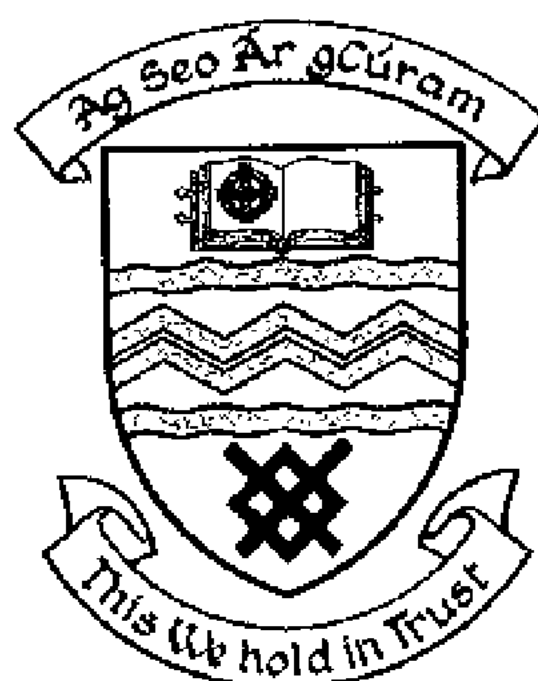


| | | | |
|-----------------------------|---|--|---------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S99A/0189 | |
| 1. Location | Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, Co. Dublin. | | |
| 2. Development | Change of house type and increase in houses and revised site numbers from 5 no. 4 bed detached, semi detached and 4 no. 3 & 4 bed terraced houses on site no.s 15-23 to 6 no. 3 bed semi detached and 4 no. 3 and 4 bed terraced houses on new site no.s 191 to 200 Road 4 on previously approved site. | | |
| 3. Date of Application | 26/03/99 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 19/04/1999 2. | 1. 22/04/1999 2. |
| 4. Submitted by | Name: Fenton Simons, Address: 29 Fitzwilliam Place, Dublin 2. | | |
| 5. Applicant | Name: Maplewood Homes Ltd., Address: 22-224 Harolds Cross Road, Dublin 6W. | | |
| 6. Decision | O.C.M. No. 1253 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

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 1598 | Date of Final Grant 28/07/1999 |
| Decision Order Number 1253 | Date of Decision 17/06/1999 |
| Register Reference S99A/0189 | Date 22/04/99 |

Applicant Maplewood Homes Ltd.,

Development Change of house type and increase in houses and revised site numbers from 5 no. 4 bed detached, semi detached and 4 no. 3 & 4 bed terraced houses on site no.s 15-23 to 6 no. 3 bed semi detached and 4 no. 3 and 4 bed terraced houses on new site no.s 191 to 200 Road 4 on previously approved site.

Location Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/04/1999 /22/04/1999

A Permission has been granted for the development described above,
subject to the following (4) Conditions.

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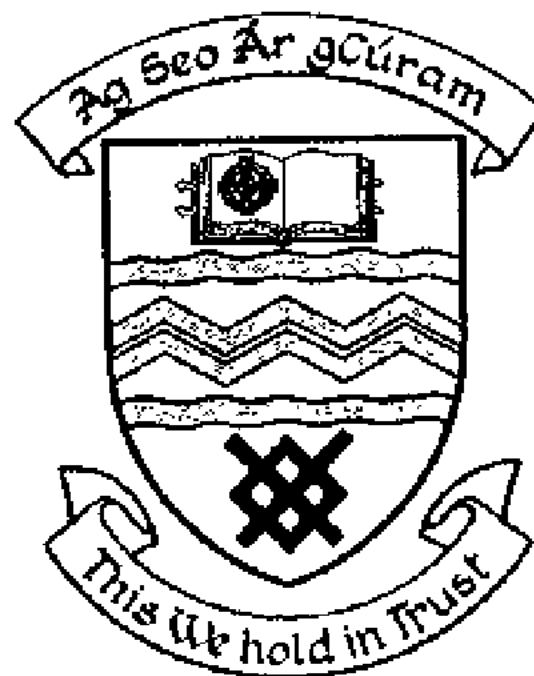
Conditions and Reasons

- 1 The development shall be in accordance with the submitted plans and shall otherwise accord with the terms and conditions of the planning permission granted under Reg. Ref. S98A/0103.
REASON:
In the interest of the proper planning and development of the area.
- 2 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. 22, 23, 26, 27, 28, 29 and 33 of Register Reference S98A/0103, 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.
- 3 That an additional financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space and recreational facilities in Hermitage Park 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 provision and development of amenity lands in the area which will facilitate the proposed development.
- 4 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.

