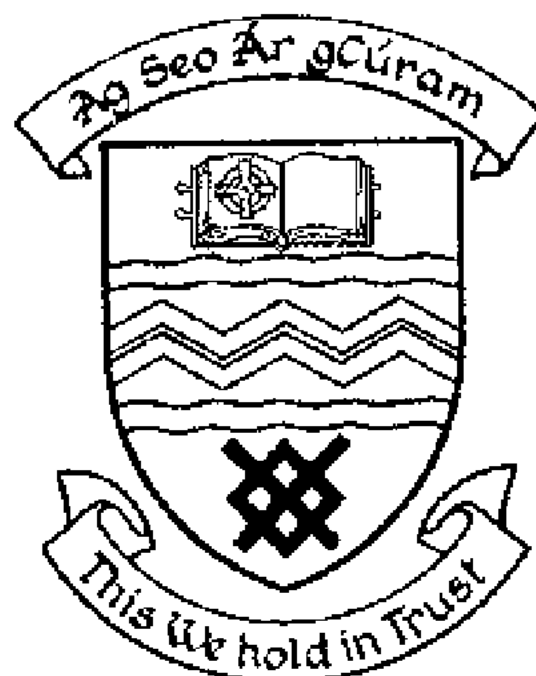


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0723	
1. Location	Beside Griffeen Lodge, Adamstown Road, Lucan, Co. Dublin.		
2. Development	12 no. apartments and 12 no. duplex units, entrance and associated site works.		
3. Date of Application	21/10/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 19/01/1999 2.
4. Submitted by	Name: Louise Moyles Architects Ltd., Address: Willow House, Mary Street,		
5. Applicant	Name: Kemberton Properties Ltd., Address: Carrigdooney, Barna Road, Co. Galway.		
6. Decision	O.C.M. No. 0948 Date 06/05/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1263 Date 17/06/1999	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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Louise Moyles Architects Ltd.,
Willow House,
Mary Street,
Clonmel,
Co. Tipperary.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1263	Date of Final Grant 17/06/1999
Decision Order Number 0948	Date of Decision 06/05/1999
Register Reference S98A/0723	Date 19/01/99

Applicant Kemberton Properties Ltd.,

Development 12 no. apartments and 12 no. duplex units, entrance and associated site works.

Location Beside Griffeen Lodge, Adamstown Road, Lucan, Co. Dublin.

Floor Area 1543.00 Sq Metres

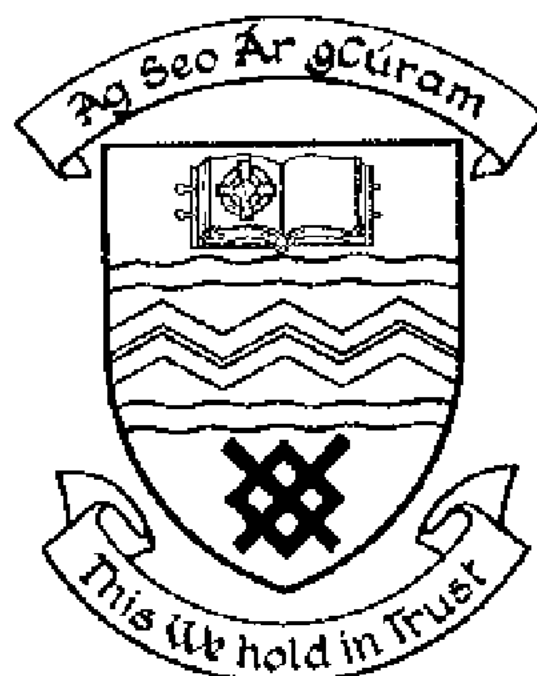
Time extension(s) up to and including 07/05/1999

Additional Information Requested/Received /19/01/1999

A Permission has been granted for the development described above,
subject to the following (22) 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 on 21st October 1998 as amended by the plans, particulars and specifications received by the Planning Authority on the 19th January 1999 and 22nd April 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 Apartment Block 'C' and associated car parking as delineated on the site plan received by the Planning Authority shall be omitted and shall be the subject of a separate planning application.

REASON:

The proposed Block 'C' is premature pending the completion of the flood alleviation measures for the River Griffeen in order to minimise the risk of flooding to the proposed development.

