

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0596	
1. Location	Site bounded by St. John's Park and Commons Road, with access from St. John's Park, Clondalkin, Dublin 22.		
2. Development	38 two storey houses.		
3. Date of Application	26/08/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Dorville Homes (Dublin) Ltd., Address: 5 Lower Mount Street, Dublin 2.		
6. Decision	O.C.M. No. 2359 Date 23/11/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	17/12/1998	Written Representations	
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.	

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S98A/0596

APPEAL by Deirdre and Robert Gardiner and others care of 79 Saint John's Park, Clondalkin, Dublin against the decision made on the 23rd day of November, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to Dorville Homes (Dublin) Limited care of McCrossan O'Rourke of 12 Richmond Row, Portobello Harbour, Dublin for development comprising the erection of 38 two-storey houses on site bounded by Saint John's Park and Commons Road with access from Saint John's Park, Clondalkin, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the zoning objective for the site in the current Development Plan for the area, which objective is considered reasonable and the availability of services it is considered that the proposed development, subject to compliance with the conditions as set out in the Second Schedule, would be compatible with the residential character of the area, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the revised plans and particulars received by the planning authority on the 19th day of October, 1998, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Details of the proposed boundary treatment to the development site shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of the amenities of the area.

RN
16/4/99

9. A landscape plan shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of the amenities of the area.

10. The trees marked for retention on the site layout plan lodged with the planning authority on the 19th day of October, 1998 shall be protected by stout post and wire fencing during construction works and shall be retained thereafter.

Reason: In the interest of residential and visual amenity.

11. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of amenity and public safety.

12. The materials, colours and textures of all the external finishes to the proposed houses shall be submitted to and agreed in writing with the planning authority before the commencement of construction of the houses.

Reason: In the interest of orderly development and the visual amenities of the area.

13. Details of a traffic calming management scheme for the development, including in particular the provision of a traffic calming measure at the entrance to the development from Saint John's Park East, shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

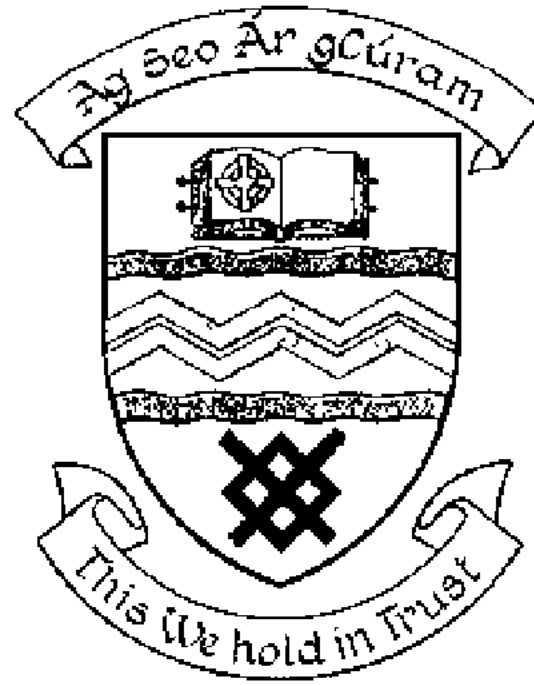
Reason: In the interest of pedestrian and traffic safety.

14. Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

Handwritten: 16/11/99

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

Decision Order Number 2359	Date of Decision 23/11/98
Register Reference S98A/0596	Date 26th August 1998

Applicant Dorville Homes (Dublin) Ltd.,

Development 38 two storey houses.

Location Site bounded by St. John's Park and Commons Road, with
access from St. John's Park, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 25/11/98

Additional Information Requested/Received /

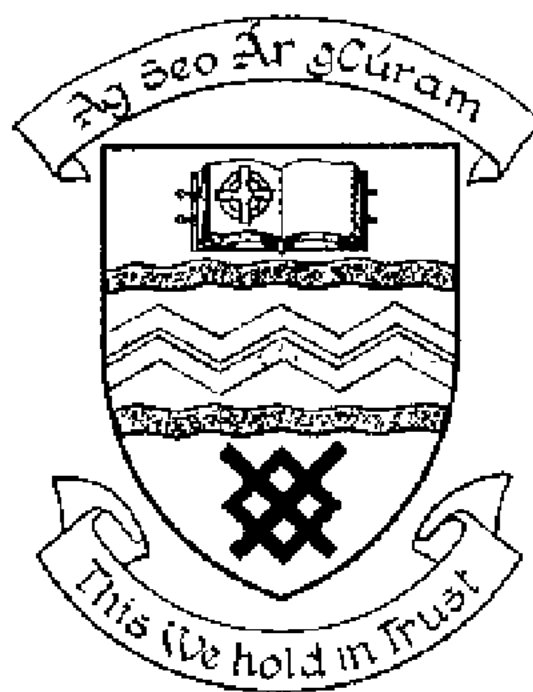
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

