

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0800	
1. Location	lands at Buck & Hounds with access from Boot Road, Clondalkin (formerly Leamore Ltd.)		
2. Development	40 no. two storey houses and 102 no. three and four storey duplex apartments.		
3. Date of Application	27/11/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/03/1999 2.	1. 23/11/1999 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Garland Homes Ltd. Address: Unit 12, Blks, Argus House, Greenmount Office Park, Harolds Cross Road, Dublin 6		
6. Decision	O.C.M. No. 0441 Date 02/03/2000	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION	
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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Facs: 01-414 9104

Telephone: 01-414 9000
Fax: 01-414 9104

Decision Order Number 0441	Date of Decision 02/03/2000
Register Reference S98A/0800	Date 27/11/98

Location lands at Buck & Hounds with access from Boot Road,
Clondalkin (formerly Leamore Ltd.)

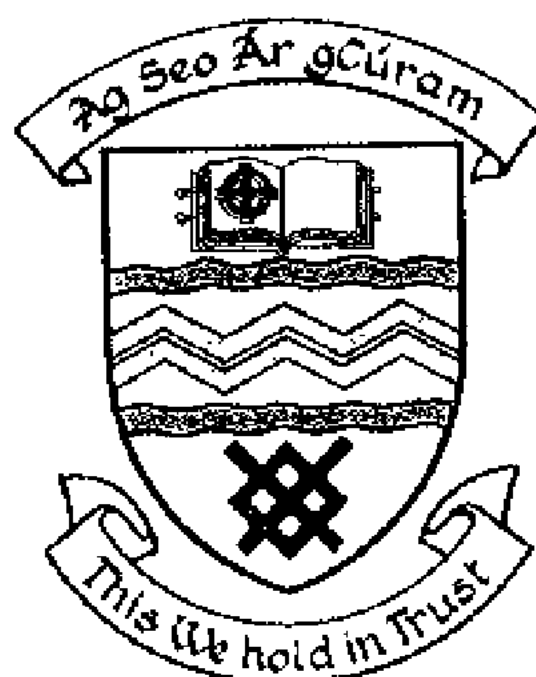
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 16/03/2000

..... 02/03/00
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0800	
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5. Applicant	Name: Garland Homes Ltd. Address: Unit 12, Blks, Argus House, Greenmount Office Park, Harolds Cross Road, Dublin 6		
6. Decision	O.C.M. No. 0668 Date 30/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1320 Date 15/06/2000	Effect AP GRANT PERMISSION	
8. Appeal Lodged	02/05/2000	Written Representations	
9. Appeal Decision	06/06/2000	Appeal Withdrawn	
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
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Facs: 01-414 9104

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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1320	Date of Final Grant 15/06/2000
Decision Order Number 0668	Date of Decision 30/03/2000
Register Reference S98A/0800	Date 23/11/99

Applicant Garland Homes Ltd.

Development 40 no. two storey houses and 102 no. three and four storey duplex apartments.

Location lands at Buck & Hounds with access from Boot Road,
Clondalkin (formerly Leamore Ltd.)

Floor Area 0.00 Sq Metres

Time extension(s) up to and including 30/03/2000

Additional Information Requested/Received 04/03/1999 /23/11/1999

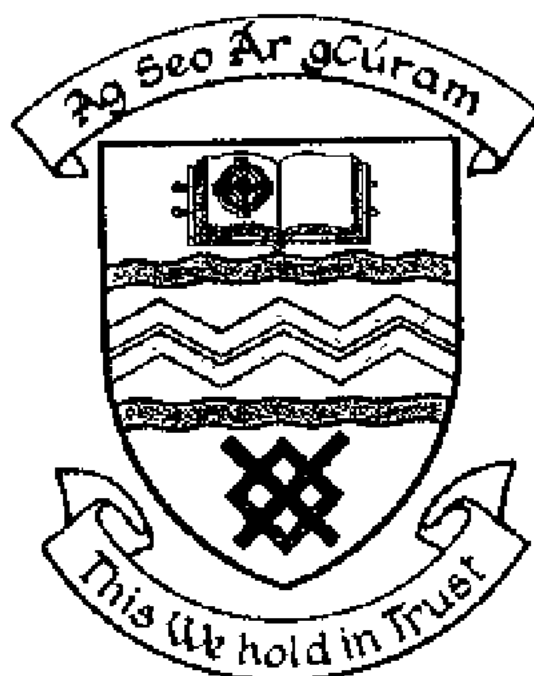
A Permission has been granted for the development described above,
subject to the following (29) Conditions.