- 3 Notwithstanding the details submitted the design, height and elevational treatment of Apartment Block 'A' as delineated on the site plan received by the Planning Authority shall be the same as the design, height and elevational treatment of Apartment Block 'B' as detailed in the plans submitted to the Planning Authority on the 19th January 1999.

REASON:

To reduce the height of the building and protect the amenities of property in the vicinity.

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. Details of the proposed foul drainage and watermain layout serving the site taking into consideration the omission of Block C shall be submitted to the Planning Authority for agreement prior to commencement of development.

REASON:

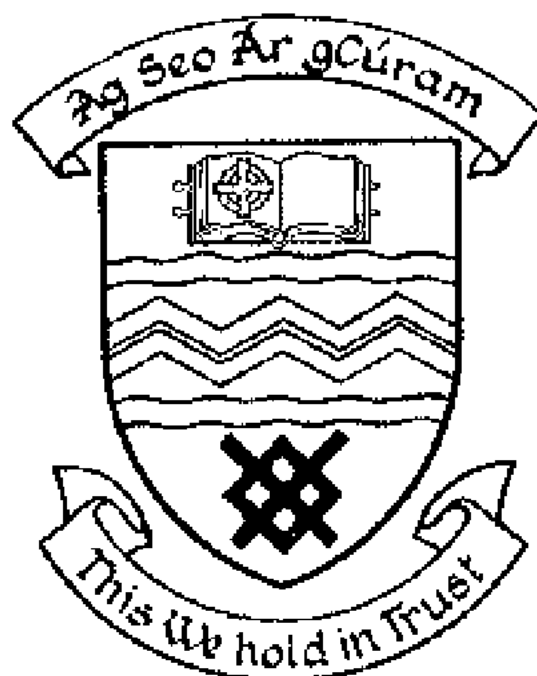
In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 5 The proposed access bridge from the Adamstown Road to the site shall be of adequate dimension to accommodate a flow of 30 cubic metres per second in the River Griffeen.

REASON:

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

- 6 The roadside boundary wall shall be lowered to a height of 750mm for a distance of seven metres on either side of the proposed entrance. The pier height shall not exceed 900mm.

REASON:

In the interests of securing adequate sight distances and traffic safety.

- 7 Notwithstanding the details submitted, a detailed tree survey in accordance with the requirements of the Parks and Landscape Services Department, shall be submitted for the written agreement of the Planning Authority prior to commencement of development.

REASON:

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

- 8 That details of landscaping and boundary treatment including changes to and refurbishment of the roadside boundary wall, hard and soft detailing, specifications, work timetable and maintenance proposals shall be submitted to the Planning Authority for agreement prior to commencement of development.

REASON:

In the interest of the amenities of the site and the property in the vicinity.

- 9 Notwithstanding the details submitted a revised site plan with the necessary alterations to the access road width between car parking spaces 22 and 25 as delineated on the site plan received by the Planning Authority on the 22nd April 1999 in accordance with the requirements of the Roads Department, South Dublin County Council shall be submitted for the agreement prior to commencement of development.

REASON:

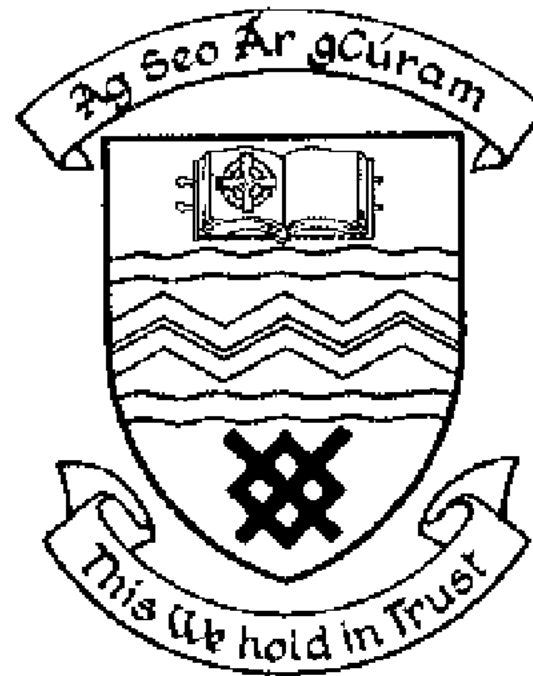
In the interest of the proper planning and development of the area.

