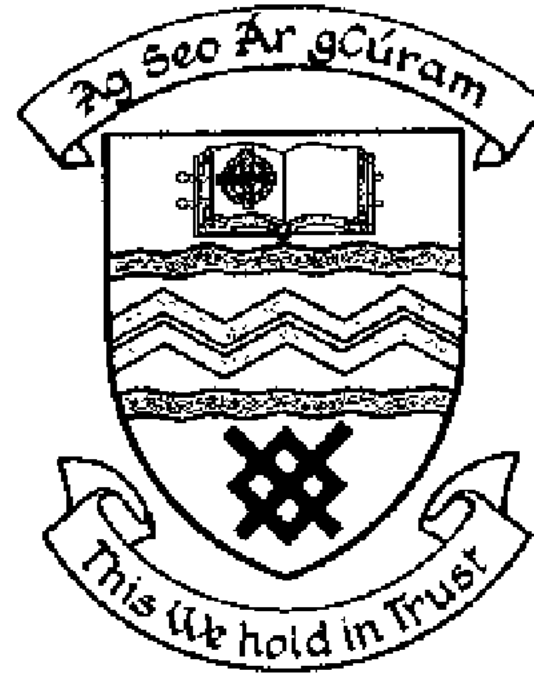


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0111	
1. Location	Sites adjacent to 18 and 20 Tynan Hall Park, Ballymount Road, Kingswood, Dublin 24.		
2. Development	2 no. 3 bed detached houses and associated site works. Previous Ref. Ref. S95A/0222.		
3. Date of Application	25/02/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/04/1999 2. 26/08/19	1. 28/06/1999 2. 22/09/19
4. Submitted by	Name: Fenton Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Dublin 24.		
6. Decision	O.C.M. No. 2525 Date 18/11/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2860 Date 22/12/1999	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.	

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Baile Átha Cliath 24

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Facs: 01-414 9104

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Town Centre, Tallaght
Dublin 24

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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 2860	Date of Final Grant 22/12/1999
Decision Order Number 2525	Date of Decision 18/11/1999
Register Reference S99A/0111	Date 22/09/99

Applicant Kelland Homes Ltd.,

Development 2 no. 3 bed detached houses and associated site works.
Previous Ref. Ref. S95A/0222.

Location Sites adjacent to 18 and 20 Tynan Hall Park, Ballymount
Road, Kingswood, Dublin 24.

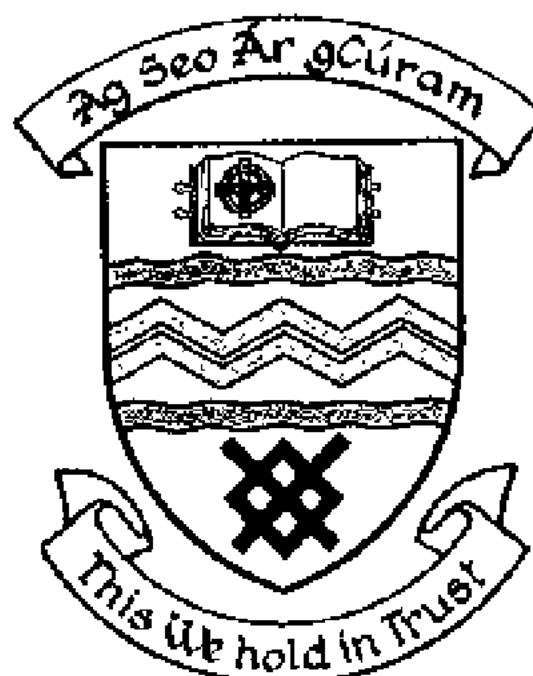
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/04/1999 /28/06/1999