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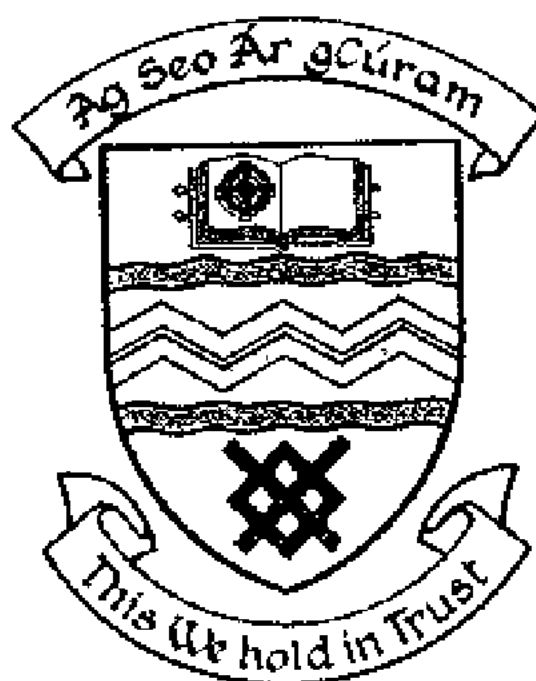
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 a financial contribution in the sum of £101,250 (one hundred and one thousand two hundred and fifty pounds) EUR 128,560 (one hundred and twenty eight thousand five hundred and sixty euros) 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.
- 4 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 £202,500 (two hundred and two thousand five hundred pounds) EUR 257,121 (two hundred and fifty seven thousand one hundred and twenty one 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 £135,000 (one hundred and thirty five thousand pounds) EUR 171,414 (one hundred and seventy one thousand four hundred and fourteen euros) to be applied by the Council at its absolute discretion if

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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.

- 5 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.

- 6 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.

- 7 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.

- 8 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.

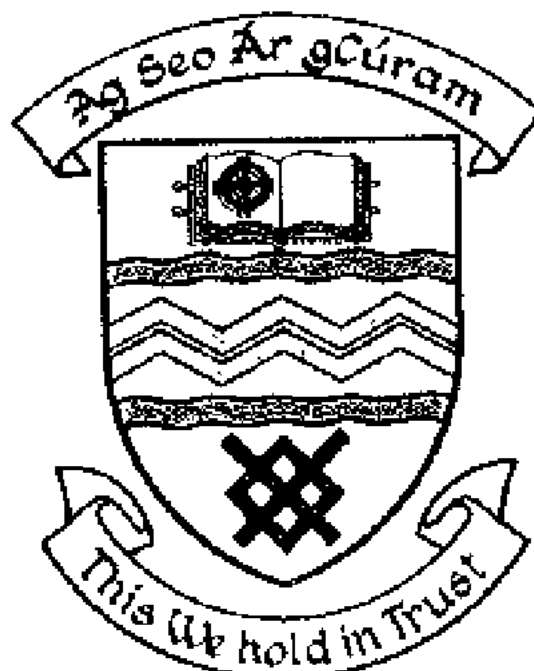
- 9 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

REASON:

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

- 10 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 comply with the following:-

Foul Drainage:

1. Applicant to ensure full and complete separation of foul and surface water systems.
2. No building within 5m of public sewer or sewer with potential to be taken in charge.
3. Applicant proposes to connect to sewer not yet taken in charge. Applicant to submit written evidence of permission to connect to private sewer.
4. 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.

Surface Water Drainage:

1. Applicant to ensure full and complete separation of foul and surface water systems.
2. No building within 5m of public sewer or sewer with potential to be taken in charge.
3. Applicant proposes to connect to sewer not yet taken in charge. Applicant to submit written evidence of permission to connect to private sewer.
4. 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.