- 10 That the car parking area and associated spaces should be finished in a material to be agreed with the Planning Authority such as cobble-lock or paving bricks. The carparking area shall be clearly marked out to the satisfaction of the Planning Authority.

REASON:

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

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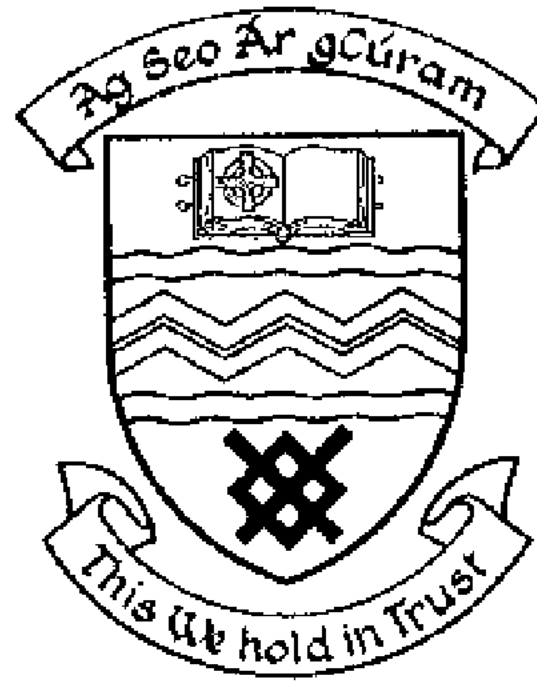
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- 11 Details of the proposed finishes including the roof materials shall be submitted to the Planning Authority for agreement prior to commencement of development.
REASON:
In the interests of preserving the amenities of property in the vicinity.
- 12 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.
- 13 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewers, watermaines or drains has been given by:-
A. Lodgement with the Council of an approved bond or letter of guarantee in the sum of £24,000 (twenty four thousand pounds)
OR...../
B. Lodgement with the Council of a Cash Sum of £24,000 (twenty four thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.
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.
- 14 That a qualified archaeologist be employed to carry out Archaeological Monitoring of all sub-surface works carried out within the proposed development site. This will include the archaeological monitoring of the removal of the topsoil, the excavation of trenches for foundations, access roadway etc. associated with the proposed development.

Should archaeological material be discovered during the course of Archaeological Monitoring, the applicant shall facilitate the archaeologist in fully recording this material. The applicant shall also be prepared to be advised by Duchas The Heritage Service with regard to the appropriate course of action, should archaeological material be discovered. The archaeologist shall prepare and submit a report describing the results of the Archaeological Monitoring to the Planning Authority and Duchas The Heritage Service within 6 weeks following the completion of

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Archaeological Monitoring.

REASON:

To facilitate the recording and protection of any items of archaeological importance the site may possess.

- 15 That prior to the commencement of any works on the site the developer shall submit for the written agreement of the Planning Authority details of proposed measures to minimise the effects of the proposed development on the amenity of the Griffeen River including the riverbanks within the site. In this regard the developer is advised to consult with the Eastern Regional Fisheries Board.

REASON:

In the interest of amenity.

- 16 That a financial contribution in the sum of £7,700 (seven thousand seven 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:

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.

- 17 That a financial contribution in the sum of £22,050 (twenty two thousand and fifty pounds) 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:

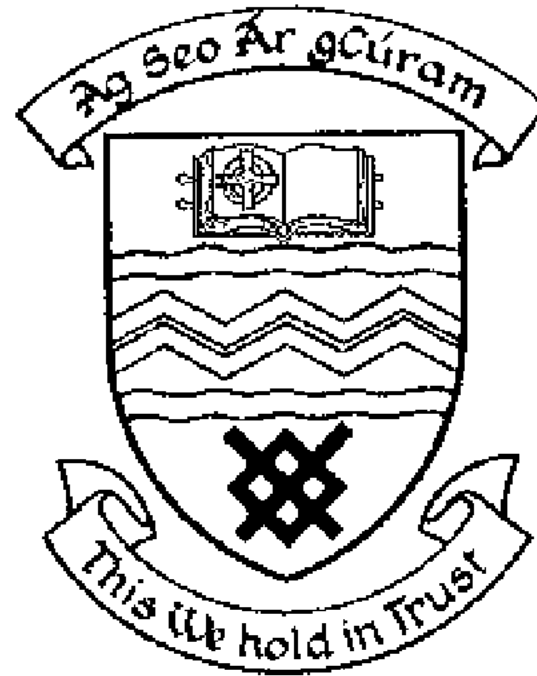
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 18 That a financial contribution in the sum of £1,000 (one thousand 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 Griffeen Valley Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

