

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0471	
1. Location	Knockmitten, site between Monastery Walk, Woodford Lawn and Woodford Road, with access from Monastery Road.		
2. Development	Residential development consisting of 143 No. units consisting of 83 No. 2/2 and a half storey 3 and 4 bed detached and terraced town houses, 20 No. 3 storey 2/3 bed maisonettes units and 40 No. 2 storey 2 bedroom apartments and associated site work.		
3. Date of Application	18/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/09/97 2. 17/12/97	1. 30/10/97 2. 10/02/98
4. Submitted by	Name: Fenton-Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place,		
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 12.		
6. Decision	O.C.M. No. 0674 Date 09/04/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1022 Date 27/05/98	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.

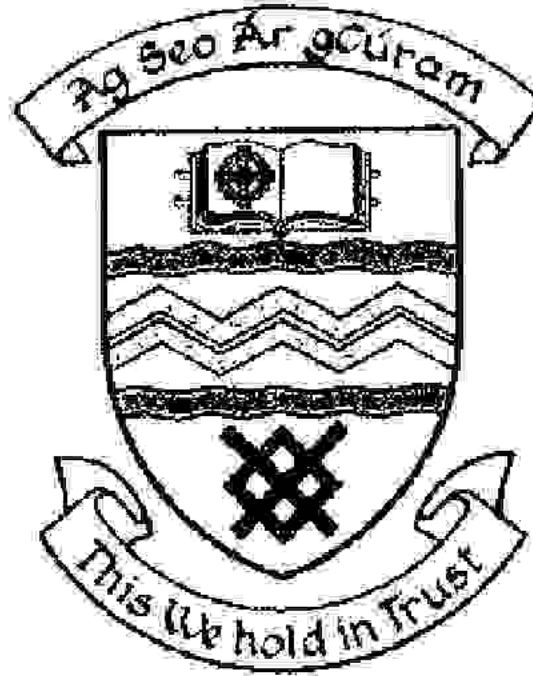
Registrar

Date

Receipt No.

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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Fenton-Simons,
Planning & 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 1022	Date of Final Grant 27/05/98
Decision order Number 0674	Date of Decision 09/04/98
Register Reference S97A/0471	Date 10th February 1998

Applicant Kelland Homes Ltd.,

Development Residential development consisting of 143 No. units consisting of 83 No. 2/2 and a half storey 3 and 4 bed detached and terraced town houses, 20 No. 3 storey 2/3 bed maisonettes units and 40 No. 2 storey 2 bedroom apartments and associated site work.

Location Knockmitten, site between Monastery Walk, Woodford Lawn and Woodford Road, with access from Monastery Road.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

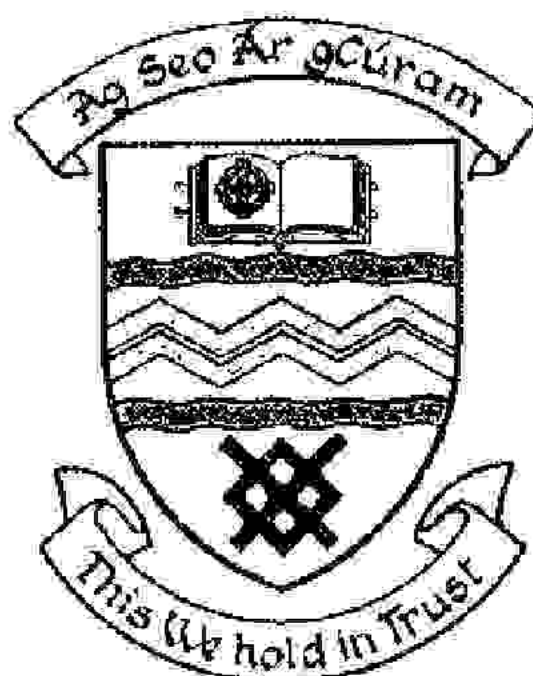
Additional Information Requested/Received 17/09/97 /30/10/97

A Permission has been granted for the development described above,
subject to the following (29) Conditions.

