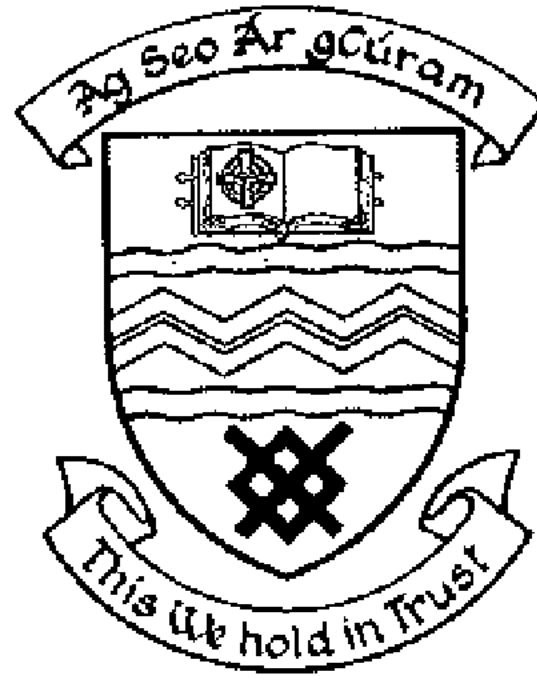


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0480	
1. Location	Grange View, Kilmahuddrick, Clondalkin, Dublin 22.		
2. Development	173 no. 2 & 3 bed, semi detached and terraced houses which will form Phase 3 of an overall residential scheme, with entrance off existing Distributor Road located between Kilmahuddrick Close and Old Castle Drive. Previous permission Reg. Ref. S97A/0692.		
3. Date of Application	14/07/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/09/1998 2.	1. 13/10/1998 2.
4. Submitted by	Name: Fenton Simons, Address: Planning and Development Consultants, 29 Fitzwilliam Place,		
5. Applicant	Name: Durkan New Homes Ltd., Address: Sandford House, Sandford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 2613 Date 22/12/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0215 Date 04/02/1999	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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Fenton Simons,
Planning and Development Consultants,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0215	Date of Final Grant 04/02/1999
Decision Order Number 2613	Date of Decision 22/12/1998
Register Reference S98A/0480	Date 13th October 1998

Applicant Durkan New Homes Ltd.,

Development 173 no. 2 & 3 bed, semi detached and terraced houses which will form Phase 3 of an overall residential scheme, with entrance off existing Distributor Road located between Kilmahuddrick Close and Old Castle Drive. Previous permission Reg. Ref. S97A/0692.

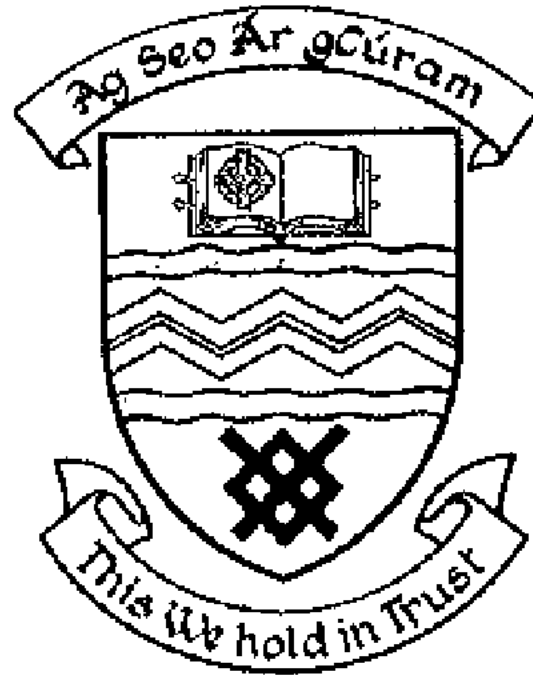
Location Grange View, Kilmahuddrick, Clondalkin, Dublin 22.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 23/12/1998
Additional Information Requested/Received 10/09/1998 /13/10/1998

A Permission has been granted for the development described above,
subject to the following (27) Conditions.