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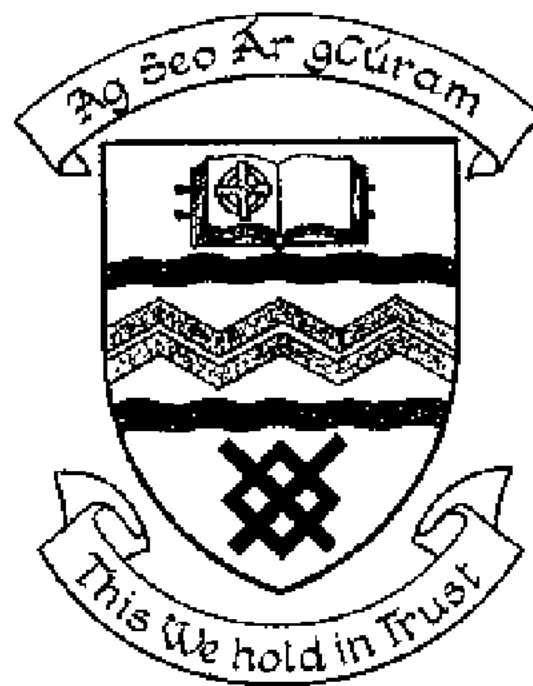
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety 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.

Edward C. Bowler...29/07/99
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

| | |
|------------------------------|-----------------------------|
| Decision Order Number 1253 | Date of Decision 17/06/1999 |
| Register Reference S99A/0189 | Date: 26/03/99 |

Applicant Maplewood Homes Ltd.,

Development Change of house type and increase in houses and revised site numbers from 5 no. 4 bed detached, semi detached and 4 no. 3 & 4 bed terraced houses on site no.s 15-23 to 6 no. 3 bed semi detached and 4 no. 3 and 4 bed terraced houses on new site no.s 191 to 200 Road 4 on previously approved site.

Location Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/04/1999 /22/04/1999

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

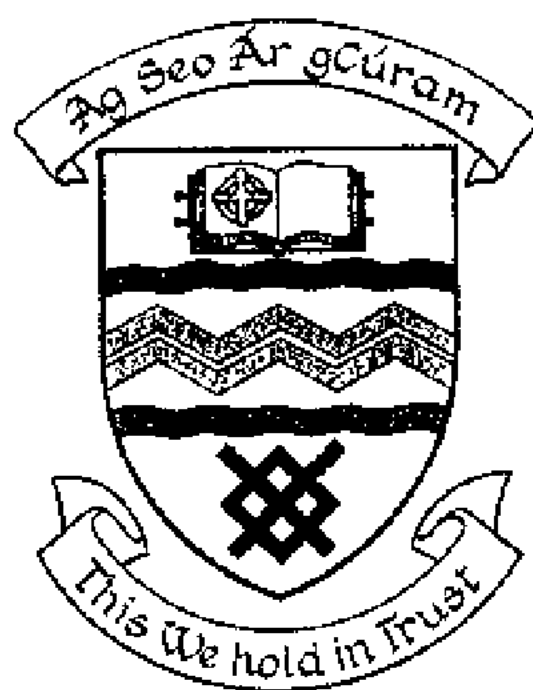
..... 17/06/99
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

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

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REG REF. S99A/0189

Conditions and Reasons

- 1 The development shall be in accordance with the submitted plans and shall otherwise accord with the terms and conditions of the planning permission granted under Reg. Ref. S98A/0103.
REASON:
In the interest of the proper planning and development of the area.
- 2 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. 22, 23, 26, 27, 28, 29 and 33 of Register Reference S98A/0103, 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.
- 3 That an additional financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space and recreational facilities in Hermitage Park 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 provision and development of amenity lands in the area which will facilitate the proposed development.
- 4 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.

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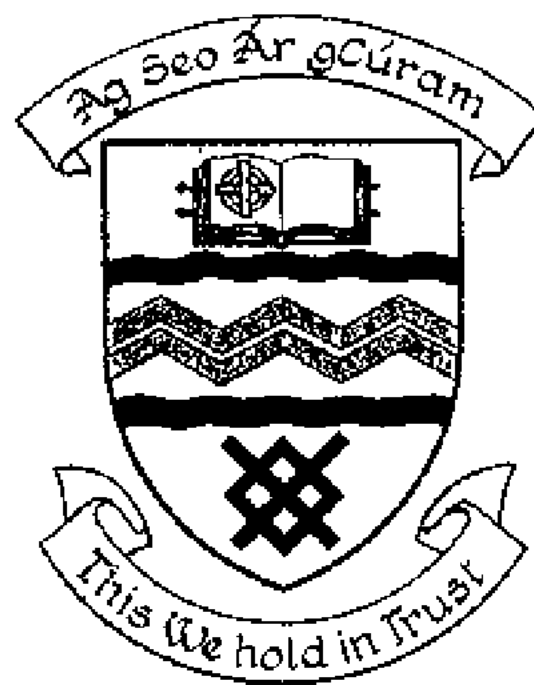
Telephone: 01-414 9000
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REG. REF. S99A/0189

REASON:

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

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

| | |
|------------------------------|--------------------------|
| Order Number 0741 | Date of Order 19/04/1999 |
| Register Reference S99A/0189 | Date 26/03/1999 |

Applicant Maplewood Homes Ltd.,

Development Change of house type and increase in houses and revised site numbers from 5 no. 4 bed detached, semi detached and 4 no. 3 & 4 bed terraced houses on site no.s 15-23 to 6 no. 3 bed semi detached and 4 no. 3 and 4 bed terraced houses on new site no.s 191 to 200 Road 4 on previously approved site.

Location Ballyowen, Irishtown, Ballydowd and Yellow Walls, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 13/04/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a 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:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

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REG REF. S99A/0189

3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

MA
.....
for Senior Administrative Officer.

19/04/1999