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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.

- 19 That a Bond or Cash Lodgement of £50,000 (fifty 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.

- 20 That a financial contribution in the sum of £400 (four hundred pounds) PER DWELLING be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 21 That a financial contribution in the sum of £100 (one hundred pounds) PER DWELLING be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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.

- 22 That an acceptable street naming and apartment numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed apartments.

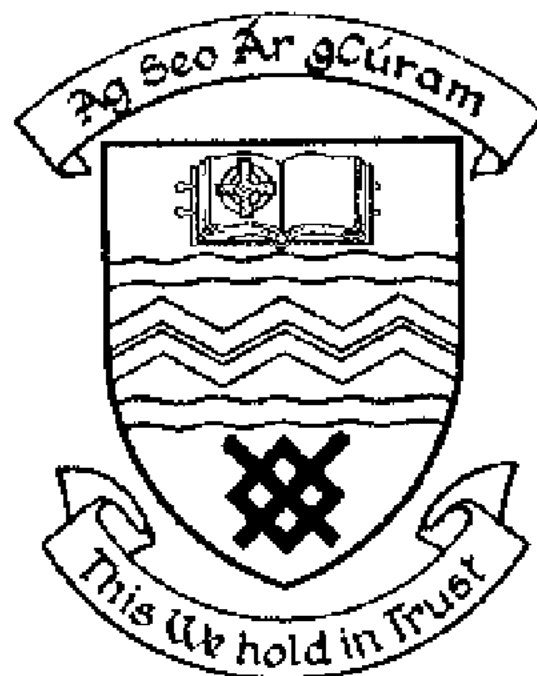
REASON:

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

REG. REF. S98A/0723 SOUTH DUBLIN COUNTY COUNCIL.
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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.


.....18/06/99
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0948	Date of Decision 06/05/1999
Register Reference S98A/0723	Date: 21/10/1998

Applicant	Kemberton Properties Ltd.,
Development	12 no. apartments and 12 no. duplex units, entrance and associated site works.
Location	Beside Griffeen Lodge, Adamstown Road, Lucan, Co. Dublin.
Floor Area	Sq Metres
Time extension(s) up to and including	07/05/1999
Additional Information Requested/Received	/19/01/1999

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.

proposal. Subject to the conditions (22) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 07/05/1999
for SENIOR ADMINISTRATIVE OFFICER

Louise Moyles Architects Ltd.,
Willow House,
Mary Street,
Clonmel,
Co. Tipperary.

