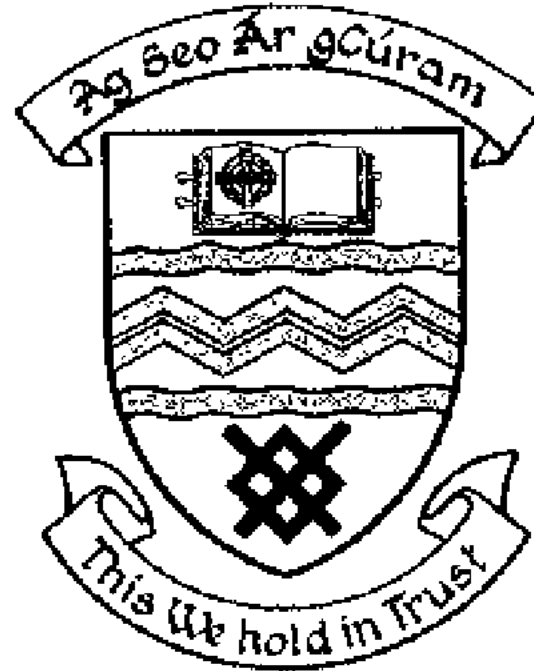


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0885	
1. Location	Site bounded by the Nangor Road to the South at Kilmahuddrick, Clondalkin, Dublin 22.		
2. Development	Residential development consisting of 163 no.3 bed A and B type semi detached and terraced houses including public open spaces and side development works being Phase 1 of an overall development on a 17.9 acre site.		
3. Date of Application	21/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/02/1999 2.	1. 10/03/1999 2.
4. Submitted by	Name: Fenton Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Durkan New Homes Ltd., Address: Sandford House, Sandford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 1499  Date 16/07/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1851  Date 26/08/1999	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**



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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 1851	Date of Final Grant 26/08/1999
Decision Order Number 1499	Date of Decision 16/07/1999
Register Reference S98A/0885	Date 10/03/99

**Applicant** Durkan New Homes Ltd.,

**Development** Residential development consisting of 163 no.3 bed A and B type semi detached and terraced houses including public open spaces and side development works being Phase 1 of an overall development on a 17.9 acre site.

**Location** Site bounded by the Nangor Road to the South at Kilmahuddrick, Clondalkin, Dublin 22.

**Floor Area** 0.00 Sq Metres

**Time extension(s) up to and including** 16/07/1999

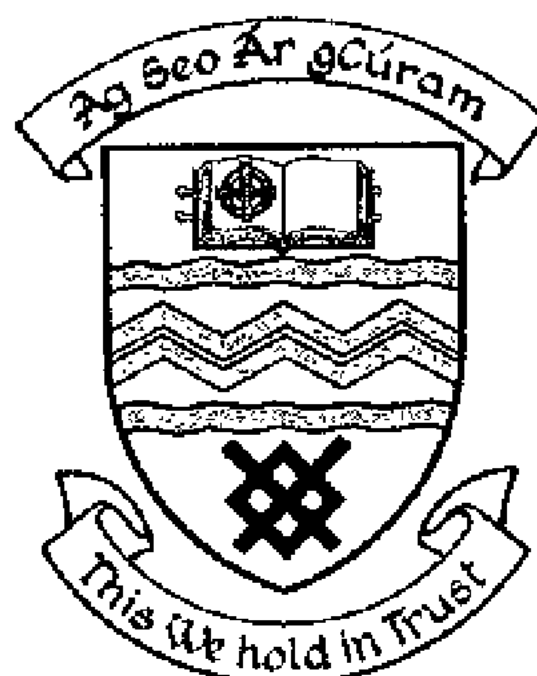
**Additional Information Requested/Received** 18/02/1999 /10/03/1999

A Permission has been granted for the development described above,  
subject to the following (23) Conditions.

