

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0896	
1. Location	Killlininny and Ballycragh with access off Oldcourt Avenue,		
2. Development	Residential development consisting of 54 no. units made up of 36 no. 2 and 3 bed 2 storey town houses and 14 no. 2 bed apartments and 4 no. 3 bed 2 storey apartments along with all associated site works and open spaces being Phase 4B of an overall development. Previous Outline Permission Reg. Ref. 92A/1885.		
3. Date of Application	23/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/02/1999 2.	1. 09/03/1999 2.
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Homes Ltd., Address: 222-224 Harolds Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 1055 Date 19/05/1999	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.	

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

Decision Order Number 1055	Date of Decision 19/05/1999 <i>LA</i>
Register Reference S98A/0896	Date: 23/12/1998

Applicant - Maplewood Homes Ltd.,

Development Residential development consisting of 54 no. units made up of 36 no. 2 and 3 bed 2 storey town houses and 14 no. 2 bed apartments and 4 no. 3 bed 2 storey apartments along with all associated site works and open spaces being Phase 4B of an overall development. Previous Outline Permission Reg. Ref. 92A/1885.

Location Killlininny and Ballycragh with access off Oldcourt Avenue,

Floor Area Sq Metres

Time extension(s) up to and including 21/05/1999

Additional Information Requested/Received 18/02/1999 /09/03/1999

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

LA
..... 20/05/1999
for SENIOR ADMINISTRATIVE OFFICER

Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

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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 on 9 March 1999, 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 the section of the Killininnny/Scholarstown Link Road from Old Bawn to the western roundabout and the western leg of the internal local distributor (Loop Road) from the said roundabout to Road 1 in Phase 4A of the overall development be constructed prior to the occupation of any dwelling unit in this development.
REASON:
In the interest of traffic safety and the proper planning and development of the area.
- 3 Prior to the commencement of the development a detailed hard and soft landscaping scheme, including a bill of quantities and timescale for completion, for the entire development shall be submitted for the written agreement of the Planning Authority. The scheme shall, in particular, include proposals for the public open space areas, the shared surface areas, including pavement details, and street tree planting.
REASON:
In the interest of the proper planning and development of the area.
- 4 Details of the proposed dwarf wall and railing to the south and west boundaries of the site shall be submitted for the written agreement of the Planning Authority prior to commencement of development.
REASON:
In the interest of visual amenity.
- 5 Details of front garden boundary treatments, where appropriate shall be submitted for the written agreement of

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the Planning Authority prior to commencement of development.

REASON:

In the interest of visual amenity.

- 6 No house in the proposed development shall have less than 48sq.m. of private open space behind the front building line.

REASON:

In the interest of ensuring an adequate level of private open space per dwelling unit.

- 7 Prior to the development of the apartments details of the proposed refuse store and secure bicycle storage facilities shall be submitted for the written agreement of the Planning Authority.

REASON:

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

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. These requirements include the following:-

- (i) Foul and surface water systems shall be completely separate;
- (ii) No building shall be within 5m of a public sewer or sewer with the potential to be taken in charge;
- (iii) No foul or surface water sewers serving the proposed development shall be routed through the Class 1 public open space to the east of the site.

REASON:

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

- 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.

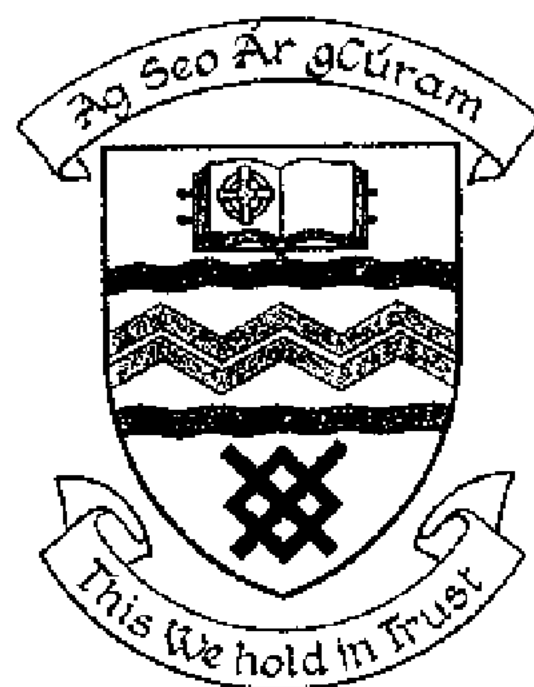
REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of

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these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 10 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

- 11 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.