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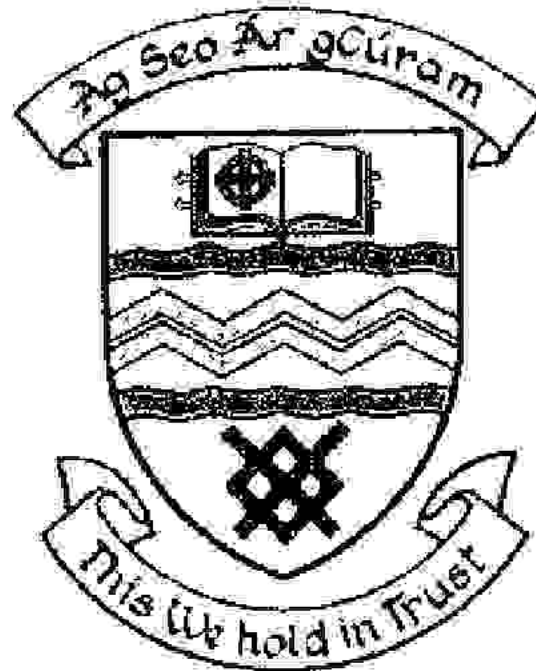
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Conditions and Reasons

- 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 plans lodged with the planning authority as additional information on 30th October 1997, as clarification of additional information on 10th February 1998 and as unsolicited additional information on 28.08.1997, 11.11.1997 and 13.11.1997, 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 and apartment 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.

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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.

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.

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 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:

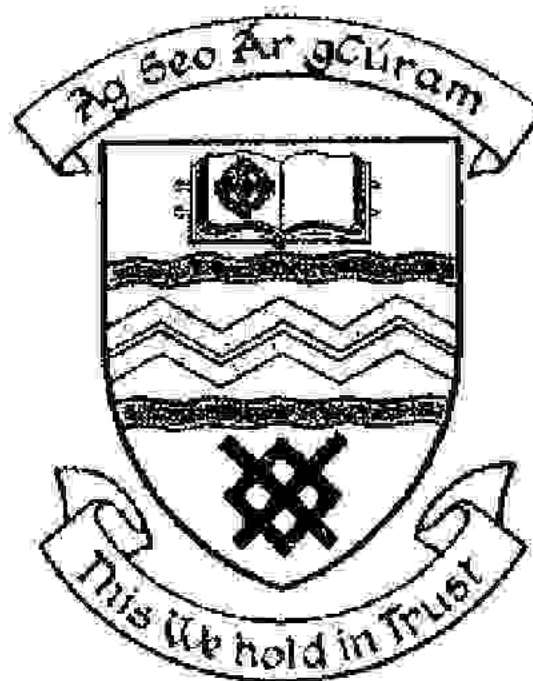
In the interest of the proper planning and development of the area.

- 11 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, shall be provided along the rear boundaries of each dwelling house so as to be screen the rear gardens from public view.

Timber fencing is not acceptable.

REASON:

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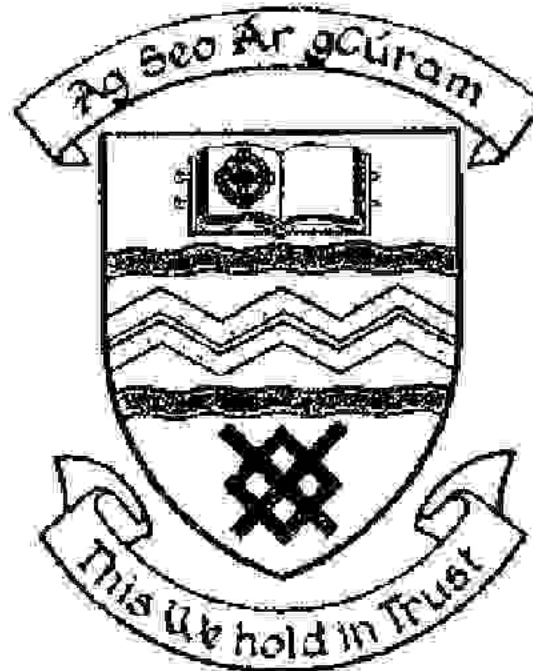
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In the interest of the proper planning and development of the area.

- 12 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.
- 13 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.
- 14 That details of the management agreement for the maintenance and control of the apartment buildings and surrounding communal open space and the cemetery shall be submitted to the planning authority for agreement prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 15 That Unit No. 61 shall be omitted from the development and unit Nos. 55-60 inclusive shall be repositioned 5 metres northwards with the remaining space between Unit No. 60 and the site boundary being incorporated in the private open space around Unit No. 60. A revised site layout plan shall be submitted to the planning authority for agreement prior to the commencement of the development.
REASON:
To protect the amenity of adjoining properties.
- 16 That Unit Nos. 19-21 shall be replaced with two detached or semi-detached units with a minimum distance of 5 metres between the northern gable end and to the northern

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site boundary. A revised site layout plan shall be submitted to the planning authority for agreement, prior to the commencement of the development.