SOUTH DUBLIN COUNTY COUNCIL
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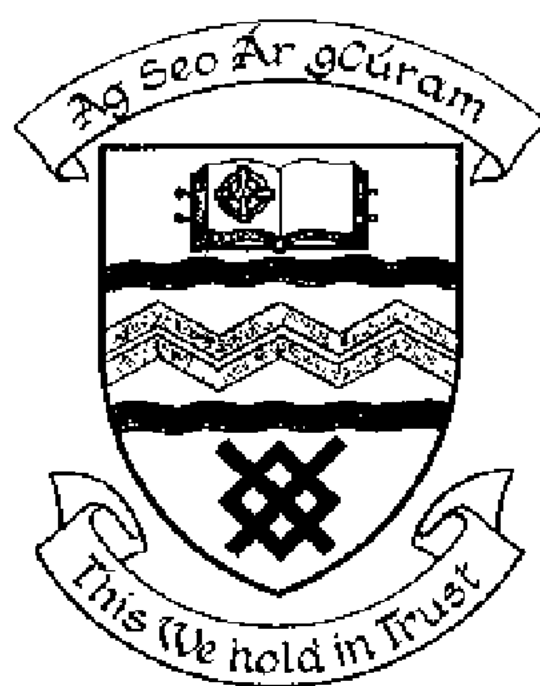
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application on 21st October 1998 as amended by the plans, particulars and specifications received by the Planning Authority on the 19th January 1999 and 22nd April 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 Apartment Block 'C' and associated car parking as delineated on the site plan received by the Planning Authority shall be omitted and shall be the subject of a separate planning application.
REASON:
The proposed Block 'C' is premature pending the completion of the flood alleviation measures for the River Griffeen in order to minimise the risk of flooding to the proposed development.
- 3 Notwithstanding the details submitted the design, height and elevational treatment of Apartment Block 'A' as delineated on the site plan received by the Planning Authority shall be the same as the design, height and elevational treatment of Apartment Block 'B' as detailed in the plans submitted to the Planning Authority on the 19th January 1999.
REASON:
To reduce the height of the building and protect the amenities of property in the vicinity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. Details of the proposed foul drainage and watermain layout serving the site taking into consideration the omission of Block C shall be submitted to the Planning Authority for agreement prior to commencement of development.
REASON:

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

- 5 The proposed access bridge from the Adamstown Road to the site shall be of adequate dimension to accommodate a flow of 30 cubic metres per second in the River Griffeen.

REASON:

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

- 6 The roadside boundary wall shall be lowered to a height of 750mm for a distance of seven metres on either side of the proposed entrance. The pier height shall not exceed 900mm.

REASON:

In the interests of securing adequate sight distances and traffic safety.

- 7 Notwithstanding the details submitted, a detailed tree survey in accordance with the requirements of the Parks and Landscape Services Department, shall be submitted for the written agreement of the Planning Authority prior to commencement of development.

REASON:

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

- 8 That details of landscaping and boundary treatment including changes to and refurbishment of the roadside boundary wall, hard and soft detailing, specifications, work timetable and maintenance proposals shall be submitted to the Planning Authority for agreement prior to commencement of development.

REASON:

In the interest of the amenities of the site and the property in the vicinity.

- 9 Notwithstanding the details submitted a revised site plan with the necessary alterations to the access road width between car parking spaces 22 and 25 as delineated on the site plan received by the Planning Authority on the 22nd April 1999 in accordance with the requirements of the Roads Department, South Dublin County Council shall be submitted for the agreement prior to commencement of development.

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REASON:

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

- 10 That the car parking area and associated spaces should be finished in a material to be agreed with the Planning Authority such as cobble-lock or paving bricks. The carparking area shall be clearly marked out to the satisfaction of the Planning Authority.

REASON:

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

- 11 Details of the proposed finishes including the roof materials shall be submitted to the Planning Authority for agreement prior to commencement of development.

REASON:

In the interests of preserving the amenities of property in the vicinity.

- 12 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.

- 13 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewers, watermains or drains has been given by:-

A. Lodgement with the Council of an approved bond or letter of guarantee in the sum of £24,000 (twenty four thousand pounds)

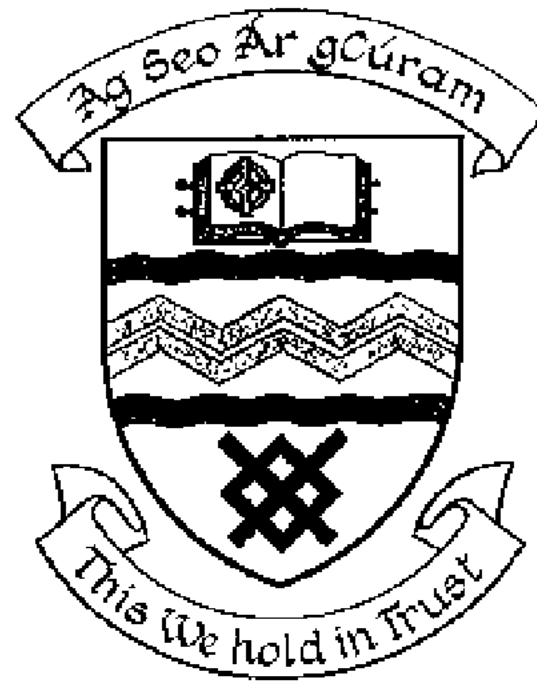
OR...../

B. Lodgement with the Council of a Cash Sum of £24,000 (twenty four thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

REASON:

To ensure that a ready sanction may be available to the

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Council to induce the provision of services and prevent
disamenity in the development.