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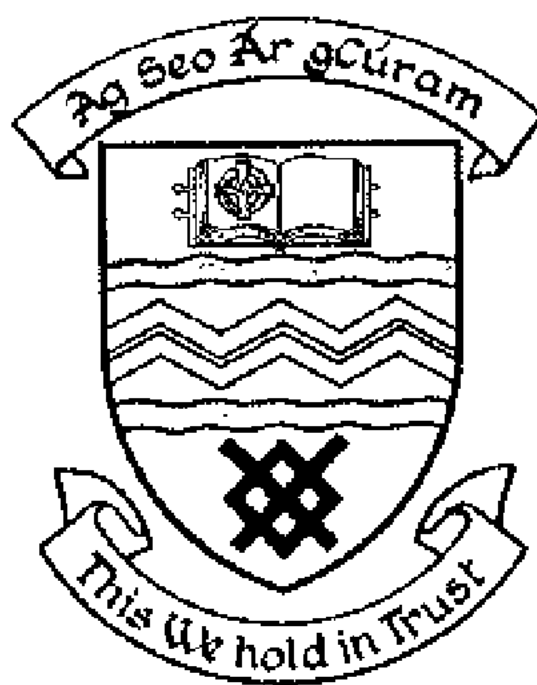
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as Additional Information received on 13/10/98, 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 It is noted that the area between Road 12 and Road 11 including the extension of Road 11 beyond its junction with Road 12 (house type 'F') is omitted from this application. Revised proposals for this area to be submitted providing for an alternative house type and including for the provision of open space to make up the deficiency of open space for the overall development if so required or otherwise agreed with the Council.
REASON:
In the interest of the proper planning and development of the area.
- 3 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 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.
- 5 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.

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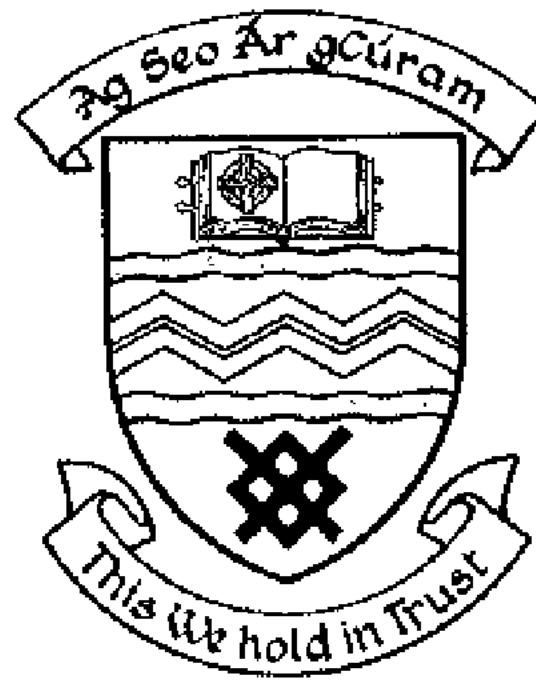
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- 6 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 7 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON:
In the interest of reducing air pollution.
- 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 road reservation for the Outer Ring Road be set out on site and agreed with the Roads Department of the Council.
REASON:
In the interest of the proper planning and development of the area.
- 10 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.
- 11 Prior to the commencement of development applicant to submit and agree a detailed landscape plan and specification (including timescale for implementation) and bill of quantities for the development of all areas of open space. This plan to include grading, topsoiling, seeding, paths, drainage and tree and shrub planting.
REASON:
In the interest of the proper planning and development of the area.

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- 12 Prior to commencement of development applicant to submit the following for agreement with the Planning Authority: details of boundary treatment for the site, specifications and plan for the street tree planting and a survey and management plan for the existing mature hedgerow which traverses the proposed open space.

REASON:

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

- 13 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 14 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.

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

REASON:

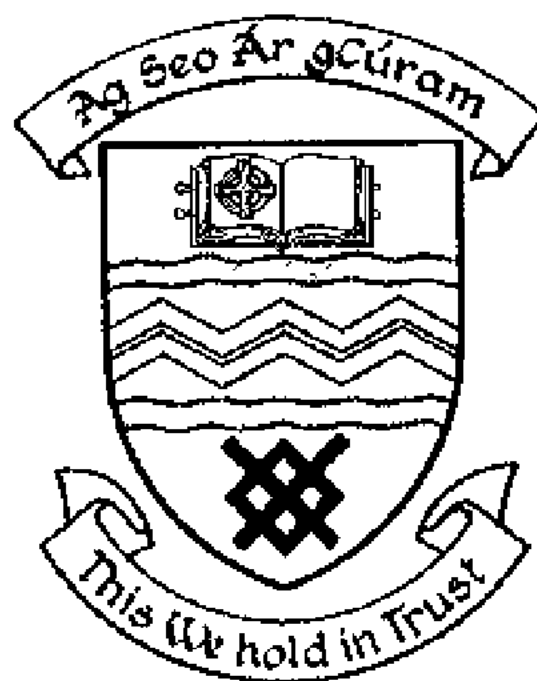
In the interest of the proper planning and development of the area.