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

.....*M. Kelly*..... 24/11/98
for SENIOR ADMINISTRATIVE OFFICER

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

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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 unsolicited additional information received by the Planning Authority on 19.10.1998, 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 Prior to the commencement of development details of proposed boundary treatment to the site shall be submitted to and be to the satisfaction of the Planning Authority. Details shall provide for a 2 metre high block wall along the line of the existing palisade fence to the east of the site. The wall shall be capped and dashed to both sides. Treatment to the boundary of the site which abuts Commons Road and the pedestrian walkway shall be as detailed on the submitted plans and shall provide for a 2 metre high wall/railing the railing to be of a decorative type.

REASON:

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

- 3 All car parking spaces shall be properly laid and marked out to the satisfaction of the Planning Authority. 67 no. car spaces shall be provided immediately and the remaining 9 spaces as indicated on the amended site layout plan submitted by way of additional information on 19.10.1998 shall be provided at any time in the future if requested to do so by the Council.

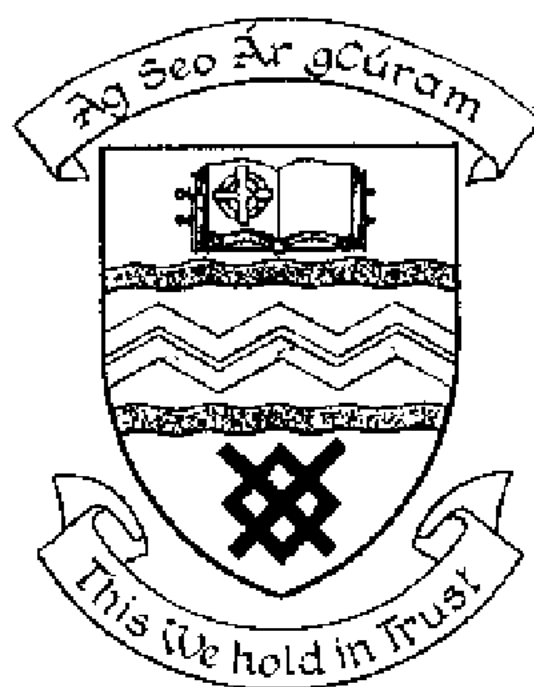
REASON:

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

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- 4 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised 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 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.

- 8 Prior to the first occupation of the proposed dwelling, front, side and rear garden areas shall be provided with sufficient top soil, leveled, graded and planted to allow grass and other vegetation to grow.

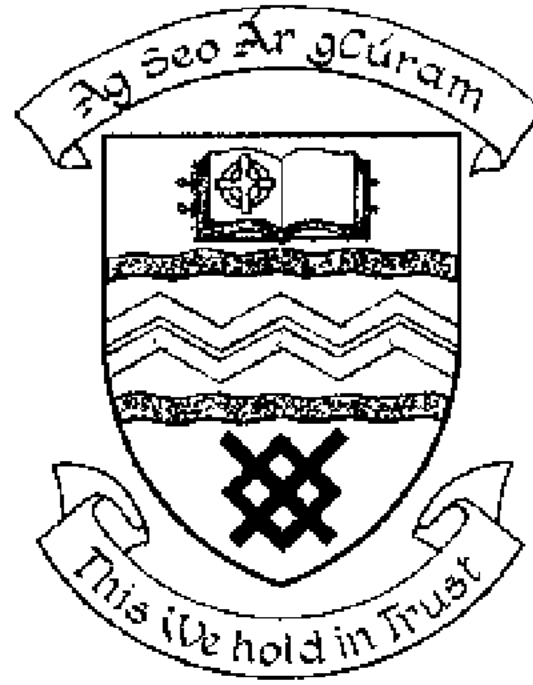
REASON:

In the interest of residential and visual amenity.

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

- (a) Applicant to ensure full and complete separation of foul and surface water systems.