- 14 That a qualified archaeologist be employed to carry out
Archaeological Monitoring of all sub-surface works carried
out within the proposed development site. This will include
the archaeological monitoring of the removal of the topsoil,
the excavation of trenches for foundations, access roadway
etc. associated with the proposed development.

Should archaeological material be discovered during the
course of Archaeological Monitoring, the applicant shall
facilitate the archaeologist in fully recording this
material. The applicant shall also be prepared to be
advised by Duchas The Heritage Service with regard to the
appropriate course of action, should archaeological material
be discovered. The archaeologist shall prepare and submit a
report describing the results of the Archaeological
Monitoring to the Planning Authority and Duchas The Heritage
Service within 6 weeks following the completion of
Archaeological Monitoring.

REASON:

To facilitate the recording and protection of any items of
archaeological importance the site may possess.

- 15 That prior to the commencement of any works on the site the
developer shall submit for the written agreement of the
Planning Authority details of proposed measures to minimise
the effects of the proposed development on the amenity of
the Griffeen River including the riverbanks within the site.
In this regard the developer is advised to consult with the
Eastern Regional Fisheries Board.

REASON:

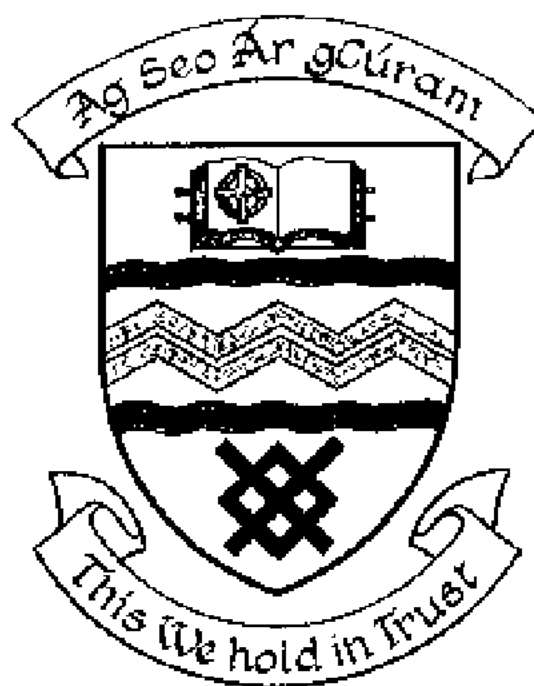
In the interest of amenity.

- 16 That a financial contribution in the sum of £7,700 (seven
thousand seven 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:

The provision of such services in the area by the Council

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 17 That a financial contribution in the sum of £22,050 (twenty two thousand and fifty pounds) 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.

- 18 That a financial contribution in the sum of £1,000 (one thousand 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 Griffeen 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.

- 19 That a Bond or Cash Lodgement of £50,000 (fifty 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:

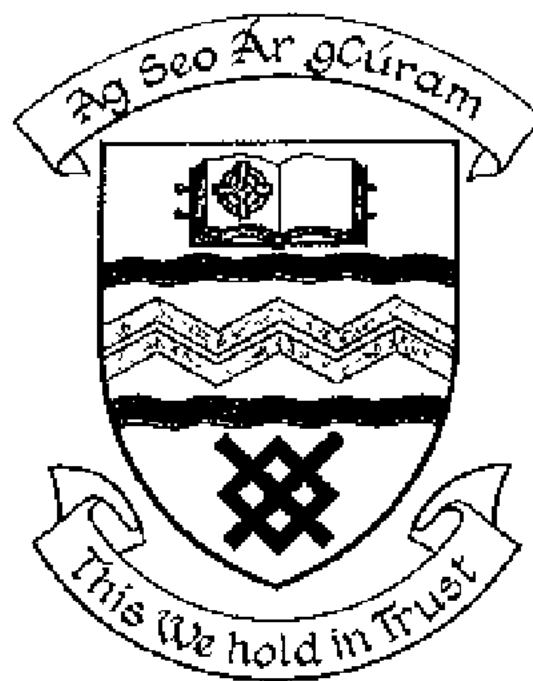
In the interest of the proper planning and development of the area.