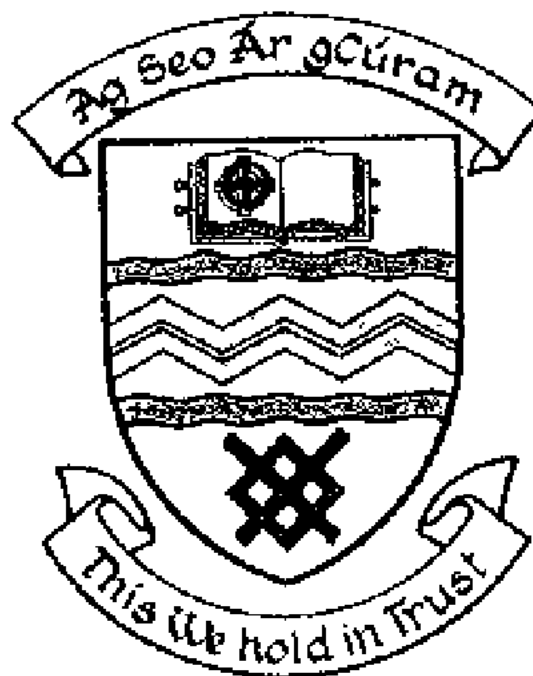
Water Report:

1. All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.
2. Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain layout drawing. Drawing to indicate proposed

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watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations. No unit shall be greater than 50m from a hydrant. Sluice valves shall be installed so that units can be isolated in groups of 40 or less.

3. 24 hour storage per unit shall be provided.
4. No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
5. Applicant may need to install balancing tanks and booster pumps on rising main to serve upper storeys of proposed development.

REASON:

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

- 11 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.

- 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 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.

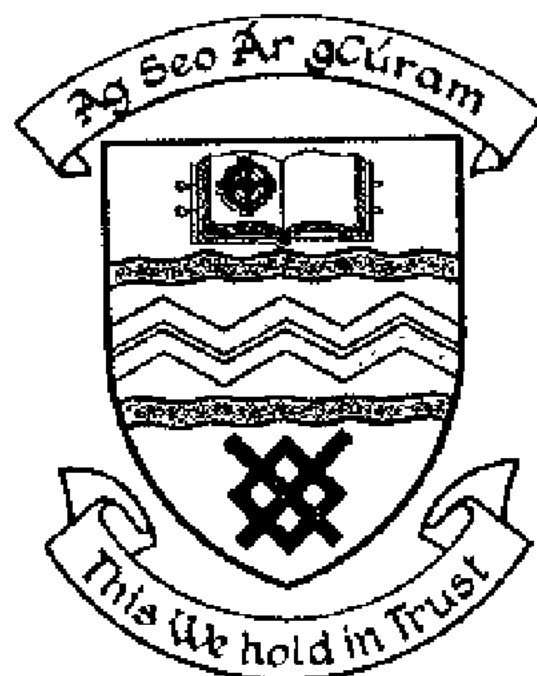
REASON:

In the interest of visual amenity.

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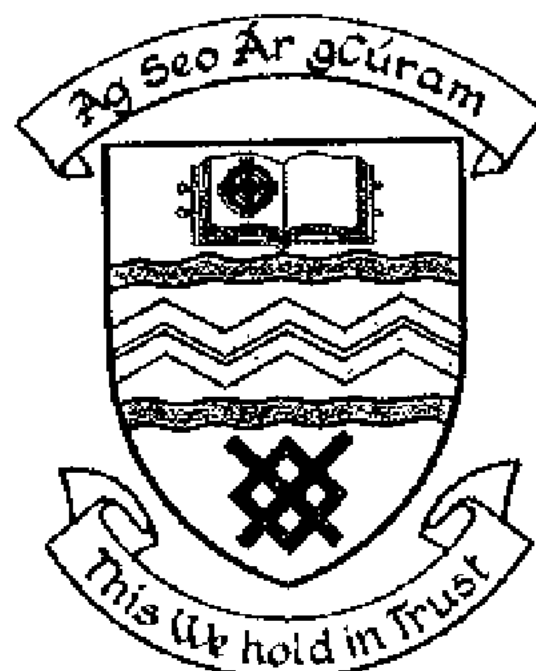
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-
- 14 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
REASON:
In the interest of the proper planning and development of the area.
- 15 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.
REASON:
To protect the amenities of the area.
- 16 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 17 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 18 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
REASON:
In the interest of amenity.
- 19 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.
- 20 That prior to the commencement of development the road reservation for Corkagh Park be set out on site in accordance with Roads Planning Drawing No. RE 9906 and agreed by the Planning Authority and that the road

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reservation be kept free of development and made available by way of legal contract to the Council prior to the occupation of 50% of the housing units in accordance with developers letter of 01/02/00.