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

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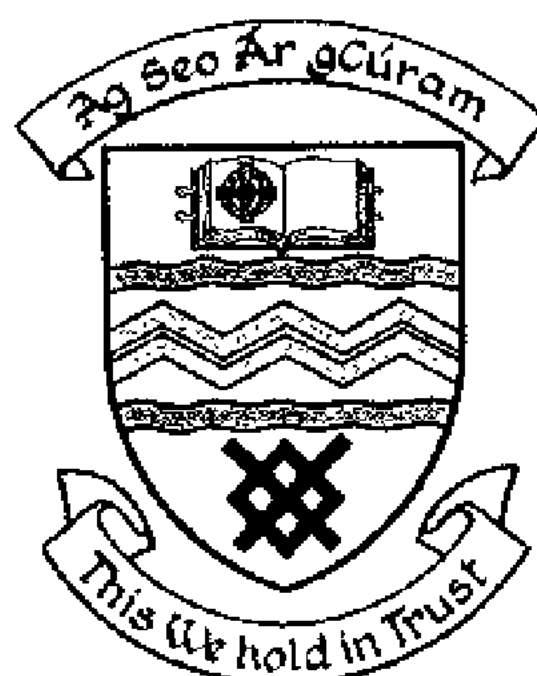
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with Additional Information and Clarification of Additional Information lodged with the Planning Authority on the 28/06/99 and 22/09/99 respectively, 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 each proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 That public lighting be provided 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.
- 6 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.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular:-

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 Facs: 01-414 9104

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- a) There shall be a full and complete separation of foul and surface water drainage systems.
- b) Prior to the commencement of works the applicant shall submit a watermain layout for the agreement of the Area Engineer at Deansrath Depot (tel 01-4570784).

REASON:

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

- 8 That no house shall be located within 5 metres of any existing foul or surface water sewer. Details shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.

REASON:

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

- 9 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.

- 10 Front garden boundary wall treatment shall match those of the existing dwellings in the estate.

REASON:

In the interests of visual amenity.

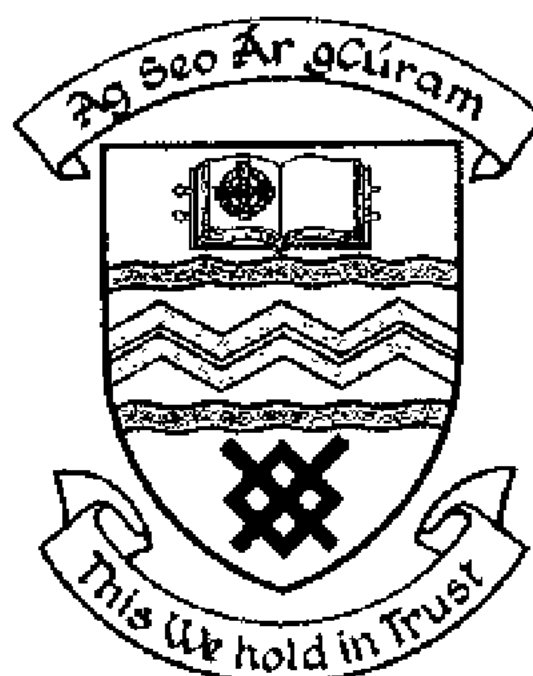
- 11 Boundary treatments to the side boundaries, excluding front gardens, shall be 2 metre high plastered and capped walls. A 1.8 metre high timber panel fence shall be erected between the rear gardens of 18A and 18B.

REASON:

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

- 12 Details of external materials and colour finishes of the proposed dwellings shall be lodged for the written agreement of the Planning Authority prior to the commencement of development on the site.

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REASON:

In the interest of visual amenity.

- 13 That an acceptable 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 a financial contribution in the sum of money equivalent to the value of £2,100 (two thousand one hundred pounds) PER HOUSE EUR 2,666 (two thousand six hundred and sixty six euros) shall be paid by the developer to the South Dublin County Council towards the cost of roads improvements and traffic management proposals in the area serving this site, this contribution to be paid before the commencement of development on site. Expenditure incurred by the developer towards the cost of upgrading the existing Ballymount Road may be offset against the above contribution subject to the agreement of the Roads Department.

REASON:

It is considered reasonable that the developer should contribute towards the cost of road improvements and the implementation of traffic and management schemes which will facilitate the proposed development.