- 20 That a financial contribution in the sum of £400 (four hundred pounds) PER DWELLING be paid by the proposer to

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South Dublin County Council towards the cost of the Lucan/
Palmerstown Water Supply Improvement Scheme which serves
this development; this contribution to be paid before the
commencement of development on site.

REASON:

The provision of such services in the area by the Council
will facilitate the proposed development. It is considered
reasonable that the development should contribute towards
the cost of the works.

- 21 That a financial contribution in the sum of £100 (one
hundred pounds) PER DWELLING be paid by the proposer to
South Dublin County Council towards the cost of the
upgrading of Esker Pumping Station; 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.

- 22 That an acceptable street naming and apartment numbering
scheme be submitted to and approved by the County Council
before any constructional work takes place on the proposed
apartments.

REASON:

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

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

Decision Order Number 0587	Date of Decision 25/03/1999
Register Reference S98A/0723	Date 21st October 1998

Applicant	Kemberton Properties Ltd.,
App. Type	Permission
Development	12 no. apartments and 12 no. duplex units, entrance and associated site works.
Location	Beside Griffeen Lodge, Adamstown Road, Lucan, Co. Dublin.

Dear Sir / Madam,

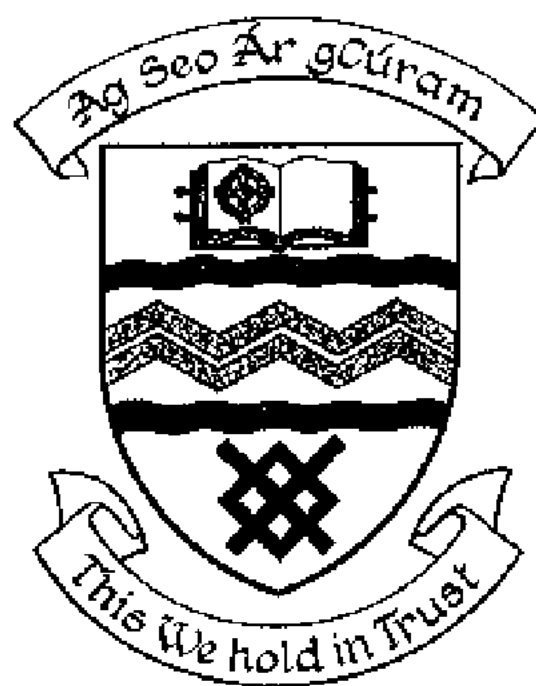
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 07/05/1999

Yours faithfully

..... 25/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Louise Moyles Architects Ltd.,
Willow House,
Mary Street,
Clonmel,
Co. Tipperary.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
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**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 0493	Date of Decision 12/03/1999 <i>14</i>
Register Reference S98A/0723	Date 21st October 1998

Applicant Kemberton Properties Ltd.,
App. Type Permission
Development 12 no. apartments and 12 no. duplex units, entrance and
 associated site works.

Location Beside Griffeen Lodge, Adamstown Road, Lucan, Co. Dublin.

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 26/03/1999

Yours faithfully

14
..... 12/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Louise Moyles Architects Ltd.,
Willow House,
Mary Street,
Clonmel,
Co. Tipperary.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 2547	Date of Decision 16/12/98
Register Reference S98A/0723	Date 21st October 1998

Applicant Kemberton Properties Ltd.,
Development 12 no. apartments and 12 no. duplex units, entrance and
 associated site works.