- 16 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

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REASON:

In the interest of visual amenity.

- 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 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.

- 19 That all dwellings with the exception of terraced houses be set back a minimum of 7.5 metres from the front boundaries terraced dwellings shall be provided with a 9m depth of driveway.

REASON:

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

- 20 That no vehicular access permanent or temporary be provided to the proposed development from the Nangor Road.

REASON:

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

- 21 That a financial contribution in the sum of #72,000 (seventy two thousand 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.

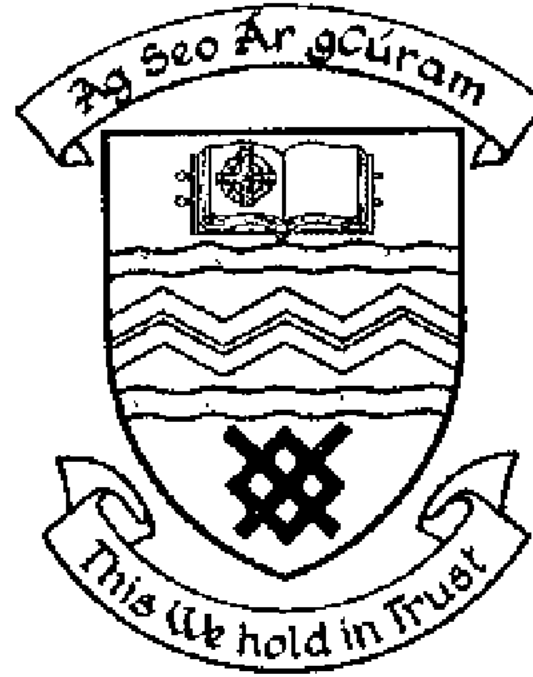
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the cost of providing the services.

- 22 That all rear gardens have a minimum depth of 11 metres.

REASON:

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

- 23 That the separation between housing units be a minimum of 2.3 metres.

REASON:

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

- 24 The water supply and drainage arrangements to be in accordance with the requirements of the Environmental Services Engineer. In this regard special attention is drawn to the following:-

- a) Applicant to ensure full and complete separation of foul and surface water sewers;
- b) No building within 5m of existing sewer or sewer with the potential to be taken in charge. See sewer run from east into F18;
- c) Applicant to revise drainage layout to resolve clashes between piperuns S111 to S18 and F15 to F14; and F9 to F8 and S11 from east;
- d) Applicant to submit details of proposals for capturing the existing sewers from the halting sites and for the handling of the redundant pipelines. Applicant must ensure that the redundant exits from the manholes are fully sealed.

REASON:

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

- 25 That a financial contribution in the sum of money equivalent to the value of #800 (eight hundred pounds) PER HOUSE 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

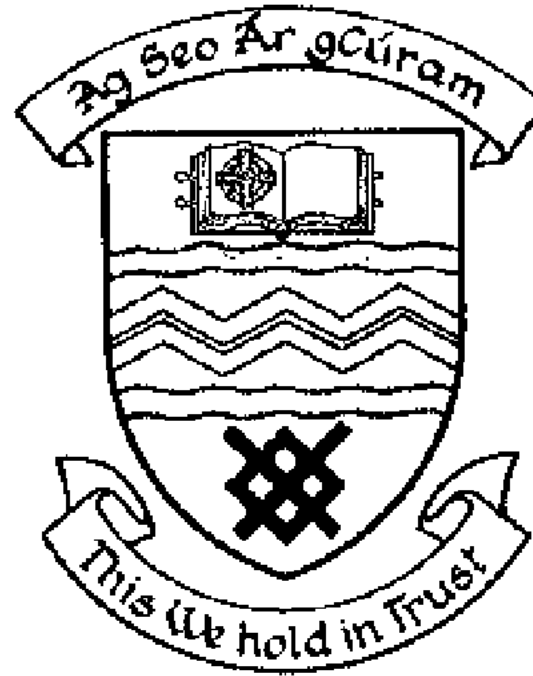
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proposed development and which facilitate this development;
this contribution to be paid before the commencement of
development on the site.

