of £500 (five hundred pounds) 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

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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 provision and development of amenity lands in the area which will facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

*Eileen Bowler*.....29/07/99  
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1250	Date of Decision 17/06/1999 /M
Register Reference S99A/0223	Date: 13/04/99

Applicant                      Tierra Limited,

Development                Minor alterations to approved site layout and change of approved house type (Reg. Ref. S95A/0671) to give 1 no. 4 bed detached type A, 10 no. 3 bed type E, 20 no. 2 bed type F in lieu of 21 no. 4 bed type A on sites 1-23 (odd) and 53-89 (odd) Fforster Park and change of approved house type (Reg. Ref. S97A/0455) to give 6 no. 3 bed type E and 8 no. 2 bed type F in lieu of 10 no. 3 bed type B on sites 25-51 (odd) Fforster Park.

Location                      Ballydowd Manor, Lucan, Co. Dublin.

Floor Area                      Sq Metres

Time extension(s) up to and including      18/06/1999

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

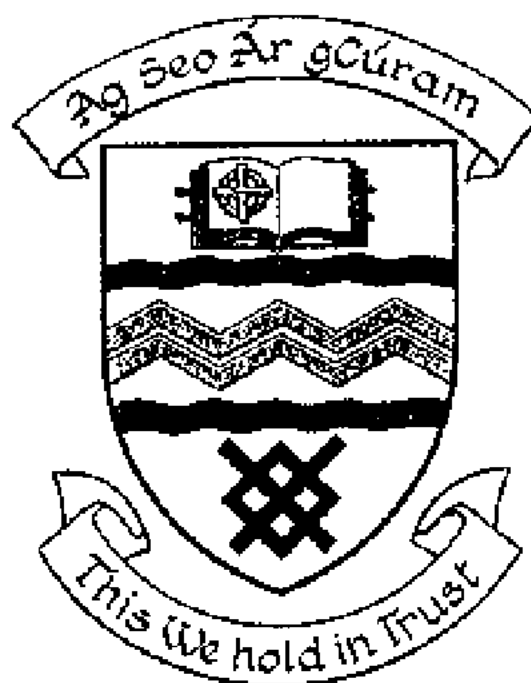
..... 17/06/99  
for SENIOR ADMINISTRATIVE OFFICER

Frank Elmes & Co.,  
2 Waldemar Terrace,  
Main Street,  
Dundrum,  
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL  
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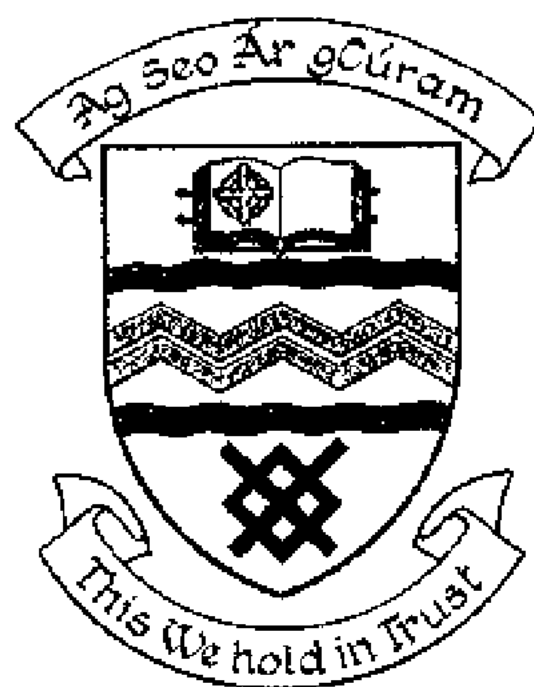
REG REF. S99A/0223

Conditions and Reasons

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REASON:  
In the interests of the amenities of the dwellings.
- 3 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 houses type F where the area of the proposed rear garden is less than 60sq.m.  
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.
- 4 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. 5, 6 and 10 of Register Reference S95A/0671 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.
- 5 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) PER EACH ADDITIONAL HOUSE shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic



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REG. REF. S99A/0223

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.