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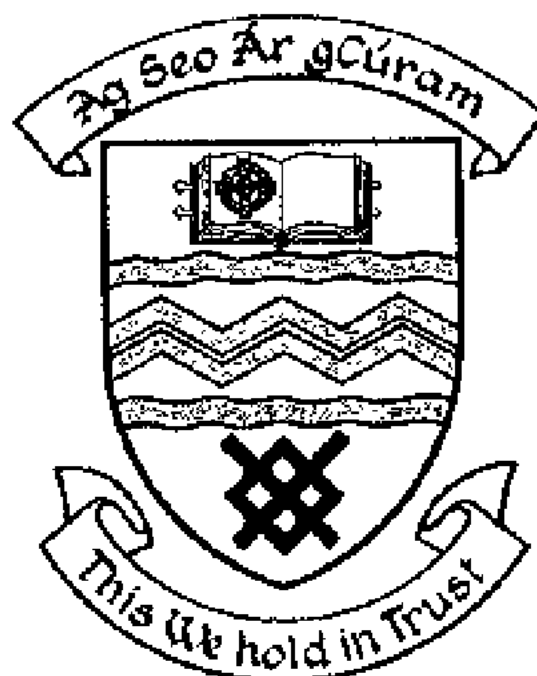
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#### Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by the revised plans and details submitted by way of additional information on 10/03/99 and unsolicited additional information on 22/06/99, 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 Details of all proposed external finishes, including samples shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.  
REASON:  
In the interests of visual amenity.
- 3 That an area of 2.07 acres of public open space be provided at the approximate location indicated as Public Open Space on the submitted plans to be agreed in writing with the Planning Authority prior to the commencement of development.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority, a detailed landscape plan with full works specification. The plan to include a timescale for implementation, a maintenance programme (for a period of at least eighteen months) and a bill of quantities for the development of the open space.  
It should also include grading works, topsoiling, seeding paths, drainage, boundary treatment, open space planting, and street tree planting as necessary. These works to be in accordance with South Dublin County Councils' Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

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**REASON:**

To protect the amenities of the area.

- 6 Prior to the first occupation of each dwelling, the front side and rear garden areas to that dwelling shall be provided with sufficient top soil to allow grass and other vegetation to grow. The garden areas shall be levelled, graded grassed and planted not later than the first planting season following occupation of the dwelling.

**REASON:**

In the interests of the proper planning and development of the area and the protection of residential and visual amenity.

- 7 Prior to the commencement of development, details of proposed front side and rear boundary treatment to each dwelling shall be submitted to and be to the satisfaction of the Planning Authority. Details shall provide for:-
- (a) A two metre high privacy wall, plastered on both sides and capped between each attached dwelling for a distance of 2 metres from the rear wall of each attached dwelling;
  - (b) Two metre high walls plastered to the outside and capped on the side boundary of each dwelling which abutts open space and/or a roadway/footpath. The required walls shall be erected from the rear building line of each applicable site and shall return towards the rear walls of the dwellings;
  - (c) Two metre high walls along the rear boundary lines of all dwellings where rear garden areas back directly onto each other or where rear garden areas are side on to an adjoining rear garden area.

**REASON:**

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

- 8 That each terraced dwelling shall be provided with a 9m depth of driveway.

**REASON:**

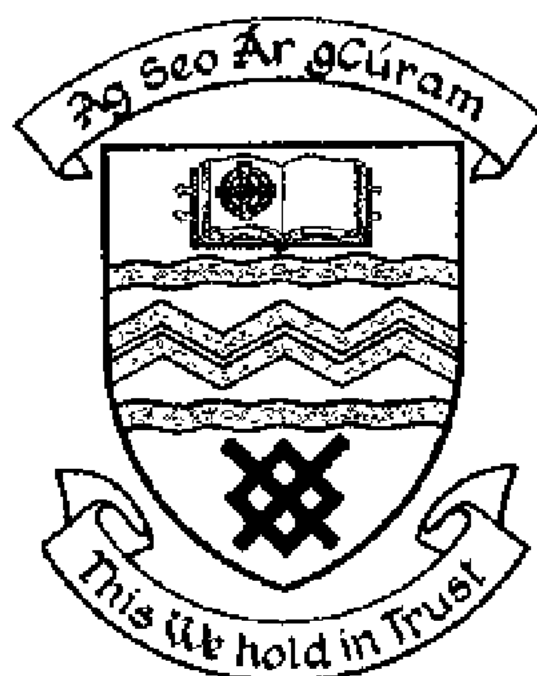
In order to provide for 2 no. off street car parking spaces.

- 9 Prior to the commencement of development the applicant/developer shall submit design details of the 'mountable traffic island', in the form of a cross section detail, for the written agreement of the Planning Authority.

**REASON:**

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

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- 10 Prior to the commencement of development the applicant/developer shall submit details of the 'speed control curve' for the written agreement of the Planning Authority.

REASON:

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

- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council, in this regard the applicant shall have regard to the following:-

- a) Applicant to ensure full and complete separation of foul and surface water systems;
- b) No building to be within 5m of public sewer or sewer with potential to be taken in charge;
- c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick;
- d) The applicant has submitted a CCTV survey of existing sewers to which it is proposed to discharge and has proposed works to these sewers prior to connecting the proposed development to them. Details and methods of carrying out such works to be agreed with the Council prior to the commencement of the proposed development
- e) The applicant shall discharge surface waters to the existing 750mm surface water main;
- f) No building to be within 5m of a public watermain or watermain with the potential to be taken in charge.