REASON:

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

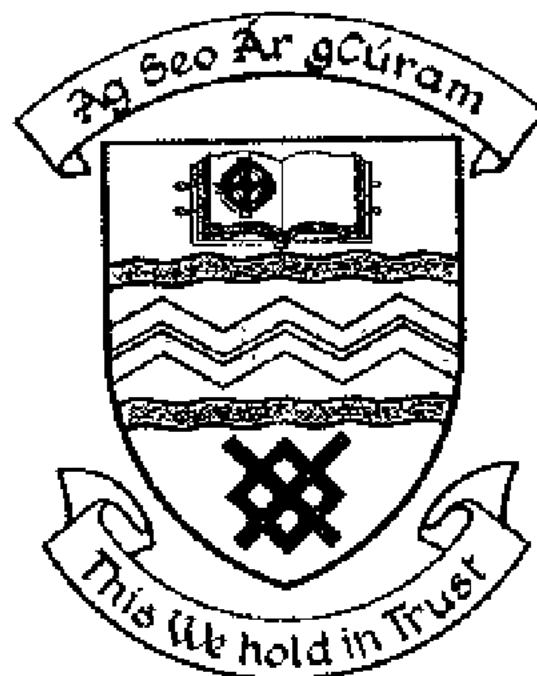
- 21 That prior to the commencement of development the developer shall comply with the following:-
- (i) The trees adjacent to the development in Corkagh Park to be protected by post and rail fencing to enclose at least the area covered by the crown spread. This is to be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on site.
 - (ii) The Landscape Plan is to be implemented on site.
 - (iii) A specification and plan for street tree planting on Boot Road is to be agreed with the Parks and Landscape Services Department prior to the commencement of works on site.
 - (iv) That the private open space(s) be fenced off during construction work and not be used for the purpose of storage of plant, materials soil or spoil without the written consent of this department.
 - (v) Prior to the commencement of works on site, the developer to agree with Parks and Landscape Services (and submit to the Planning Department), details of the proposed boundary treatments, to Corkagh Park, to the proposed new Road/Junction and along Boot Road and along the boundary with existing houses.
 - (vi) The exact detail of the proposed controlled pedestrian access points to Corkagh Park to be agreed with the Parks and Landscape Services Department.
 - (vii) The exact location of the watermain, foul and surface water sewers must be marked out on site and agreed with Parks Department prior to the start of any development works to minimise damage to trees which would inevitably result from excavation works. The developer must make a separate application (in writing to Parks Department) for service excavations were they cross lands within the control of Parks and Landscape Services Department.

REASON:

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

- 22 That prior to the commencement of development the applicant shall supply the visual analysis requested in further information letter dated 04/03/99, Item No. 11.

REASON:

In the interest of amenity and to assist in the location of screen planting to minimise the intrusion of the development on the rural landscape of Corkagh Regional Park.

- 23 That sub-division of the proposed duplex unit is expressly prohibited.

REASON:

In the interest of residential amenity and to ensure that the proposed density is not exceeded.

- 24 That House No. 86 (Type A) be omitted and the site used to make good part of the deficiency in car parking in the estate and that House No. 87 be redesigned as a detached house.

REASON:

In order to avoid an unacceptable relationship between existing and proposed residential development and in the interests of the residential amenity of the area and to avoid traffic congestion within the estate and on adjoining public roads.

- 25 That any windows provided on the north-east elevation of House No. 87 as revised by Condition No. shall be of obscure glass.

REASON:

In the interest of residential amenity.

- 26 That the 3-storey block No's. 60-64 (6 units) be omitted and the site used to make good part of the deficiency in car parking on the site.

REASON:

To avoid an unsatisfactory relationship between existing and proposed housing and in the interest of the residential amenity of the area and to avoid traffic congestion within the estate and on adjoining public roads.

