

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0794	
1. Location	Lands at Gibbons, Tallaght adjacent to Fortunestown Lane and Phase 6 of development at Suncroft Gibbons Tallaght.		
2. Development	132 no. 3 bed semi detached and terraced houses and associated site works on site of approximately 10.3 acres with access off Fortunestown Way through Sundale Park being phase 6 of overall development.		
3. Date of Application	05/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Fenton Simons Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd Address: Ballymount House, Ballymount Road.		
6. Decision	O.C.M. No. 0210  Date 03/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0480  Date 19/03/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	

# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Fenton Simons  
29 Fitzwilliam Place,  
Dublin 2.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0480	Date of Final Grant 19/03/98
Decision Order Number 0210	Date of Decision 03/02/98
Register Reference S97A/0794	Date 5th December 1997

**Applicant** Kelland Homes Ltd

**Development** 132 no. 3 bed semi detached and terraced houses and associated site works on site of approximately 10.3 acres with access off Fortunestown Way through Sundale Park being phase 6 of overall development.

**Location** Lands at Gibbons, Tallaght adjacent to Fortunestown Lane and Phase 6 of development at Suncroft Gibbons Tallaght.

**Floor Area** 0.000 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (24) Conditions.

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## Conditions and Reasons

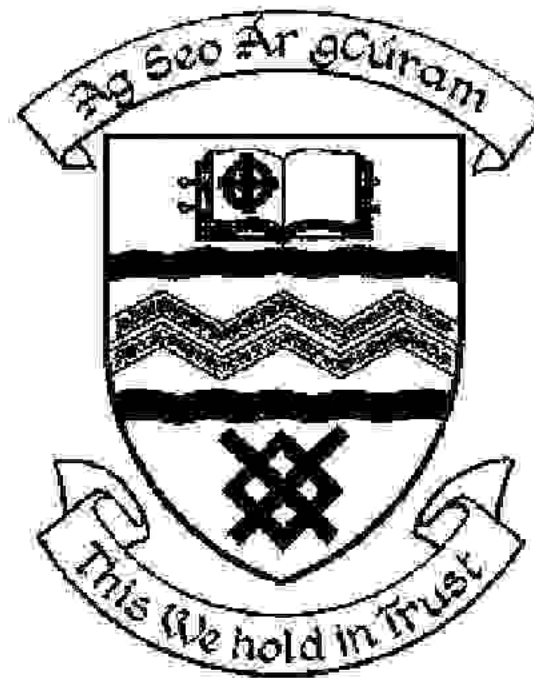
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That 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.
- 4 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.
- 5 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.
- 6 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.
- 7 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.



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**REASON:**

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

- 8 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 following shall apply:-
- a) no building shall be within 5.0m of a sewer or watermain with the potential to be taken in charge (See F6 to F4 and S5 to S4);
  - b) prior to commencement of development the applicant shall submit for the written agreement of the Planning Authority a revised drainage layout to show resolution of level changes where surface water pipes cross foul sewer pipes - Runs F10-F3 and F8-F7;
  - c) all pipes to be laid with minimum cover of 1.2m in roads, paths and driveways. Where this minimum cover is not achieved, pipes to be bedded and surrounded in 150mm of concrete;
  - d) 7 or 8 connections to a single manhole for surface water drainage are not acceptable and a revised layout should be submitted for the written agreement of the Planning Authority prior to the commencement of development;
  - e) an additional watermain road crossing shall be made on Road 5 in the vicinity of the proposed traffic calming at the north end of the development (near site No. 71). Additional sluice valves are also required;
  - f) a sluice valve shall be provided on the branch main outside site No. 24.

**REASON:**

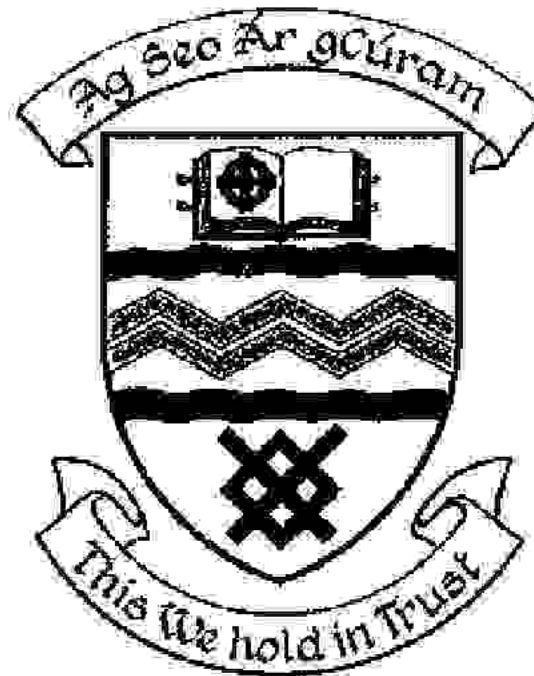
In order to comply with the Sanitary Services Acts, 1878-1964.