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.

- 26 That a financial contribution of #209,000 (two hundred and
nine thousand pounds) be paid by the proposer to South
Dublin County Council towards the cost of provision of Class
1 public open space in St. Cuthberts Park which will
facilitate this development and towards the shortfall in the
provision of public open space to service the 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 in the
provision and development of amenity lands in the area which
facilitate the development.

- 27 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 #270,000 (two hundred and
seventy 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
#170,000 (one hundred and seventy 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.

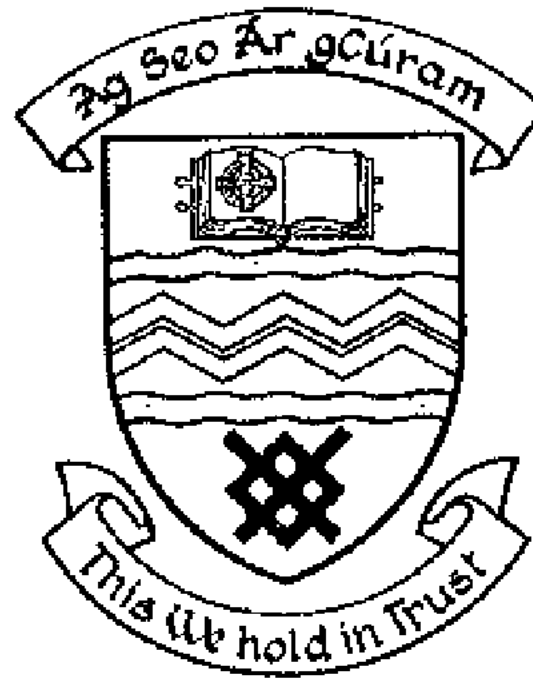
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Or./...


- 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.

- (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.

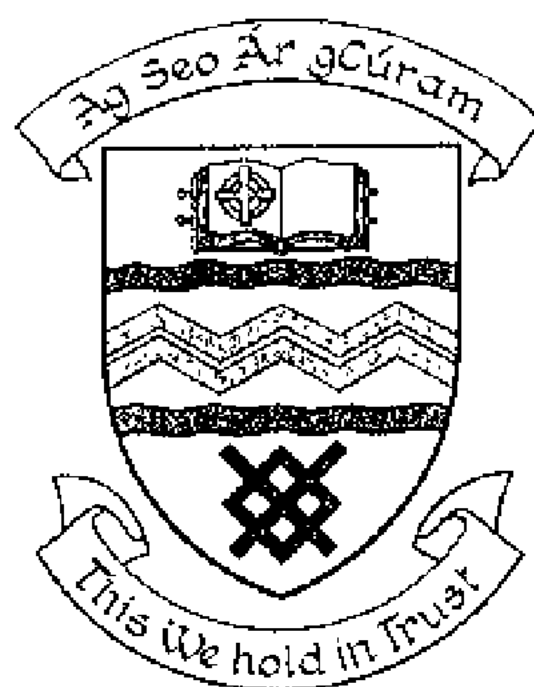
Signed on behalf of South Dublin County Council.

 5 February 1999
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2613	Date of Decision 22/12/98
Register Reference S98A/0480	Date 14th July 1998

Applicant Durkan New Homes Ltd.,

Development 173 no. 2 & 3 bed, semi detached and terraced houses which will form Phase 3 of an overall residential scheme, with entrance off existing Distributor Road located between Kilmahuddrick Close and old Castle Drive. Previous permission Reg. Ref. S97A/0692.

Location Grange View, Kilmahuddrick, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 23/12/98

Additional Information Requested/Received 10/09/98 /13/10/98

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

..... 22/12/98
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
Planning and Development Consultants,
29 Fitzwilliam Place,
Dublin 2.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as Additional Information received on 13/10/98, 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 It is noted that the area between Road 12 and Road 11 including the extension of Road 11 beyond its junction with Road 12 (house type 'F') is omitted from this application. Revised proposals for this area to be submitted providing for an alternative house type and including for the provision of open space to make up the deficiency of open space for the overall development if so required or otherwise agreed with the Council.
REASON:
In the interest of the proper planning and development of the area.

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

- 4 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.

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REASON:

To protect the amenities of the area.

- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

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- 6 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.

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REASON:

In the interest of reducing air pollution.