Location Beside Griffeen Lodge, Adamstown Road, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/10/98 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:

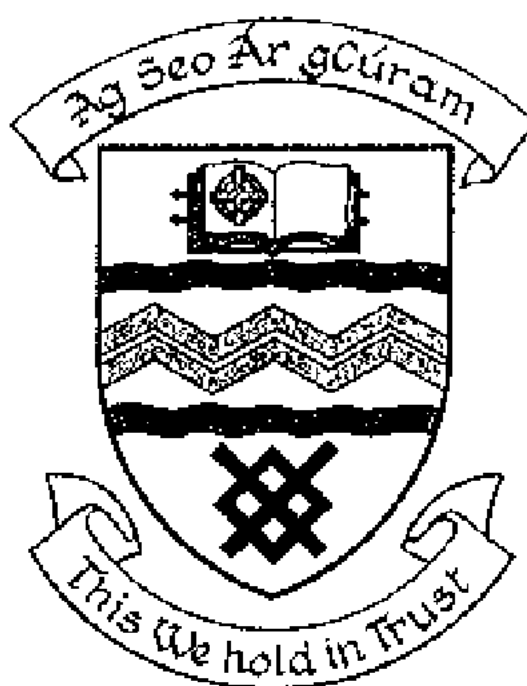
- 1 (a) The applicant to submit written evidence (in the form of a land registry map) of ownership of the entirety of the site as outlined in colour on the submitted site location map;
 (b) The site boundary should also be clearly delineated in colour on the site plan.
- 2 39 car parking spaces are required to accommodate the proposed development in accordance with the Development Plan requirements. The applicant should be requested to submit details of how this requirement is to be met.
- 3 Applicant should show on a revised site plan, a vision splay of 70 metres from a three metres setback at the proposed point of vehicular entrance. This may involve moving back the wall/pier and diverting the stream or extending the culvert.

Louise Moyle's Architects Ltd.,
Willow House,
Mary Street,
Clonmel,
Co. Tipperary.

SOUTH DUBLIN COUNTY COUNCIL
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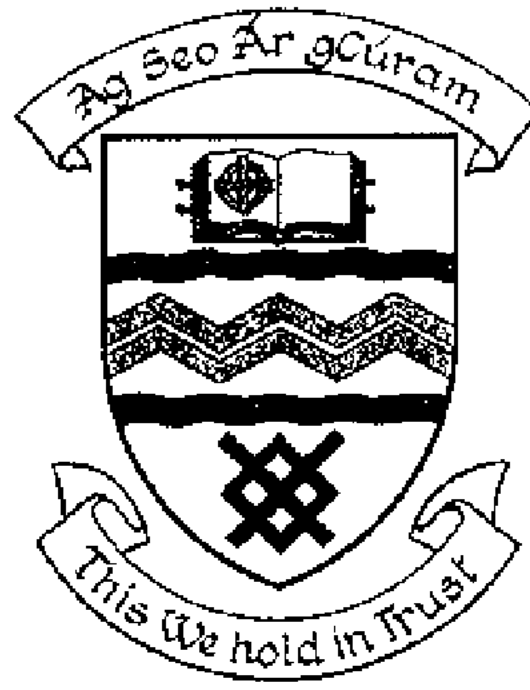
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- 4
- (a) The applicant is requested to submit elevation drawings of the proposal and its relationship to the buildings on all the adjoining sites. Such drawings should be to a scale of not less than 1:100. Details of the overall heights of the buildings should also be given;
 - (b) It is noted that the buildings directly to the north and south of the site are two storeys high. A detailed submission in support of the proposed three storey design with specific reference to its visual impact on all the adjoining properties and the road, and the compatability of the resultant site density with same is required.
- 5 The applicant is requested to submit:-
- (a) Details of the foul sewer crossing of the River Griffeen;
 - (b) As the area is subject to flooding details of flood protection and routing of flood waters;
 - (c) Details of the proposed bridge and apartment block across the river. Capacity of 20 cubic metres required;
 - (d) Longitudinal section of the surface water sewer.
- 6
- (a) The applicant to submit a detailed tree survey which should include details of the trees to be retained and their protection during construction works. A site plan with the trees and their location with respect to the proposed buildings plotted thereon to be submitted in support of same;
 - (b) A detailed landscaping and planting scheme for the

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site is required. It should include a full works
specification.

- 7 Clarification is requested as to the discussions the
applicant has had with Duchas, Department of Arts, Heritage,
Gaeltacht and the Islands regarding the proposed
development, part of which is within two sites protected
under Section 4 of the National Monuments (Amendment) Act,
1994.

Signed on behalf of South Dublin County Council

LF
.....
for Senior Administrative Officer

17/12/98