- 9 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

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these services by the county council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 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 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.

- 12 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.

- 13 The developer shall construct a plinth wall and railings 1.8m high along the north boundary of the site with Fortunestown Lane. The wall and railings shall tie in with the wall and railings on the proposed public open space area in the adjoining site to the east. There shall be one pedestrian access in this boundary with Fortunestown Lane.

**REASON:**

In the interest of visual amenity and to provide access for pedestrians to the school on the opposite side of Fortunestown Lane.

- 14 All first floor gable elevation windows shall be in permanent obscure glazing.

**REASON:**

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



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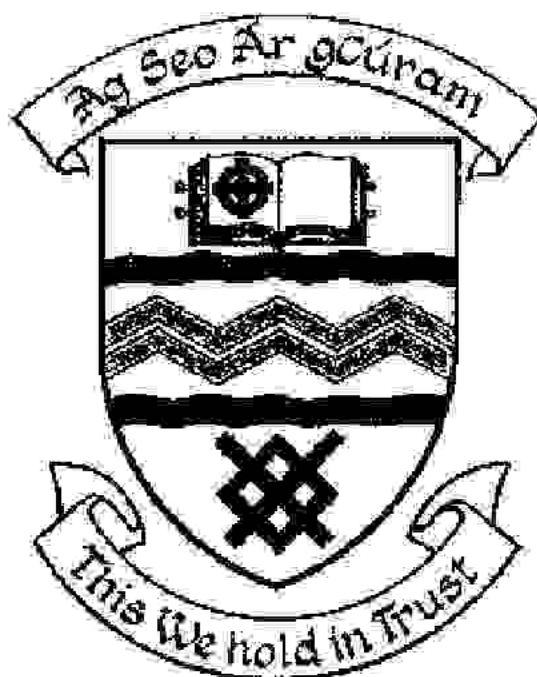
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- 15 The turning circles at either end of Road 17 shall be redesigned to face in towards houses only.  
REASON:  
To facilitate ease of maintenance on public open space areas in the interest of the proper planning and development of the area.
- 16 The areas to the east of sites 1, 110 and 71 shall be incorporated in the garden curtilage of the respective houses and 1.8m screen walls shall be brought out to the edge of the pavement for rear and side gardens.  
REASON:  
In the interest of the proper planning and development of the area.
- 17 The existing hedgerows on the south and west boundaries of the site shall be removed in their entirety and a 2.0m high wall shall be constructed in its place. The wall shall be capped and plastered where visible from turning circles of cul-de-sacs.  
REASON:  
In the interest of the proper planning and development of the area and visual amenity.
- 18 Road No's 13, 15, 16 and 17 shall not be used for vehicular access to possible future housing development on lands to the west.  
REASON:  
To preserve the residential amenities of proposed houses in the interest of the proper planning and development of the area.
- 19 A scheme of street tree planting shall be submitted for the written agreement of the Planning Authority prior to the commencement of development on site. This shall be accompanied by a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of at least 18 months and

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bill of quantities for the development of the open space areas. 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.

- 20 Houses 103-106 shall be reoriented to face onto Road 14 and the public open space area.

**REASON:**

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

- 21 That a financial contribution in the sum of £62,400 (sixty two thousand four hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

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 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:**

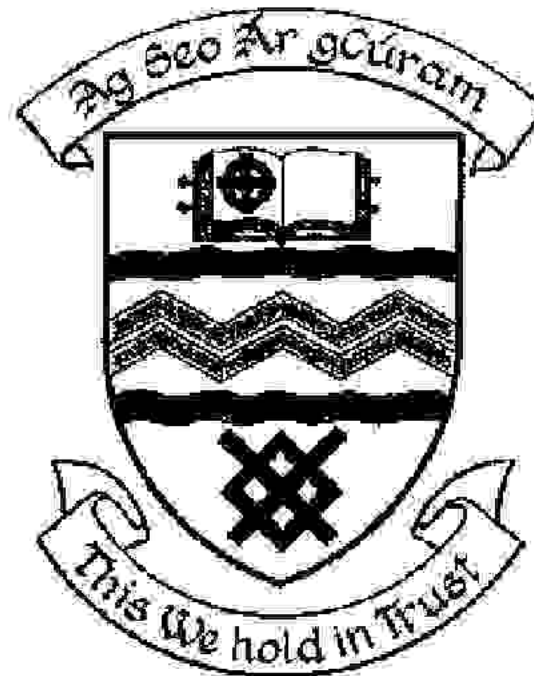
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.



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- 23 That a financial contribution in the sum of £500 (five hundred pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of development and ungrading public open space at Jobstown which will serve this 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.
- 24 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 £170,000 (one 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 £100,000 (one hundred thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.  
 Or./...
  - c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

**REASON:**

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.



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- (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.

.....  
for SENIOR ADMINISTRATIVE OFFICER

March 1998