REASON:

To protect the amenity of adjoining properties.

17 That the foul and surface water drainage arrangements shall satisfy the following requirements of the County Council:-

- a. There shall be full and complete separation of the proposed foul and surface drainage systems;
- b. no building shall take place within a 5 metre distance of existing sewers or sewers with potential to be taken-in-charge by the County Council.
- c. all pipes shall have a minimum cover 1.2 metres in roads, footpaths, and driveways. Where it is not possible to achieve this cover, pipes shall be bedded and surrounded in 150mm concrete.
- d. the applicant shall register wayleaves for sewers within private property in favour of South Dublin County Council prior to sale of each property.

REASON:

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

18 That no building shall take place within a 5 metre distance of watermains. Sluice valves and hydrants shall be constructed at locations and in accordance with the requirements of the Water Section, Environmental Services Department.

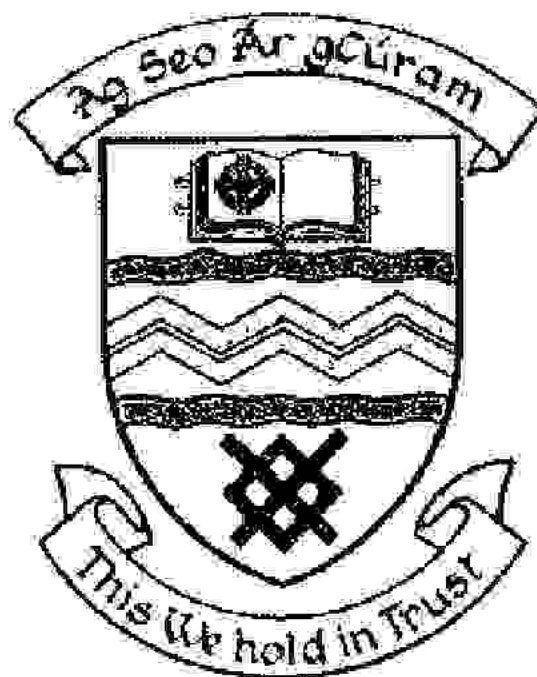
REASON:

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

19 That prior to the commencement of the development the applicant shall submit a landscaping and management plan for the existing cemetery to include elevation drawings of the proposed stone walling and railings to be erected around the perimeter and details of proposed uses and accesses.

REASON:

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In the interest of amenity and the preservation of the cemetery.

- 20 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences.

REASON:

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

- 21 Prior to the commencement of the development the applicant shall lodge a street tree planting scheme with the planning authority for agreement which shall be carried out prior to the completion of the construction of the dwellings.

REASON:

In the interest of visual amenity.

- 22 That a Tree Bond or Cash Lodgement of £20,000 shall be lodged with the planning authority prior to the commencement of the development. This bond shall be returned twelve months after the completion of the development provided no damage has been caused to the trees to be preserved.

REASON:

To ensure the protection of the trees to be retained on site.

- 23 That prior to the commencement of the development the applicant shall submit plan and elevation drawings of the proposed entrance and front boundary treatment to the development. The proposal shall include provision for a new kerb, grass margin and a footpath with a total width of 4.75 metres.

REASON:

In the interest of public safety and visual amenity.

- 24 That a financial contribution in the sum of £69,000 (sixty nine 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

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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.

- 25 Separation of 2.3 metres to be provided between housing units.

REASON:

To ensure a satisfactory standard of development.

- 26 That a financial contribution in the sum of £40,000 (forty thousand pounds) should be paid by the proposer to South Dublin County Council towards the further development of public open space in Corcagh Regional Park in lieu of the shortfall in the provision of public open space within the site. This contribution to be paid before the commencement of development on site.