- 12 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.

- 13 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.

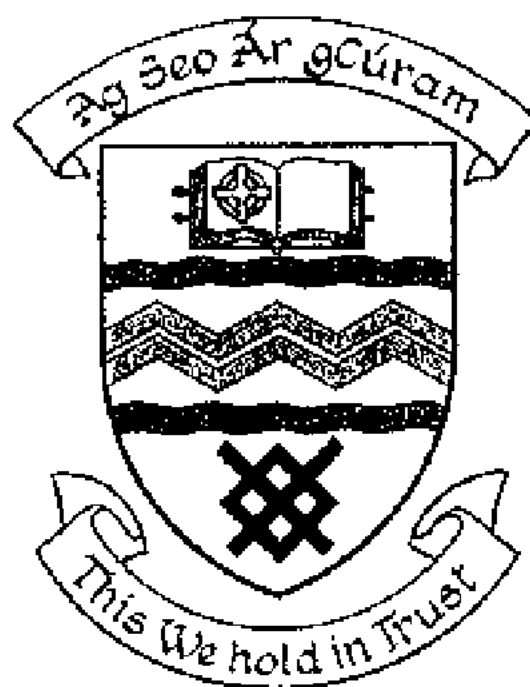
- 14 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.

- 15 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:

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

- 16 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.

- 17 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 18 Details of the proposed entrance feature shall be agreed in writing with the Planning Authority prior to its erection.

REASON:

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

- 19 That a financial contribution in the sum of £15,360 (fifteen thousand three hundred and sixty pounds) 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.

- 20 That a financial contribution in the sum of £113,400 (one hundred and thirteen thousand four hundred pounds) shall be

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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.

- 21 That a financial contribution in the sum of £300 (three hundred pounds) PER DWELLING be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Dodder Valley 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.

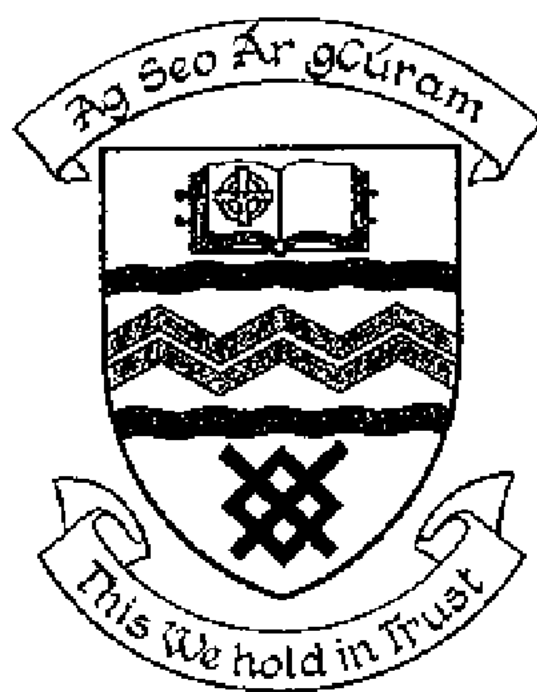
- 22 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £86,000 (eighty six 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 £54,000 (fifty four 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

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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.

- 23 Prior to the commencement of development, the developer shall pay a special financial contribution to South Dublin County Council in lieu of reserving a 1.5 acre site for community use on the lands. The amount of the contribution will be the subject of a special agreement with the Planning Authority.

REASON:

It is considered reasonable that the developer should make a contribution in lieu of the reservation of a site for community use.