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- (b) All redundant ditches or streams to be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system.
- (c) All connections, swabbings, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at applicants prior expense.
- (d) 24 hour storage and separate connection shall be provided.

REASON:

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

- 10 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.

- 11 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 Planning Authority before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 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.

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- 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 £60,800 (sixty thousand, eight hundred pounds).

OR...../

B. Lodgement with the Council of a Cash Sum of £38,000 (thirty eight 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 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.

- 15 All bathroom/ensuite windows shall be obscure glass.

REASON:

In the interests of visual amenity.

- 16 Prior to the commencement of development, the developer shall submit for the written agreement of the Planning Authority a detailed landscape plan with full works specification (including timescale for implementation). This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and tree and shrub planting as necessary.

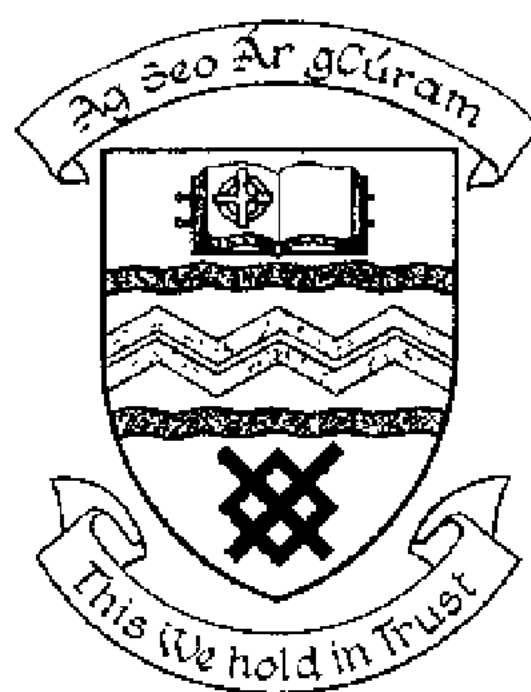
REASON:

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

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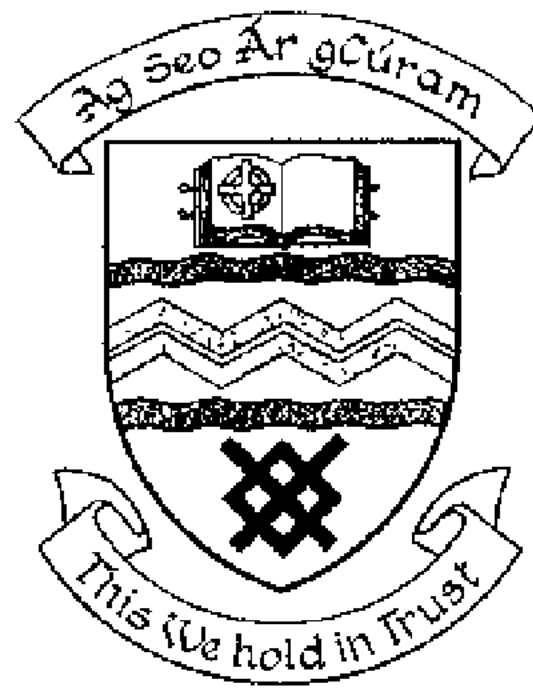
REG REF. S98A/0596

- 17 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:
In the interest of the proper planning and development of the area.
- 18 The trees marked for retention on the submitted site layout plan shall be protected by stout post and wire fencing during construction works and shall be retained thereafter.
REASON:
In the interest of residential and visual amenity.
- 19 Prior to the commencement of development, a public lighting scheme shall be submitted for the written agreement of the planning authority.
REASON:
In the interest of the proper planning and development of the area.
- 20 That a financial contribution in the sum of £12,660 (twelve thousand, six 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.
- 21 That a financial contribution in the sum of £38,000 (thirty eight thousand pounds) be paid by the proposer to South Dublin County Council towards the further development of class 1 public open space at Corkagh Regional Park and

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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 a financial contribution in the sum of money equivalent to the value of £30,400 (thirty thousand, four hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

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

Decision Order Number 2118	Date of Decision 19/10/98
Register Reference S98A/0596	Date 26th August 1998

Applicant Dorville Homes (Dublin) Ltd.,
App. Type Permission
Development 38 two storey houses.

Location site bounded by St. John's Park and Commons Road, with
access from St. John's Park, Clondalkin, Dublin 22.

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 25/11/98

Yours faithfully

LA
..... 20/10/98
for SENIOR ADMINISTRATIVE OFFICER

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