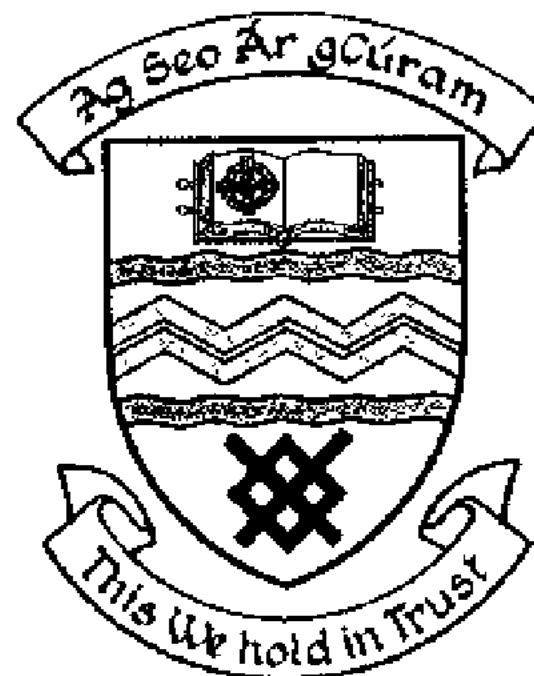
- 15 That a financial contribution in the sum of £1,000 (one thousand pounds) PER HOUSE EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development of the Class 1 public open space at Ballymount adjacent to the site, which will facilitate this 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 cost of the development of amenity lands in the area which will facilitate this development.

- 16 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 £8,000 (eight thousand pounds) EUR 10,158 (ten thousand one hundred and

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Bosca 4122
 Lár an Bhaile, Tamhlacht
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fifty eight 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 £5,000 (five thousand pounds) EUR 6,349 (six thousand three hundred and forty nine 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:

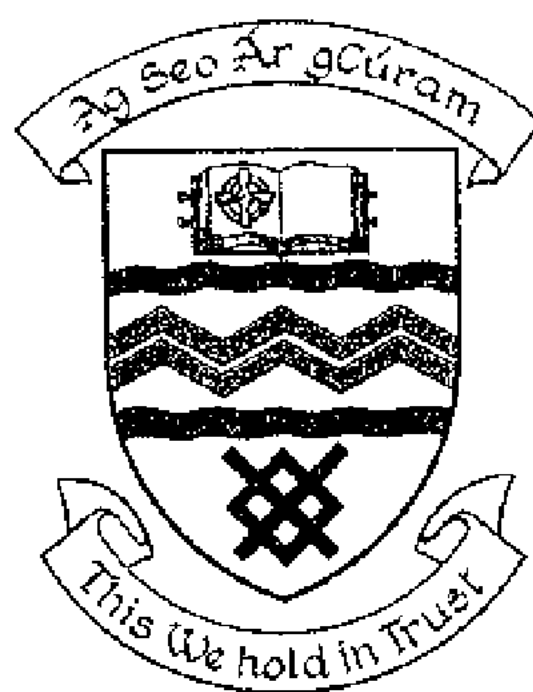
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.


23/12/99
 for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

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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 2525	Date of Decision 18/11/1999
Register Reference S99A/0111	Date: 25/02/99

Applicant Kelland Homes Ltd.,

Development 2 no. 3 bed detached houses and associated site works.
Previous Ref. Ref. S95A/0222.

Location Sites adjacent to 18 and 20 Tynan Hall Park, Ballymount
Road, Kingswood, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/04/1999 /28/06/1999

Clarification of Additional Information Requested/Received 26/08/1999 / 22/09/
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 (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 18/11/99
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

