

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0685	
1. Location	Fortunestown Way, Fortunestown, Dublin 24.		
2. Development	130 no. 2 storey 3 bed terraced houses with access for 124 houses off Fortunestown Way and 6 no. houses on Glenshane Gardens on site of circa 10 acres.		
3. Date of Application	21/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/01/98 2.	1. 23/01/98 2.
4. Submitted by	Name: Fenton Simons, Address: Planning and Development Consultants, 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd Address: Ballymount House, Ballymount Road, Kingswood, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0464 Date 19/03/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0864 Date 06/05/98	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

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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 0864	Date of Final Grant 06/05/98
Decision Order Number 0464	Date of Decision 19/03/98
Register Reference S97A/0685	Date 23rd January 1998

Applicant Kelland Homes Ltd

Development 130 no. 2 storey 3 bed terraced houses with access for 124 houses off Fortunestown Way and 6 no. houses on Glenshane Gardens on site of circa 10 acres.

Location Fortunestown Way, Fortunestown, Dublin 24.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

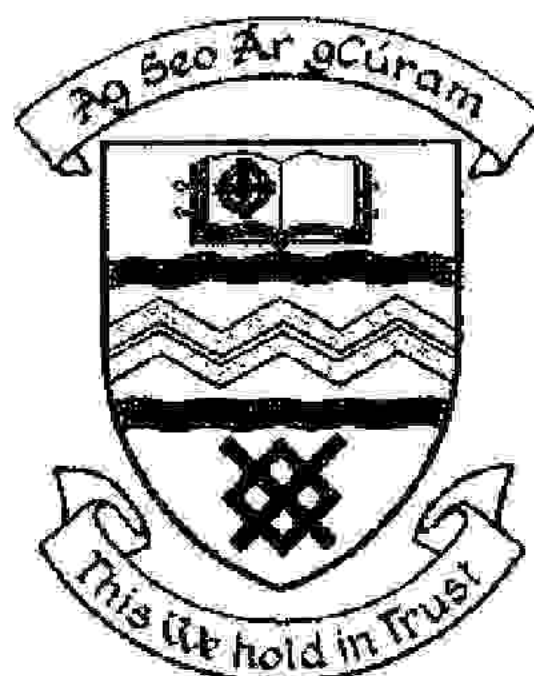
Additional Information Requested/Received 08/01/98 /23/01/98

A Permission has been granted for the development described above,
subject to the following (21) 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 as amended by Additional Information received by the Planning Authority on 23/01/98, 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 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.

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- 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.

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:-

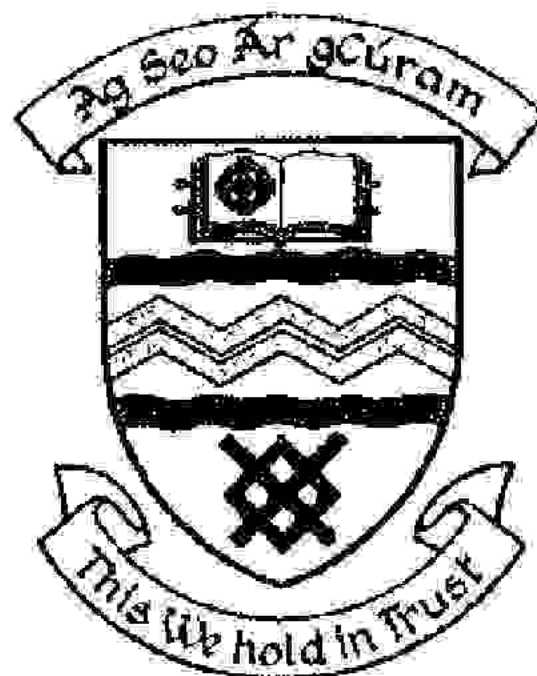
- a) the applicant shall ensure the full and complete separation of foul and surface water systems;
- b) no building shall be within 5.0m of any sewer or watermain with the potential of being taken-in-charge (see F14 to F13);
- c) all redundant ditches and streams to be piped with spigot and socket pipes laid open-jointed with gravel bed and surround and connected to the proposed surface water drainage system;
- d) the applicant shall connect to the existing 200mm diameter P.V.C. watermain on the eastern side of the Brookfield Road. This connection will cross the existing 21" trunk watermain on the northern boundary of the site. This crossing shall be constructed only in the presence of South Dublin County Council personnel, Deansrath Depot;
- e) the applicant shall connect to the existing 250mm diameter A.C. main on Fortunestown Way adjacent to Glenshane Lawns;
- f) no building shall be within 8.0m of the 21" trunk watermain on the northern boundary of the site;
- g) all watermains greater than 150mm diameter shall be ductile iron.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964 and in the interest of the proper planning and development of the area.