- 8 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

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- 9 That the road reservation for the Outer Ring Road be set out on site and agreed with the Roads Department of the Council.

REASON:

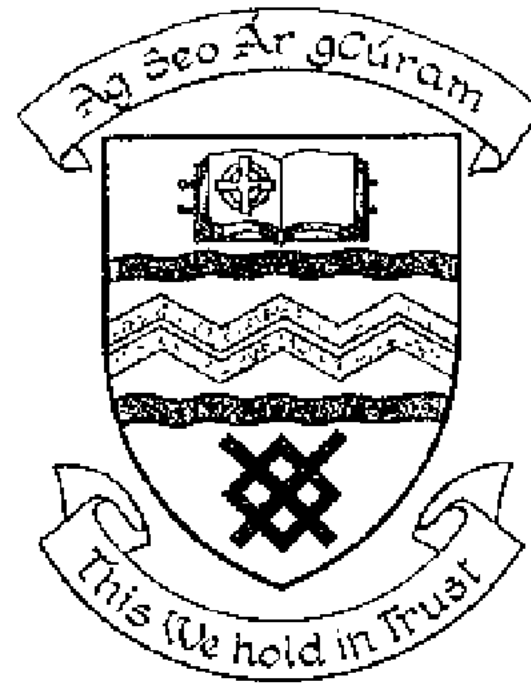
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REG REF. S98A/0480

completion of their dwellings.

REASON:

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- 11 Prior to the commencement of development applicant to submit and agree a detailed landscape plan and specification (including timescale for implementation) and bill of quantities for the development of all areas of open space. This plan to include grading, topsoiling, seeding, paths, drainage and tree and shrub planting.

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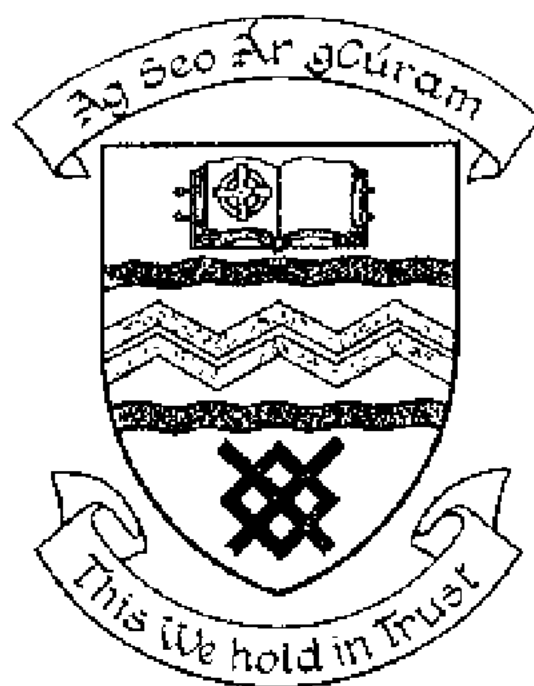
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REASON:

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.

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REASON:

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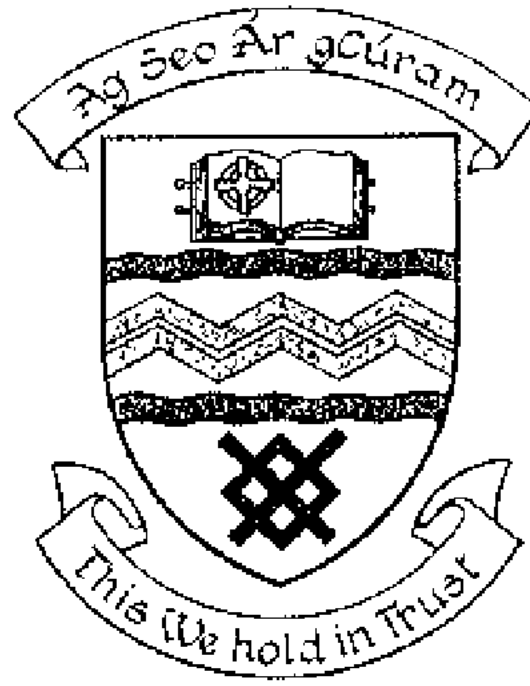
REASON:

To protect the amenities of the area.