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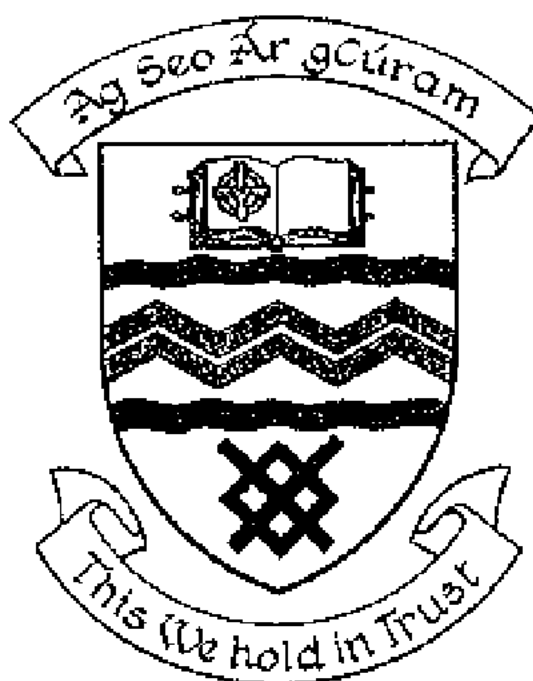
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REG REF. S99A/0111

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 and in accordance with Additional Information and Clarification of Additional Information lodged with the Planning Authority on the 28/06/99 and 22/09/99 respectively, 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 each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 That public lighting be provided 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.
- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:

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In the interest 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. In particular:-
- a) There shall be a full and complete separation of foul and surface water drainage systems.
 - b) Prior to the commencement of works the applicant shall submit a watermain layout for the agreement of the Area Engineer at Deansrath Depot (tel 01-4570784).

REASON:

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

- 8 That no house shall be located within 5 metres of any existing foul or surface water sewer. Details shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.

REASON:

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

- 9 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.

- 10 Front garden boundary wall treatment shall match those of the existing dwellings in the estate.

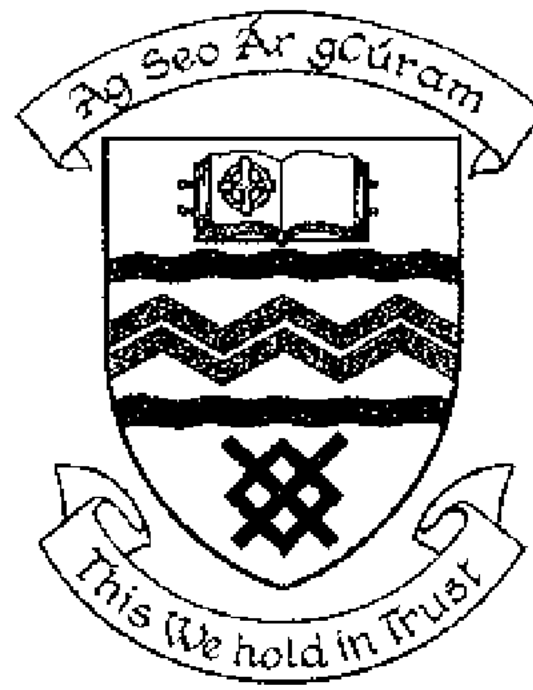
REASON:

In the interests of visual amenity.

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Facs: 01-414 9104



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- 11 Boundary treatments to the side boundaries, excluding front gardens, shall be 2 metre high plastered and capped walls. A 1.8 metre high timber panel fence shall be erected between the rear gardens of 18A and 18B.

REASON:

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

- 12 Details of external materials and colour finishes of the proposed dwellings shall be lodged for the written agreement of the Planning Authority prior to the commencement of development on the site.

REASON:

In the interest of visual amenity.

- 13 That an acceptable 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.