- 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

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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.

- 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:

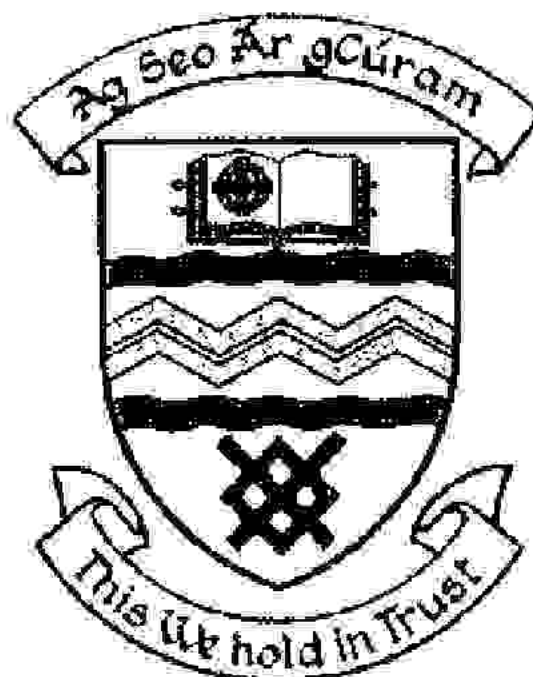
To protect the amenities of the area.

- 13 Prior to the commencement of development on site, the developer shall submit for the written agreement of the Planning Authority, a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of at least 18 months and bill of quantities for the development of the open space. This plan shall 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.

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- 14 A specification and plan for street tree planting shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interest of visual amenity.
- 15 A pedestrian link only shall be provided between Glenshane Gardens and Road 5. A low stone wall shall be constructed across the head of the cul-de-sac to prevent vehicular incursion. The wall shall match that proposed for the Fortunestown Way/Brookfield Road boundary of the site. The stone wall shall bridge any existing or proposed services.
REASON:
In the interest of the proper planning and development of the area.
- 16 All screen walls shall be capped and plastered along their entire length where visible from public roads, public open space or footpaths within or abutting the site.
REASON:
In the interest of visual amenity.
- 17 All first floor gable elevation windows shall be in permanent obscure glazing.
REASON:
To preserve the residential amenities of adjoining properties in the interest of the proper planning and development of the area.
- 18 That a financial contribution in the sum of £60,000 (sixty 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

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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.

- 19 That a financial contribution in the sum of money equivalent to the value of £104,000, (one hundred and four thousand 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.

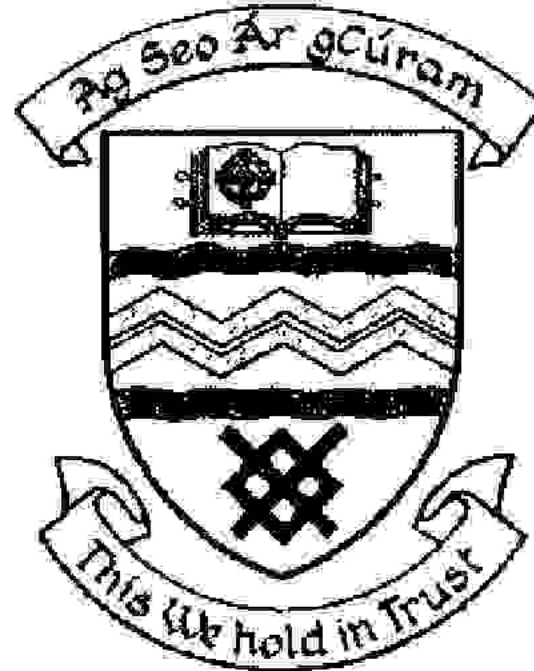
REASON:

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.

- 20 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 £160,000 (one hundred and sixty 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,

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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.

- 21 That a financial contribution in the sum of £500 (five
hundred pounds) PER HOUSE (total £65,000 sixty five thousand
pounds) be paid by the proposer to South Dublin County
Council towards the cost of the provision and development of
public open space in the area of the proposed development
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.

- (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.

.....*W. M. Kelly*.....May 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0030	Date of Decision 08/01/98
Register Reference S97A/0685	Date 21st October 1997

Applicant Kelland Homes Ltd
Development 130 no. 2 storey 3 bed terraced houses with access for 124 houses off Fortunestown Way and 6 no. houses on Glenshane Gardens on site of circa 10 acres.

Location Fortunestown Way, Fortunestown, Dublin 24.