REASON:

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

- 12 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:

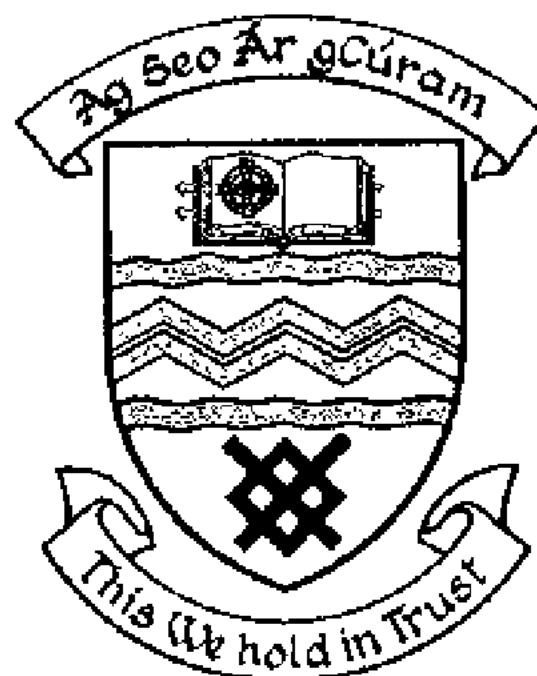
In the interest of the proper planning and development of the area.

- 13 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.

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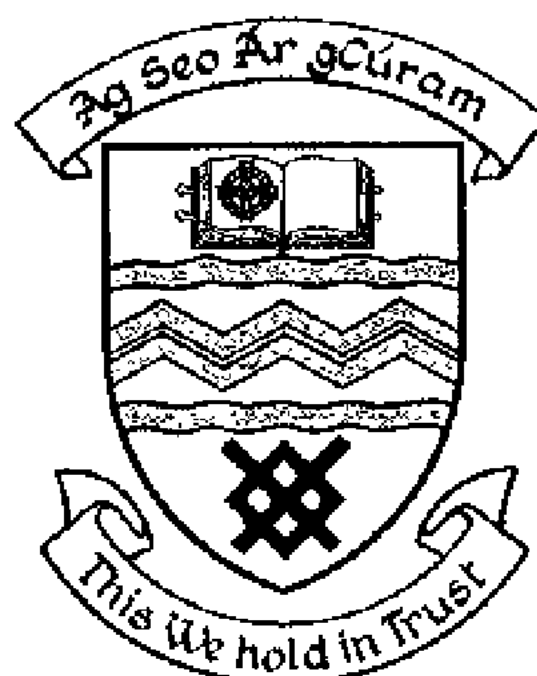
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- 14 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
 REASON:  
 In the interest of amenity.
  
- 15 That public lighting be provided as 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.
  
- 16 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.
  
- 17 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.  
 REASON:  
 In the interest of the proper planning and development of the area.
  
- 18 That each proposed house be used as a single dwelling unit.  
 REASON:  
 To prevent unauthorised development.
  
- 19 All bathroom and ensuite windows shall be of obscure glass.  
 REASON:  
 In the interest of residential amenity.
  
- 20 That a financial contribution in the sum of £107,400 (one hundred and seven thousand four hundred 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:

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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.

- 21 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) PER 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 improvement works and traffic management schemes facilitating the proposed development.

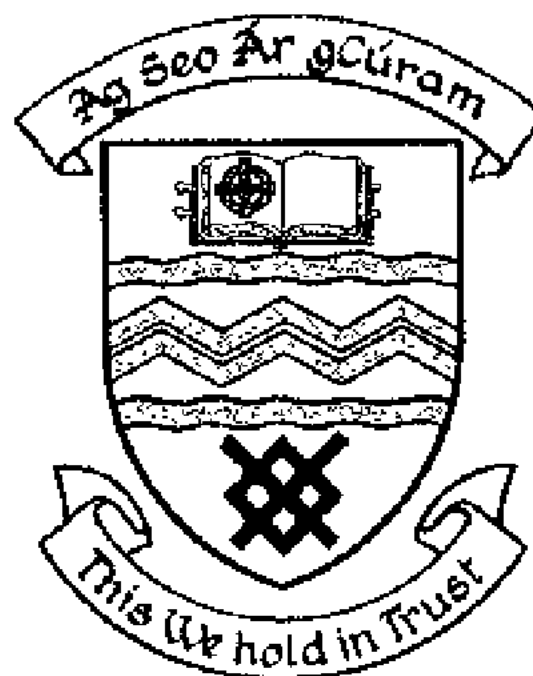
- 22 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains,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

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £480,000 (four hundred and eighty 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 £290,000 (two hundred and ninety 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.

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- 23 That a financial contribution in the sum of £500 (five hundred pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in St. Cuthbert's 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.

- (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.

  
.....27/08/99  
for SENIOR ADMINISTRATIVE OFFICER