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- 19 That all dwellings with the exception of terraced houses be set back a minimum of 7.5 metres from the front boundaries terraced dwellings shall be provided with a 9m depth of driveway.
REASON:
In order to provide for 2 no. off street car parking spaces per dwelling.
- 20 That no vehicular access permanent or temporary be provided to the proposed development from the Nangor Road.
REASON:
In the interest of the proper planning and development of the area.
- 21 That a financial contribution in the sum of £72,000 (seventy two thousand 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.
- 22 That all rear gardens have a minimum depth of 11 metres.
REASON:
In the interest of the proper planning and development of the area.
- 23 That the separation between housing units be a minimum of 2.3 metres.
REASON:

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

- 24 The water supply and drainage arrangements to be in accordance with the requirements of the Environmental Services Engineer. In this regard special attention is drawn to the following:-
- a) Applicant to ensure full and complete separation of foul and surface water sewers;
 - b) No building within 5m of existing sewer or sewer with the potential to be taken in charge. See sewer run from east into F18;
 - c) Applicant to revise drainage layout to resolve clashes between piperuns S111 to S18 and F15 to F14; and F9 to F8 and S11 from east;
 - d) Applicant to submit details of proposals for capturing the existing sewers from the halting sites and for the handling of the redundant pipelines. Applicant must ensure that the redundant exits from the manholes are fully sealed.

REASON:

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

- 25 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) PER HOUSE 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

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improvement works and traffic management schemes
facilitating the proposed development.

- 26 That a financial contribution of £209,000 (two hundred and nine thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of Class 1 public open space in St. Cuthberts Park which will facilitate this development and towards the shortfall in the provision of public open space to service the 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 in the provision and development of amenity lands in the area which facilitate the development.

- 27 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 £270,000 (two hundred and seventy 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 £170,000 (one hundred and seventy 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./...

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

Decision Order Number 2509	Date of Decision 11/12/98
Register Reference S98A/0480	Date 14th July 1998

Applicant Durkan New Homes Ltd.,
App. Type Permission
Development 173 no. 2 & 3 bed, semi detached and terraced houses which will form Phase 3 of an overall residential scheme, with entrance off existing Distributor Road located between Kilmahuddrick close and Old Castle Drive. Previous permission Reg. Ref. S97A/0692.

Location Grange View, Kilmahuddrick, Clondalkin, Dublin 22.

Dear Sir / Madam,

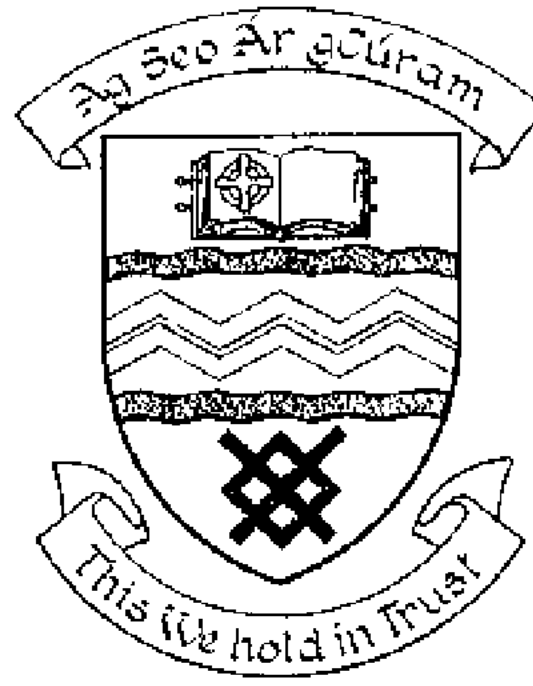
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 23/12/98

Yours faithfully

PH
..... 11/12/98
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
Planning and Development Consultants,
29 Fitzwilliam Place,
Dublin 2.

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

Decision Order Number 1818	Date of Decision 10/09/98
Register Reference S98A/0480	Date 14th July 1998

Applicant Durkan New Homes Ltd.,
Development 173 no. 2 & 3 bed, semi detached and terraced houses which will form Phase 3 of an overall residential scheme, with entrance off existing Distributor Road located between Kilmahuddrick Close and old Castle Drive. Previous permission Reg. Ref. S97A/0692.

Location Grange View, Kilmahuddrick, Clondalkin, Dublin 22.