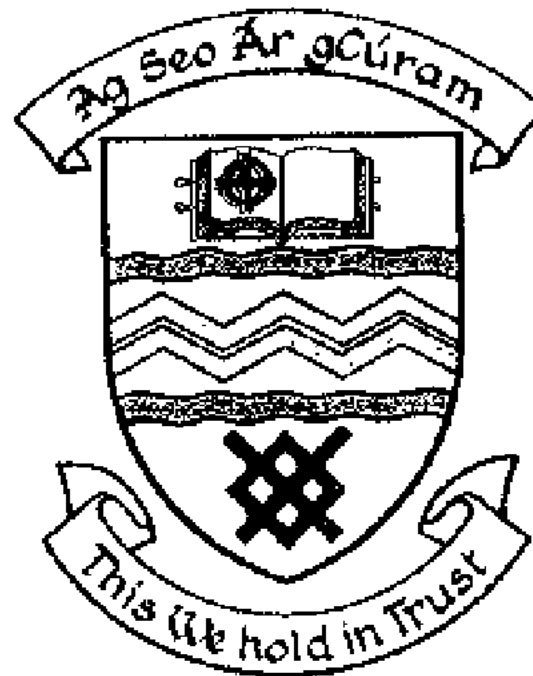
- 27 Prior to the commencement of development full details of proposed changes required by condition No's. 24, 25 and 26 be submitted to and approved in writing by the Planning Authority.

REASON:

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

- 28 That a financial contribution in the sum of £283,500 (two hundred and eighty three thousand five hundred pounds) EUR 359,970 (three hundred and fifty nine thousand nine hundred and seventy euros) 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.

- 29 That a financial contribution of 264,500 (two hundred and sixty four thousand five hundred pounds) EUR 335,845 (three hundred and thirty five thousand eight hundred and forty five euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Corkagh Park and which will facilitate development; in accordance with the developer's letter of 01/02/00. This contribution to be paid before the commencement of development on site.

REASON:

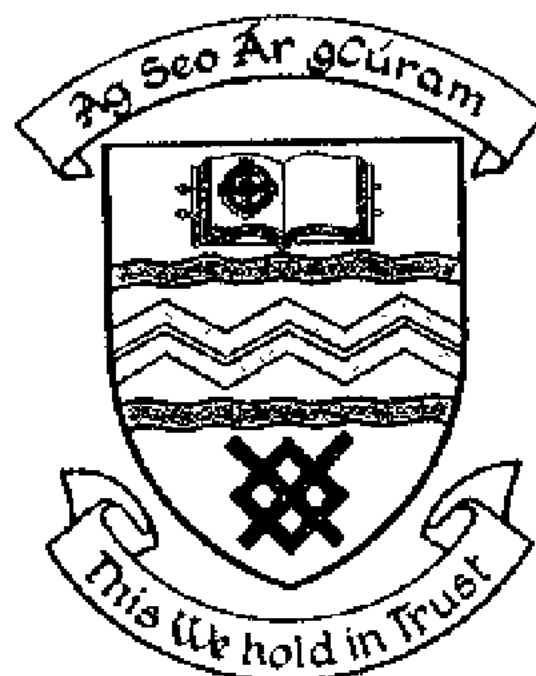
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

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

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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.


.....16/06/00
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

Decision Order Number 0554	Date of Decision 16/03/2000
Register Reference S98A/0800	Date 27/11/98

Applicant Garland Homes Ltd.
App. Type Permission
Development 40 no. two storey houses and 102 no. three and four storey
 duplex apartments.

Location lands at Buck & Hounds with access from Boot Road,
 Clondalkin (formerly Leamore Ltd.)