REASON:

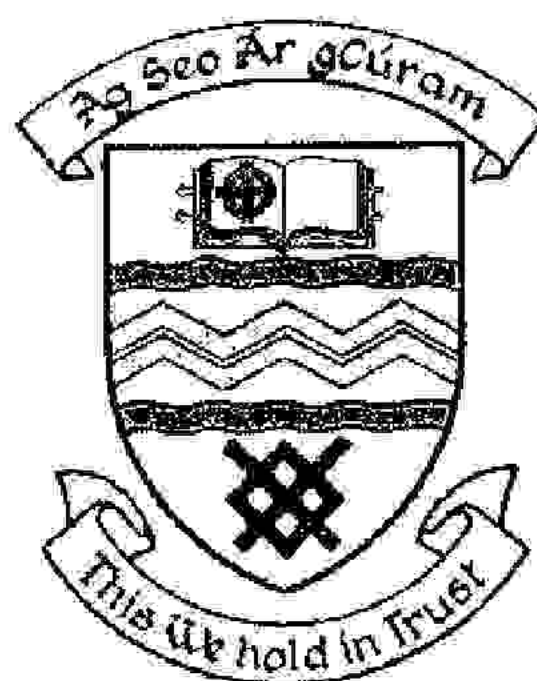
The provision of such facilities in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 27 That a financial contribution in the sum of £500 (five hundred pounds) PER HOUSE and £250 (two hundred and fifty pounds) PER APARTMENT be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in Corkagh Regional 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.

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

- 29 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 £185,000 (one hundred and eighty five 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 £115,000 (one hundred and fifteen 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.

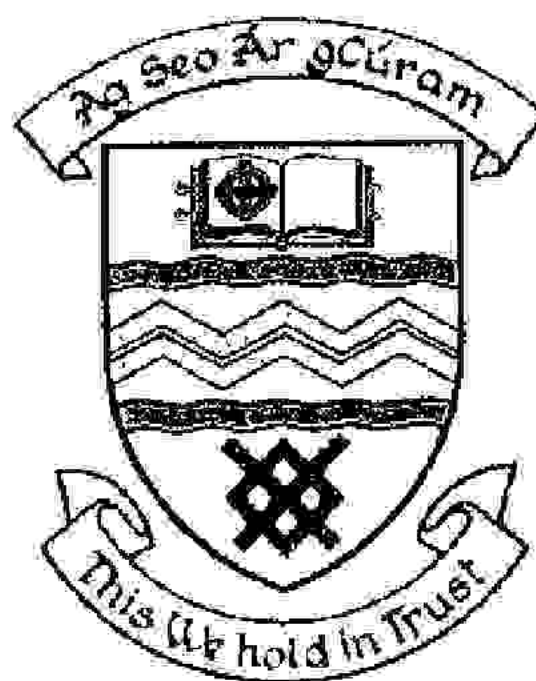
REASON:

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.

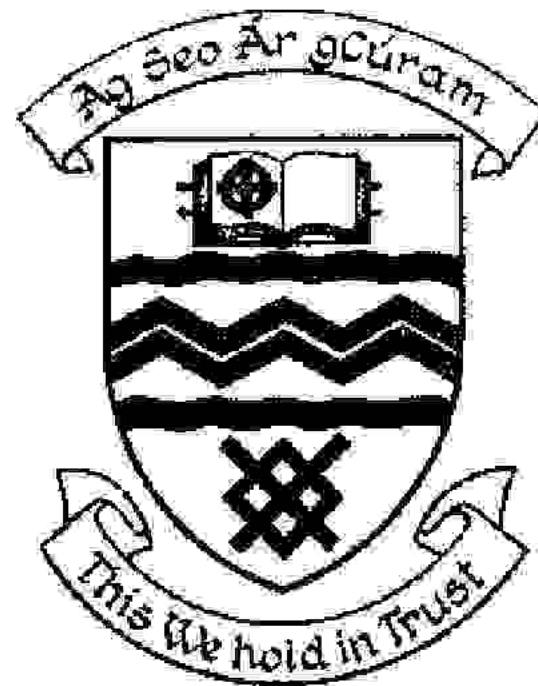
Signed on behalf of South Dublin County Council.

.....*Donella Daly*..... 28 May 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 4305	Date of Decision 17/12/97
Register Reference S97A/0471	Date 18th July 1997

Applicant Kelland Homes Ltd.,
App. Type **Permission**
Development Residential development consisting of 143 No. units consisting of 83 No. 2/2 and a half storey 3 and 4 bed detached and terraced town houses, 20 No. 3 storey 2/3 bed maisonettes units and 40 No. 2 storey 2 bedroom apartments and associated site work.

Location Knockmitten, site between Monastery Walk, Woodford Lawn and Woodford Road, with access from Monastery Road.

Dear Sir / Madam,

With reference to your planning application, additional information received on 30th October 1997 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant in deleting the area of public open space described as 0.187 acres merely changes the definition of the land and describes it as a private open space. No details of its incorporation into the apartment development is shown. The applicant is asked to clarify how this area of land should be developed.