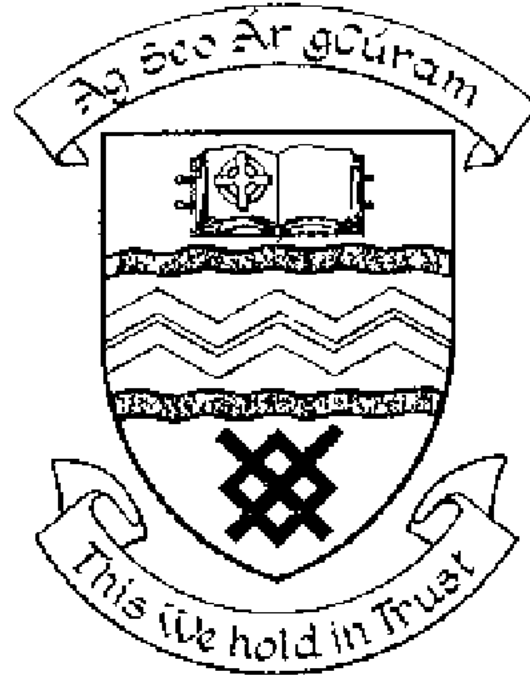
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 14/07/98 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 The applicant to submit a site layout plan indicating the proposed reservation for the Outer Ring Road as set out by the Council on site.
- 2 The applicant to submit an amended overall site layout plan for all phases of the development clearly indicating the following:-
 - (a) the open space to be provided for Phase 2 - (134 dwellings granted), as per condition No. 9 of Planning Reference S97A/0692;
 - (b) the open space to be provided for the proposed development;

Fenton Simons,
Planning and Development Consultants,
29 Fitzwilliam Place,
Dublin 2.

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NOTE: Taking account of all three phases of development, with a total of 319 dwellings proposed, a total of 2.2ha. of public open space is required. It would appear from the overall layout submitted that a total of 1.53ha. is provided, which is sufficient to serve only 218 houses (there is therefore a shortfall of 0.67ha.), you are advised that it may be necessary to omit a number of dwellings in order to provide public open space to the Development Plan standard.

- 3 The applicant to indicate the boundary treatment proposed for:
- (a) the western boundary of the site which adjoins the proposed Outer Ring Road, and
 - (b) the north-western boundary of the site which abuts the Grand Canal.

- 4 The applicant to indicate the hedgerow which runs through the main open space proposed.

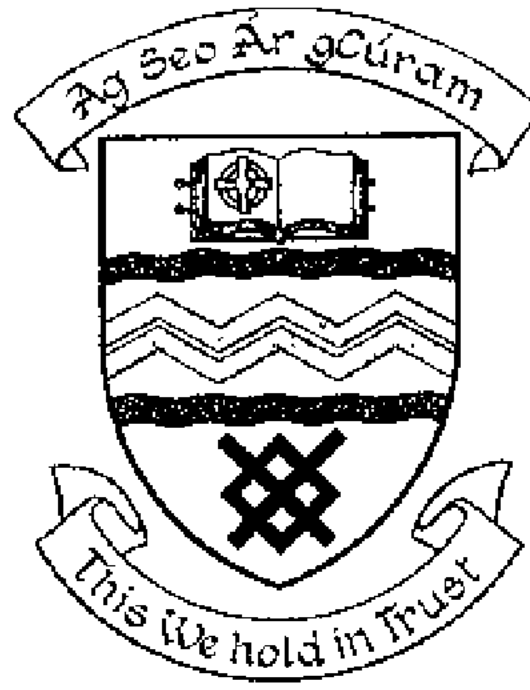
NOTE: Applicant is advised that this hedgerow should be retained in any proposed development of this open space area.

- 5 Drawings indicate houses 118 & 137 above existing 225mm diameter foul sewer. Proposals for the protection or re-routing of this pipeline to be submitted. No building to be within 5m of public sewer or sewer with potential to be taken in charge.
- (a) The applicant to submit details of proposed outfall;
 - (b) The applicant to ensure full and complete separation of foul and surface water systems.

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6 The applicant to submit detailed proposed watermain layout indicating watermain sizes, valve, meter and hydrant layout, proposed point of connection to existing watermains. Layout to comply with Building Regulations. Applicant to ensure that:

- (a) All watermains greater than 150mm diameter shall be Ductile Iron;
- (b) No dwelling to be greater than 50m from a hydrant;
- (c) Watermains shall be laid in public open space to ensure accessibility for maintenance and repair;
- (d) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

Signed on behalf of South Dublin County Council

lt
.....
for Senior Administrative Officer

10/09/98