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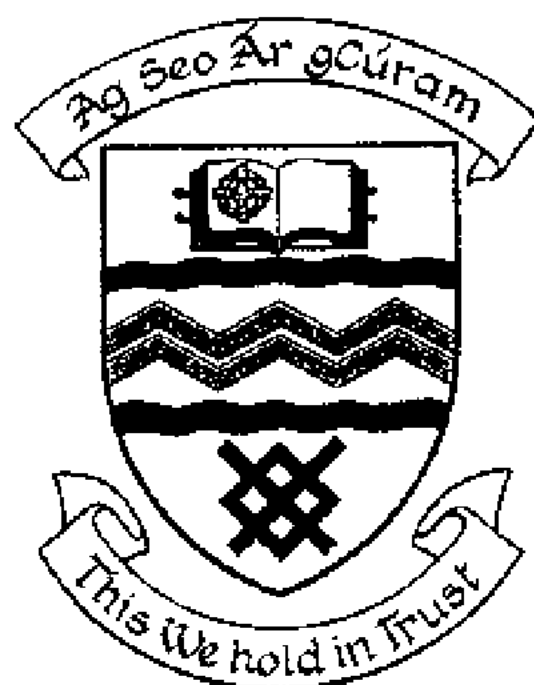
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- b. Lodgement with the Council of a Cash Sum of £15,000 (fifteen thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

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REG REF. S99A/0223

Federation in respect of the proposed development,  
in accordance with the guarantee scheme agreed with  
Planning Authority.

REASON:

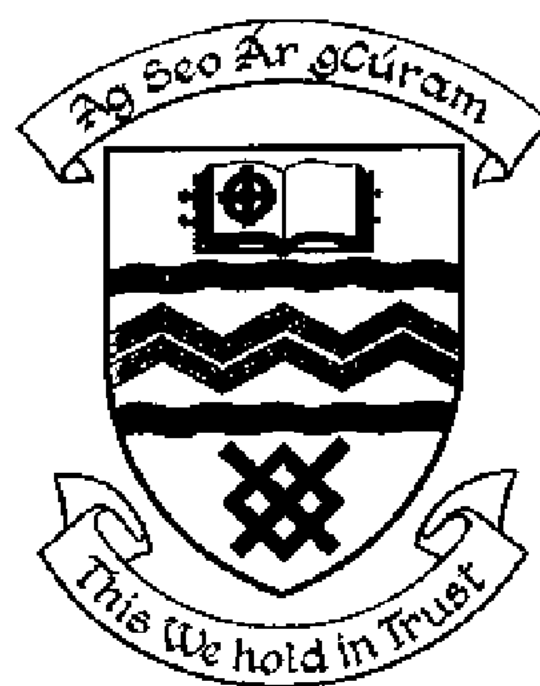
To ensure that a ready sanction may be available to the  
Council to induce the provision of services and prevent  
disamenity in the development.

- 8 That a financial contribution in the sum of £500 (five  
hundred pounds) 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.

REASON:

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

Decision Order Number 1204	Date of Decision 10/06/1999 <i>MA</i>
Register Reference S99A/0223	Date 13/04/99

**Applicant**                      Tierra Limited,  
**App. Type**                      Permission  
**Development**                  Minor alterations to approved site layout and change of approved house type (Reg. Ref. S95A/0671) to give 1 no. 4 bed detached type A, 10 no. 3 bed type E, 20 no. 2 bed type F in lieu of 21 no. 4 bed type A on sites 1-23 (odd) and 53-89 (odd) Fforster Park and change of approved house type (Reg. Ref. S97A/0455) to give 6 no. 3 bed type E and 8 no. 2 bed type F in lieu of 10 no. 3 bed type B on sites 25-51 (odd) Fforster Park.

**Location**                      Ballydowd Manor, 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 18/06/1999

Yours faithfully

*MA*  
..... 10/06/99  
for SENIOR ADMINISTRATIVE OFFICER

Frank Elmes & Co.,  
2 Waldemar Terrace,  
Main Street,  
Dundrum,  
Dublin 14.