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Planning & Development Consultants,
29 Fitzwilliam Place,
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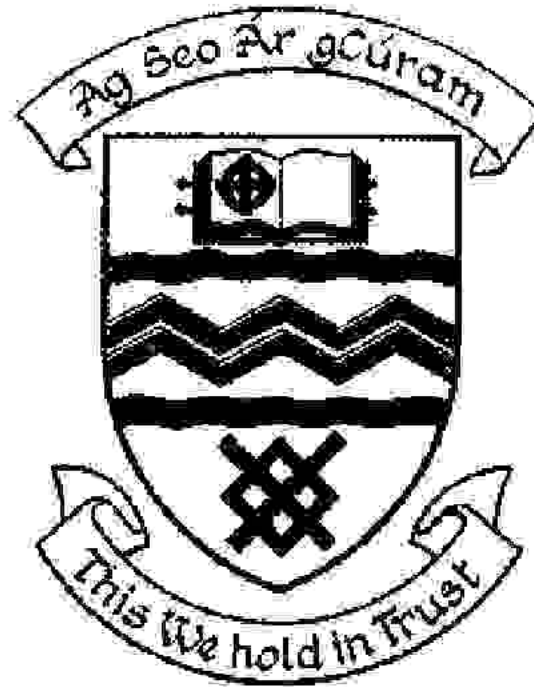
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- 2 The Planning Authority considers that 0.08 acres of public open space shown in the north west corner to be totally inadequate in area to provide a meaningful area of public open space at this location. The applicant is asked to clarify if he can provide a more useful area of public open space at this location.
- 3 In revised layout in the south-west corner the applicant has omitted 0.35 acres of public open space and replaced it with 0.114 acres of private open space located in a more undesirable location. The applicant is asked to clarify if the layout can be adjusted in this area.
- 4 In relation to the tree survey and the 1.407 acres of public open space it is the opinion of the Planning Authority that site No. 1 should be eliminated from the development in order to protect an existing tree. In addition the treatment of the 'cemetery' area is not particularly defined as to maintenance, boundary treatment etc. The applicant is requested to submit details as appropriate. In this regard the boundary of Site No. 2 would require adjustment.
- 5 The applicant is requested to submit 4 copies of plans dealing with foul and surface water drainage and public water supply.

NOTE: The additional information submitted with this application did not deal with items 1 to 4 inclusive. These were dealt with under 2 separate covers as unsolicited information and are being considered by the Environmental Services Engineer.

NOTE: It is suggested that the applicant consult with the Planning Authority prior to submission of Additional Information.

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Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the
Planning Reg Ref. No. given above.

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

17/12/97

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

Decision Order Number 1861	Date of Decision 17/09/97
Register Reference S97A/0471	Date 18th July 1997

Applicant Kelland Homes Ltd.,
Development Residential development consisting of 143 No. units consisting of 83 No. 2/2 and a half storey 3 and 4 bed detached and terraced town houses, 20 No. 3 storey 2/3 bed maisonettes units and 40 No. 2 storey 2 bedroom apartments and associated site work.

Location Knockmitten, site between Monastery Walk, Woodford Lawn and Woodford Road, with access from Monastery Road.

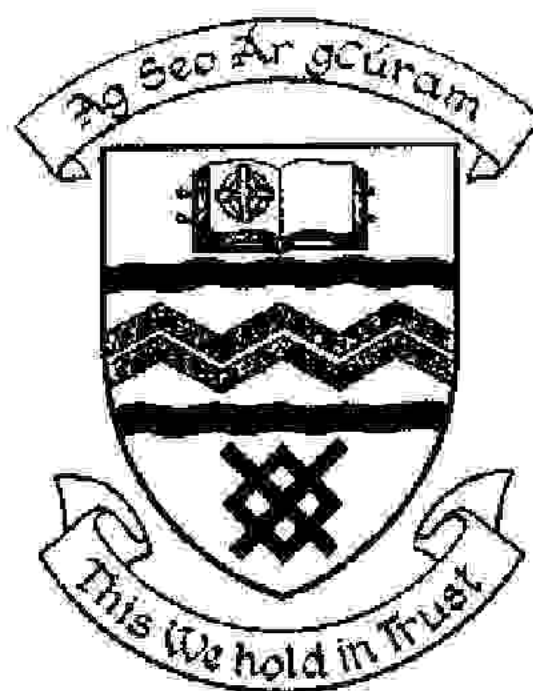
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/07/97 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 written consent to connect to private surface water and foul water sewers and water mains as far as point of connection to the public surface water and foul water sewers and water mains as well as written consent and wayleave agreements from owners of private sewers and water mains to carry out works necessary to facilitate the proposed development. It is noted that the Woodford development to the north of the applicant site has not been taken in charge by the Local Authority.
 - 2 The applicant is requested to submit revised details so that no building is located within 5 metres of an existing or proposed sewer or water main with potential to be taken in charge.
- Fenton-Simons,
Planning & Development Consultants,
29 Fitzwilliam Place,
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REG REF. S97A/0471