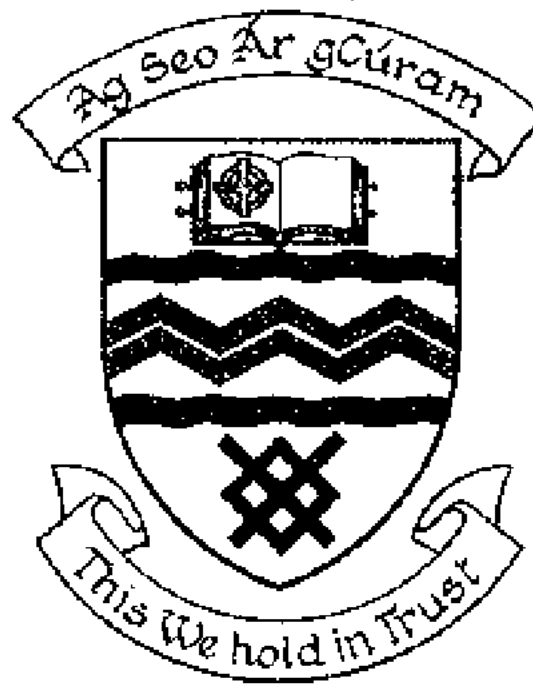
- 14 That a financial contribution in the sum of money equivalent to the value of £2,100 (two thousand one hundred pounds) PER HOUSE EUR 2,666 (two thousand six hundred and sixty six euros) shall be paid by the developer to the South Dublin County Council towards the cost of roads improvements and traffic management proposals in the area serving this site, this contribution to be paid before the commencement of development on site. Expenditure incurred by the developer towards the cost of upgrading the existing Ballymount Road may be offset against the above contribution subject to the agreement of the Roads Department.

REASON:

It is considered reasonable that the developer should contribute towards the cost of road improvements and the implementation of traffic and management schemes which will facilitate the proposed development.

- 15 That a financial contribution in the sum of £1,000 (one thousand pounds) PER HOUSE EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development of

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the Class 1 public open space at Ballymount adjacent to the site, which will facilitate this 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 cost of the development of amenity lands in the area which will facilitate this development.

- 16 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 £8,000 (eight thousand pounds) EUR 10,158 (ten thousand one hundred and fifty eight 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 £5,000 (five thousand pounds) EUR 6,349 (six thousand three hundred and forty nine 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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Facs: 01-414 9104

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

Decision Order Number 0783	Date of Decision 21/04/1999
Register Reference S99A/0111	Date: 25/02/1999

Applicant Kelland Homes Ltd.,
Development 2 no. 3 bed detached houses and associated site works.
Previous Ref. Ref. S95A/0222.

Location Sites adjacent to 18 and 20 Tynan Hall Park, Ballymount
Road, Kingswood, Dublin 24.

App. Type Permission

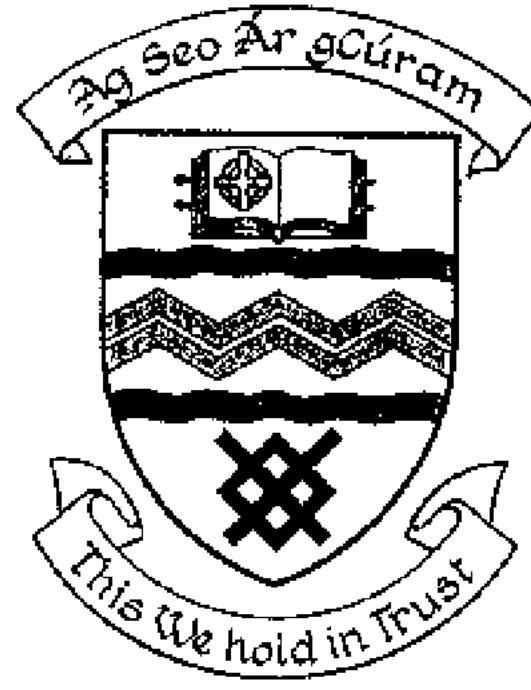
Dear Sir/Madam,

With reference to your planning application, received on 25/02/1999 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 revised and full elevational and floor plans appropriate to the detached houses proposed as opposed to the submitted plans which are incomplete plans of semi detached house types. The plans should include side elevations and indicate any windows in the side elevations facing 18 and 20 Tynan Hall Park as being obscure glazed.
- 2 The applicant is requested to submit revised plans showing a dimensioned minimum gap of 2.3 metres between house 18A and the existing house 18 Tynan Hall Park and between house 18B and the existing house 20 Tynan Hall Park.
- 3 The applicant is requested to submit revised plans showing the proposed boundary treatment between the site and 18 and 20 Tynan Hall Park and showing the proposed boundary treatment between the site and the existing footpath/road. The applicant is requested to indicate the boundary treatment proposed between the rear gardens of 18A and 18B.