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 30/03/2000

Yours faithfully

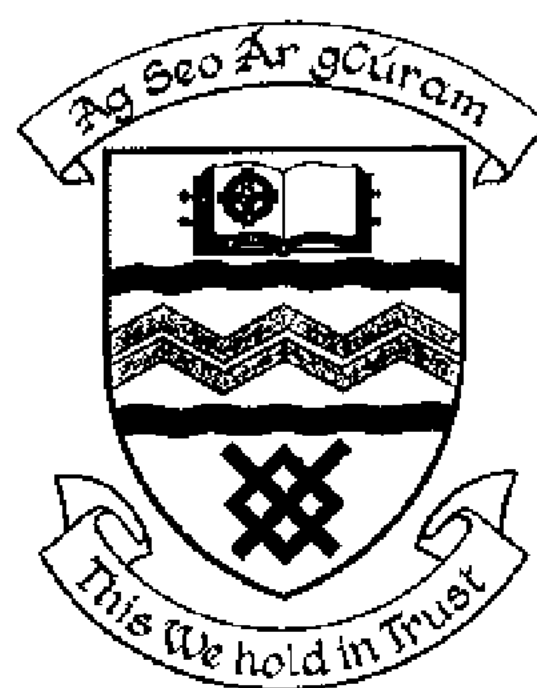
 16/03/00
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

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

Decision Order Number 0316	Date of Decision 17/02/2000
Register Reference S98A/0800	Date 27/11/98

Applicant Garland Homes Ltd.
App. Type Permission
Development 40 no. two storey houses and 102 no. three and four storey
 duplex apartments.

Location lands at Buck & Hounds with access from Boot Road,
 Clondalkin (formerly Leamore Ltd.)

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 02/03/2000

Yours faithfully

..... 17/02/00
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

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Telephone: 01-414 9000
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0189	Date of Decision 03/02/2000
Register Reference S98A/0800	Date 27/11/98

Applicant Garland Homes Ltd.
App. Type Permission
Development 40 no. two storey houses and 102 no. three and four storey
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Location lands at Buck & Hounds with access from Boot Road,
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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 17/02/2000

Yours faithfully

LA
..... 03/02/00
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8

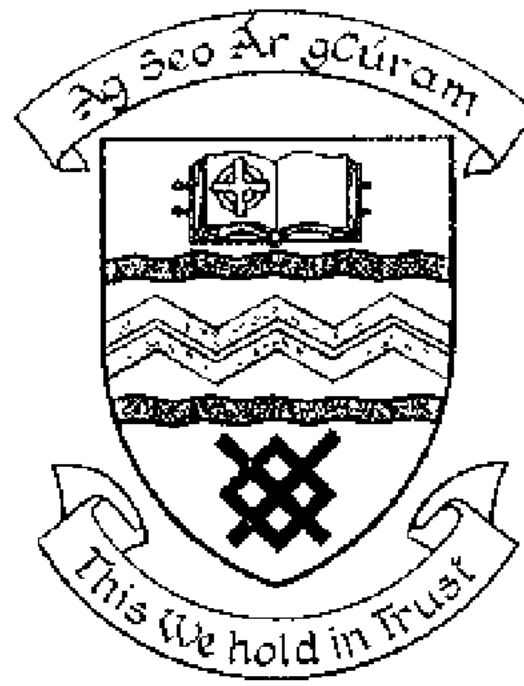
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Fax: 01-414 9104

McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

PLANNING
DEPARTMENT

P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0856	Date of Decision 04/03/1999
Register Reference S98A/0800	Date: 27/11/1998

Applicant Garland Homes Ltd.
Development 40 no. two storey houses and 102 no. three and four storey
 duplex apartments.

Location lands at Buck & Hounds with access from Boot Road,
 Clondalkin (formerly Leamore Ltd.)

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 27/11/1998 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:

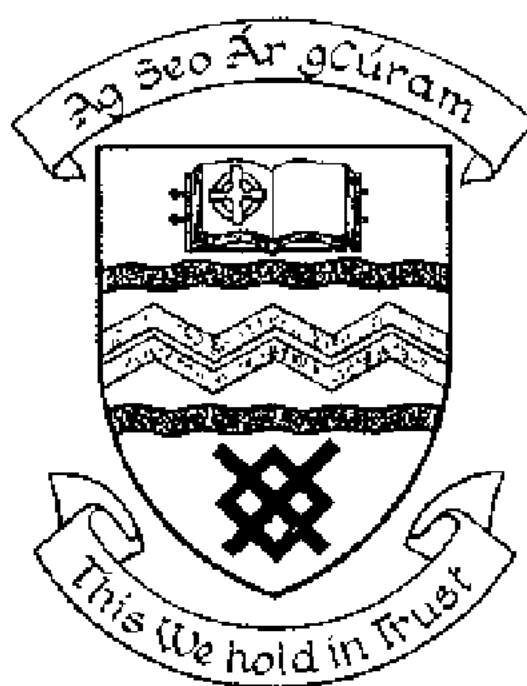
- 1 The applicant is requested to submit a landscaping and planting plan for the site, detailing landscaping and planting proposals for open space areas, group carparking areas and site boundaries. Adequate set back of buildings from the boundary with Corkagh Park should be provided to facilitate suitable planting.
- 2 The applicant is advised that having regard to Development Plan policy with regard to open space provision in residential developments, the Planning Authority consider the provision of open space to be deficient. It is the opinion of the Planning Authority that the two main landscaped areas constitute useable Class 2 open space area and that the balance of provision is considered to be environmental open space rather than usable areas of open space. The class 2 open space provided is approximately 0.25 acres in area while the Development Plan requirement for open space would be approximately 0.63 acres, there is a clear shortfall of approximately 0.4 acres. The applicant

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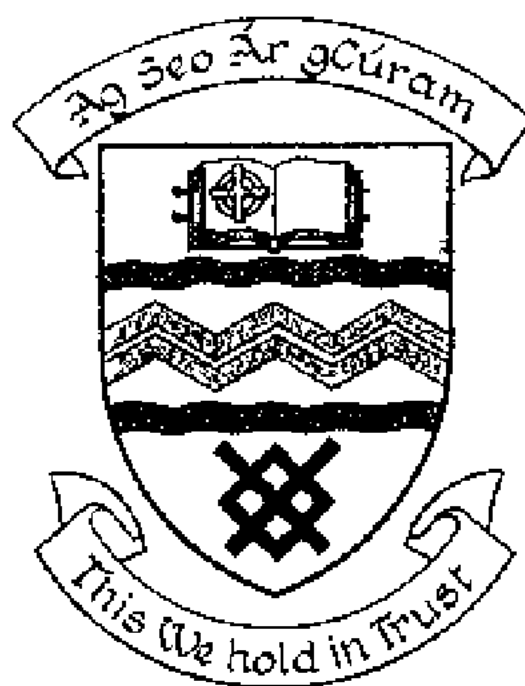
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REG REF. S98A/0800

- is requested to address this shortfall in the form of a revised layout providing for additional properly sited and landscaped open space including Class 1 public open space or alternative proposals to comply with Development Plan requirements.
- 3 The applicant is advised that carparking requirement for the proposed development (at two car spaces per unit) is 50 no. short of the required 284 spaces. The applicant is requested to submit amended site plan providing for the additional spaces and to consult with the Planning Authority prior to lodgement of any such revised layout.
- 4 The South Dublin County Development Plan 1998 adopted in December 1998 provides for a link road through Corkagh Park parallel with the Naas Road and linking Boot Road with the planned Outer Ring Road at Kingswood. The reservation for that road must be provided for in this Development. Details of this reservation are being prepared by the Councils Roads Department and will be available to the applicants in a few days time. The layout adjoining the reservation will require amendments to the plans. These revisions showing the lands reserved for the road should be submitted.
- 5 The applicant is advised that having regard to the necessity to set back the front boundary so as to facilitate the aforementioned link road and the shortfall existing in relation to carparking and open space provision it is considered that 4 storey duplex blocks constitute an excessive level of development. The applicant is advised to consider reducing the height of these blocks to three storeys. Having regard to the siting of any such blocks the applicant is further advised that the minimum setback required between residential units and National Primary Route is 30 metres.
- 6 The applicant is advised that the proposed arrangements and set back for the proposed vehicular link between the Boot Road and the Caravan/Camping Site located to the west of Corkagh Park are unsatisfactory. The applicant is advised to consult with the Roads Section with respect to their requirement for the setback necessary to provide for this road and to submit a revised layout indicating the required setback.