App. Type Permission

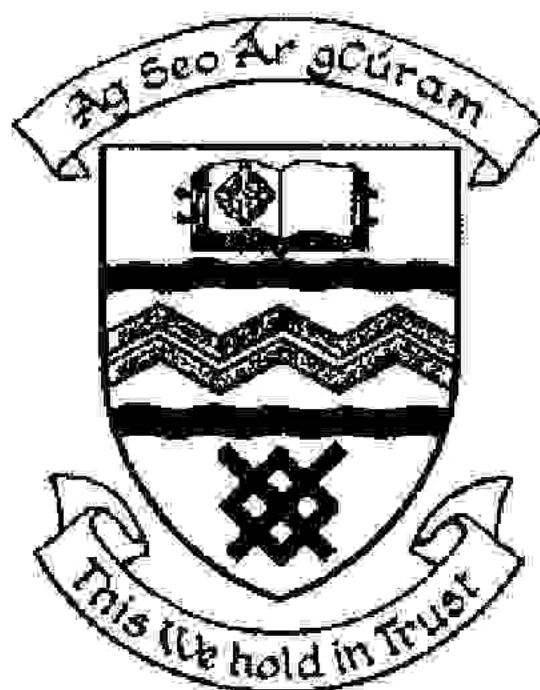
Dear Sir/Madam,

With reference to your planning application, received on 21/10/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit a revised foul and surface water drainage layout to resolve clashes between foul sewer and surface water pipes at crossings near manholes S2, F2, F3 and F5.
- 2 The applicant is requested to check invert levels for manholes F1 and S1 which do not accord with South Dublin County Council records and to resubmit revised proposals.
- 3 The applicant is requested to submit revised proposals for surface water drainage as the current proposal includes 8, 9 and 10 inlets to manholes which is not acceptable.

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REG REF. S97A/0685

- 4 The applicant is requested to submit revised proposals to show 10m radius curves at the junction of Road 1 and Fortunestown Way.
- 5 The applicant is requested to submit a sample elevation and section drawing of screen walls and to indicate the boundary treatments proposed for front and rear gardens.
- 6 The applicant is requested to confirm that areas to the side of sites, 7, 14, 115, 122, 42, 71, 76 and 99 are to be incorporated into the relevant house plots.
- 7 The applicant is requested to submit a revised layout for houses 99-102 such that the side boundary wall of No. 102 lines up with the side boundary wall of the adjacent house in Glenshane Green. The turning area for the road should be turned inwards towards the houses.
- 8 The applicant is requested to indicate if it is proposed to provide pedestrian access between Glenshane Gardens and Road 5.
- 9 The applicant is requested to submit proposals for the north boundary of the site where it abuts the pedestrian pathway between the site and the school. This boundary should include a 2.0m high wall along the entire side boundary of sites 1, 22 and 23 and a plinth wall and railings 2.0m high along the main public open space boundary.
- 10 The applicant is requested to submit a revised layout plan to incorporate the public open space area to the side of sites 103 and 130 into the garden curtilage of these sites

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and to reroute the relevant sections of pipeline into the
footpath and grass margin area of Fortunestown Way.

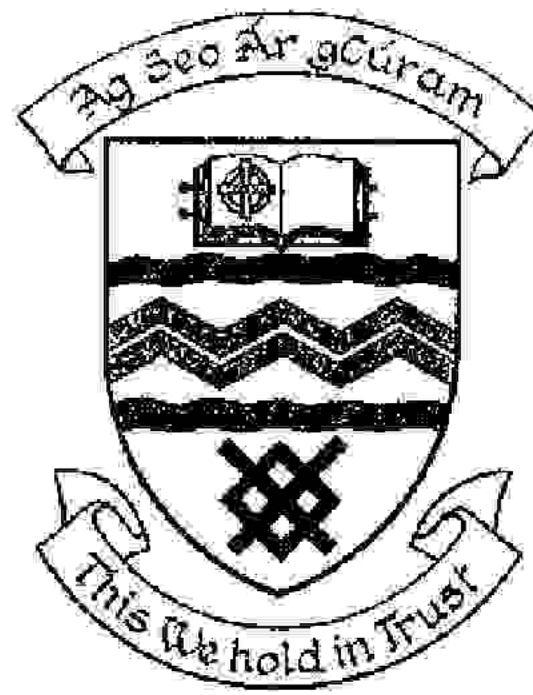
- 11 The applicant is requested to submit proposals for the
boundary treatment with Fortunestown Way and Brookfield
Road. A low stone wall 0.66-1.0m high is suggested.

signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

08/01/98

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

Order Number 3094	Date of order 06/11/97
Register Reference S97A/0685	Date 21st October 1997

Applicant Kelland Homes Ltd

Development 130 no. 2 storey 3 bed terraced houses with access for 124 houses off Fortunestown Way and 6 no. houses on Glenshane Gardens on site of circa 10 acres.

Location Fortunestown Way, Fortunestown, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 31/10/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,


.....
for Senior Administrative Officer.

06/11/97