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

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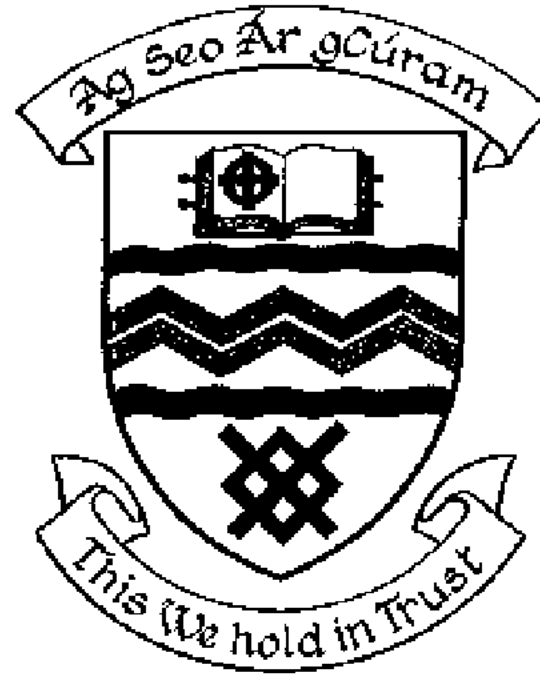
- 4 The applicant is requested to submit revised plans showing a double width driveway at plot 18A.
- 5 The applicant is requested to submit full details of proposed foul and surface water drainage, including pipe sizes, invert, cover and invert levels, up to and including connection to existing sewer.
- 6 The applicant is requested to submit details of the proposed watermain layout including watermain size, material, sluice and air valves, meter and hydrants, and proposed point of connection to existing watermain. The layout to be in accordance with the Part B of the 1997 Building Regulations.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

22/04/1999

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Facs: 01-414 9104

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Dublin 24.

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Fax: 01-414 9104

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

Decision Order Number 1849	Date of Decision 26/08/1999
Register Reference S99A/0111	Date 25/02/99

Applicant Kelland Homes Ltd.,
App. Type Permission
Development 2 no. 3 bed detached houses and associated site works.
Previous Ref. Ref. S95A/0222.

Location Sites adjacent to 18 and 20 Tynan Hall Park, Ballymount
Road, Kingswood, Dublin 24.

Dear Sir / Madam,

With reference to your planning application, additional information received on 28/06/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following **Clarification of Additional Information** must be submitted in quadruplicate:

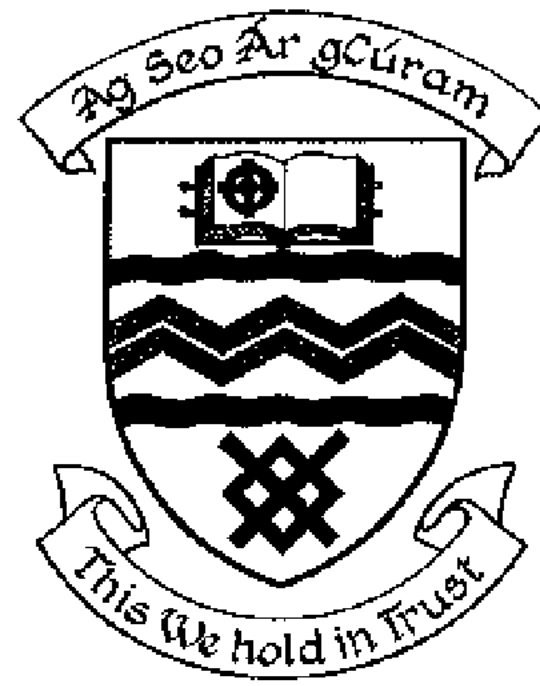
- 1 The applicant is requested to submit revised plans/details indicating the precise distance between the proposed buildings and the existing 100mm watermain in the adjacent footpath.

Please mark your reply **"CLARIFICATION OF ADDITIONAL INFORMATION"** and quote the Planning Reg Ref. No. given above.

Yours faithfully

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

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REG REF. S99A/0111

.....DC.....
for SENIOR ADMINISTRATIVE OFFICER

26/08/99