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- 7 The applicant is advised that the drawings submitted with regard to drainage and water supply are unacceptable having particular regard to the setbacks provided for sewers and watermains with potential to be taken in charge. The applicant is advised to submit amended proposals and to consult with the environmental services section prior to submission of any such amendments.
- 8 The applicant is requested to clarify the planning justification for the proposed density of development at this location, having regard to the principle of sustainability, and the availability of public transport and community facilities and services in the area.
- 9 Proposals to provide satisfactory boundary treatment to the eastern boundary of the site are required. It is noted that lodged plans incorrectly indicate an existing 2-metre high wall at this boundary adjoining Bushfield Park Estate. Particular care should be taken to provide adequate drainage at this boundary.
- 10 Clarification is required in relation to the applicants rights to connect to existing foul sewer having regard to correspondence received by the Planning Authority on behalf of the executors of the late Peter Brady.
- 11 A detailed visual analysis is required of the impact of the proposed development on adjoining residences and on the semi-rural landscape of the adjoining Regional Park.

Signed on behalf of South Dublin County Council

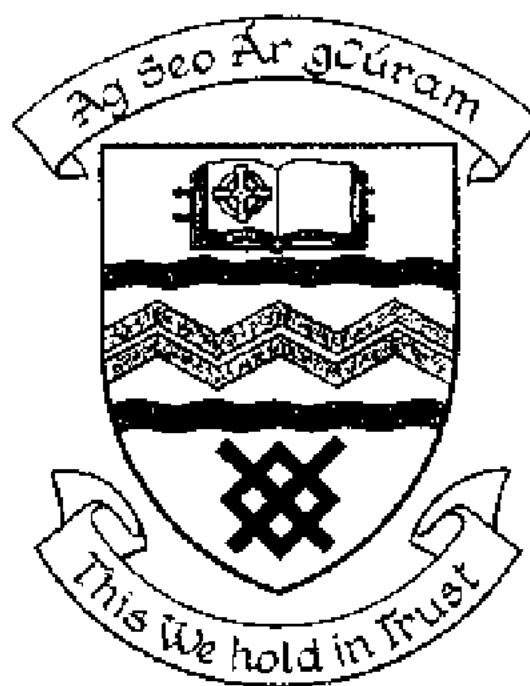
LH
.....
for Senior Administrative Officer

05/03/1999

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

Decision Order Number 0227	Date of Decision 05/02/1999
Register Reference S98A/0800	Date 27th November 1998

Applicant Garland Homes Ltd.
App. Type Permission
Development 40 no. two storey houses and 102 no. three and four storey
 duplex apartment.

Location lands at Buck & Hounds with access from Boot Road,
 Clondalkin (formerly Leamore Ltd.)

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 05/03/1999

Yours faithfully

/A

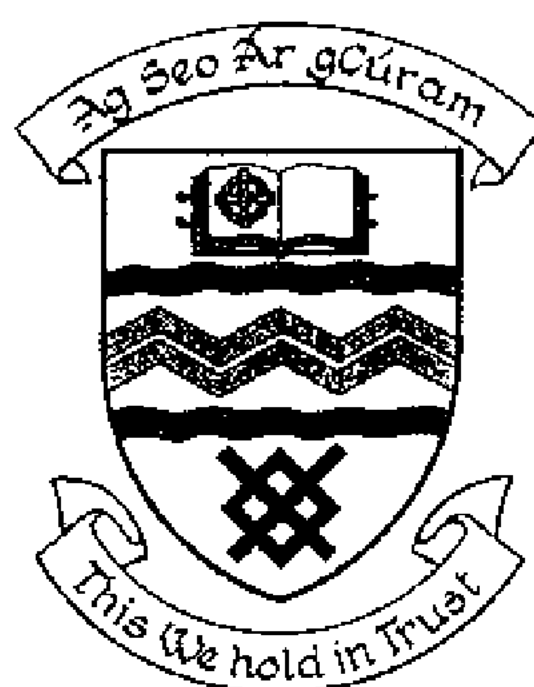
..... 08/02/1999
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Architects,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0095	Date of Decision 15/01/99
Register Reference S98A/0800	Date 27th November 1998

Applicant Garland Homes Ltd.
App. Type Permission
Development 40 no. two storey houses and 102 no. three and four storey duplex apartment.

Location lands at Buck & Hounds with access from Boot Road, Clondalkin (formerly Leamore Ltd.)

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 09/02/99

Yours faithfully

RAH
..... 18/01/99
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8