charge. With regard to foul and surface water revised details including mhs F11-F12, F2-F2, F4-F5, F9-F10 and S16A-S16-S17, S22-S21-S20, S9-S8-S7, S10-S11, S25-S26 and S27-S27A are necessary. With regard to water mains the layout adjacent to unit Nos. 8, 22, 38, 50-51, 57-59, 65, 83 and 84-100 will require amendment.

- 3 Foul F11-F12 crosses surface water sewer S18-S19. The applicant is requested to submit revised details with the foul sewer beneath the surface water sewer.
- 4 Applicant shall make the following revisions to proposed layout:-
 - (a) Upgrade size of proposed 100mm diameter spine main to 150mm diameter from point of connection on Monastery Road to the spur at the junction of Road Nos. 1 & 4.
 - (b) Upgrade size of main serving units 84-143 incl. from 100mm diameter to 150mm diameter.
 - (c) Construct loop on spur serving unit nos. 20-22 incl. and install sluice valve upstream of point of return of loop to spur.
 - (d) There are two proposed connections to the existing water main on Woodford Road; applicant to make western connection via existing 150mm spur in footpath.
 - (e) Construct sluice valves at:-
 - (i) point of connection of proposed spine main to existing main on Monastery Road.
 - (ii) on spur serving units 84-143, just downstream of tee-off from spine main.
 - (iii) on spine main, at south-west corner of unit 38 and downstream of 150mm tee-off.
 - (iv) on spine main adjacent to entrance to unit 50, upstream of spur serving

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- units 80-83.
- (v) on spur serving units 80-83 incl. just upstream of return point of loop.
- (vi) on connecting main from existing 150mm main at Woodford Road.
- (vii) on each of the three legs of branch adjacent to unit no. 16.
- (viii) on spur crossing Road No. 3, adjacent to unit 22.
- (ix) on spur serving units 23-35 incl. just downstream of tee-off adjacent to unit 16.
- (f) Construct hydrant:-
 - (i) adjacent to unit 20.
 - (ii) adjacent to unit 80.
- (g) 24 hour storage per unit to be supplied.
- (h) Applicant may need to install balancing tanks and booster pumps on rising main to the top storey of 3-storey units nos. 101-120 inclusive.

5 The applicant is advised that the existing boundary wall at the Monastery Road frontage will have to be removed to provide adequate vision splays at the access point. The applicant is requested to submit revised details to provide for a new kerb, grass margin and footpath to an overall width of 4.75 metres. The substance of the existing wall shall be reconstructed at the existing site entrance.

6 The applicant is requested to submit revised details so that car parking proposed for the apartments/ duplex units in the south western corner of the site shall be provided at a rate of 2 spaces per unit.

7 The applicant is requested to submit revised details so that all terraced units are either set back nine metres from the back of the footpath or additional car parking areas proposed so as to provide two off-street spaces per unit.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S97A/0471

PLANNING
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- 8 The applicant is requested to submit revised details so that road no. 8 is 6 metres wide where parking bays are provided on both sides of the road.
- 9 The applicant is requested to submit details for proposed boundary treatment to the site. In this regard details are required for the retention of the random stone walls on the eastern and western site boundaries.
- 10 The applicant is requested to submit proposed finished levels at the northern end of the site relative to finished levels of dwellings on Woodford Road and proposed boundary treatment between these groups of dwellings.
- 11 The applicant is requested to submit revised details so that units Nos. 84-89, 136-143 and 132-135 better address the main public open space area. (1.407 acres).
- 12 The applicant is advised that house No. 20 does not meet minimum Development Plan requirements regarding proximity to site boundaries. Revised details are required in this regard.
- 13 The applicant is requested to consider vehicular/pedestrian links between Woodford and the proposed development.

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- 14 The applicant is requested to submit revised details incorporating open space area 0.187 acres into the apartment area of the site.
- 15 The applicant is requested to submit revised details to provide for an additional public open space area in the north-western sector of the site.

Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

17/09/97