

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0456	
1. Location	Lands at Owendoher, Ballyboden Road, Dublin 16.		
2. Development	Demolition of Owendoher House and Owendoher Lodge and construction of 68. no dwellings in 7 no. 3-storey blocks and 1 no 3/2-storey block, comprising of 66 3-storey duplex units (33 X 2-bed and 33 X 3-bed) and 2 no. 3-bed 2-storey houses and associated site works with new entrance and bridge onto Ballyboden Road.		
3. Date of Application	11/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldamar Terrace, Mains Street,		
5. Applicant	Name: Deane Brothers Developments Limited, Address: 7 Fields Terrace, The Angle, Ranelagh, Dublin 16.		
6. Decision	O.C.M. No. 3007  Date 23/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number 3007</b>	<b>Date of Decision 23/10/97</b>
<b>Register Reference S97A/0456</b>	<b>Date 11th July 1997</b>

**Applicant** Deane Brothers Developments Limited,

**Development** Demolition of Owendoher House and Owendoher Lodge and construction of 68. no dwellings in 7 no. 3-storey blocks and 1 no 3/2-storey block, comprising of 66 3-storey duplex units (33 X 2-bed and 33 X 3-bed) and 2 no. 3-bed 2-storey houses and associated site works with new entrance and bridge onto Ballyboden Road.

**Location** Lands at Owendoher, Ballyboden Road, Dublin 16.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 24/10/97

**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.

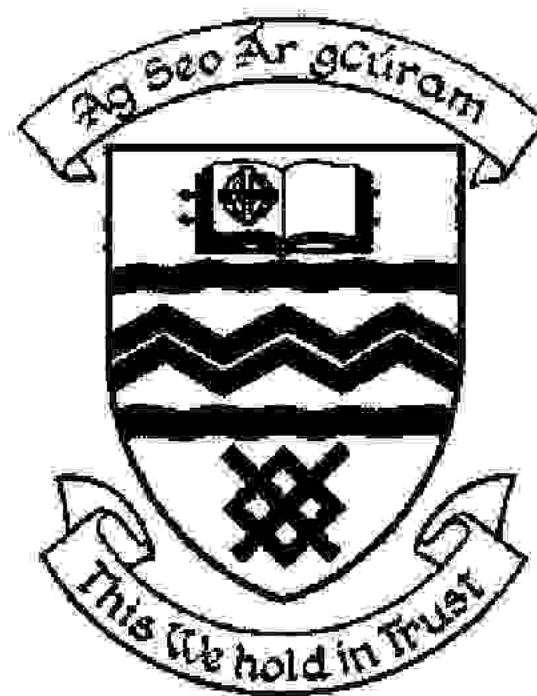
Subject to the conditions ( 27 ) on the attached Numbered Pages.  
signed on behalf of the south Dublin county council.

.....  
for **SENIOR ADMINISTRATIVE OFFICER**

23/10/97

Frank Elmes & Co.,  
2 Waldamar Terrace,  
Mains Street,  
Dundrum,  
Dublin 14.

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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 amended by unsolicited additional information received on 1st, 11th and 24th September 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 all appropriate measures shall be taken by the developer to ensure that the river is maintained in its natural state. In this regard the following shall apply:-
  - . the existing river morphology, bed material and vegetation shall be maintained.
  - . the gentle slope of the river bank shall be retained.
  - . clearing to bankside vegetation should be selective maintaining food shelter and breeding cover for fish and invertebrates.
  - . no paving of river bed shall be permitted.
  - . all run-off earthworks must be adequately settled before discharge to waters.
  - . cement release to rivers is prohibited.
  - . any works which may impact on the river including bridge construction shall be carried out during May-September (i.e. the non-spawning season).
  - . the applicant shall ascertain and adhere to all requirements of the Department of Fisheries, Eastern Regional Fisheries Board in regard to all above items.

**REASON:**

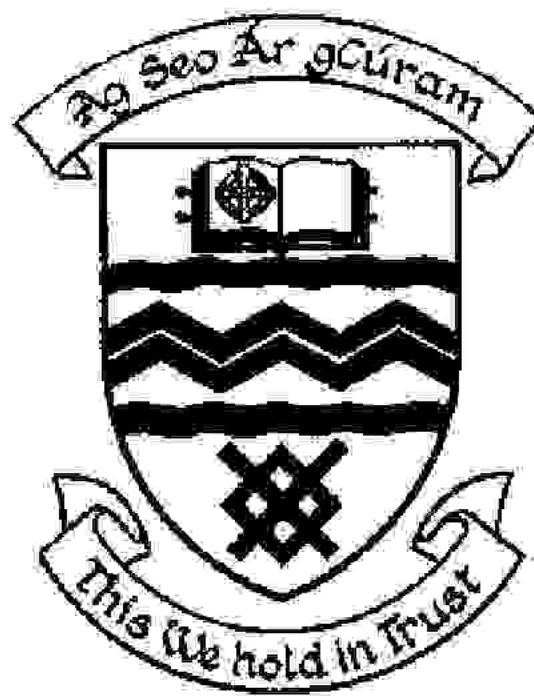
To protect the amenities of the Owendoher river.

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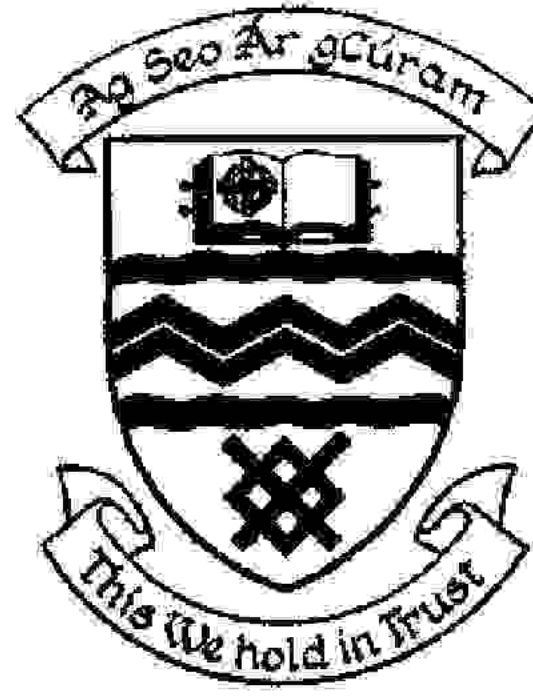


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- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 4 That all public services 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 dwelling 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 Planning Authority 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

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requirements of the Planning Authority. All requirements to be ascertained prior to commencement of development and any revised proposals shall be submitted for written agreement with the Planning Authority prior to commencement of development on site.

**REASON:**

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

- 9 The foul sewer river crossing shall be incorporated into the road bridge.

**REASON:**

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

- 10 All sewers to be laid to a minimum cover of 1.2m in roads footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers pipes shall be bedded and surrounded in concrete 150mm thick.

**REASON:**

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

- 11 That the bridge including incorporation of foul sewer and approach wingwalls be designed and certified by a competent chartered engineer and shall cater for a flow of 30,000 litres per second.

**REASON:**

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

- 12 that the finished floor level to be 0.5m above highest known flood level.

**REASON:**

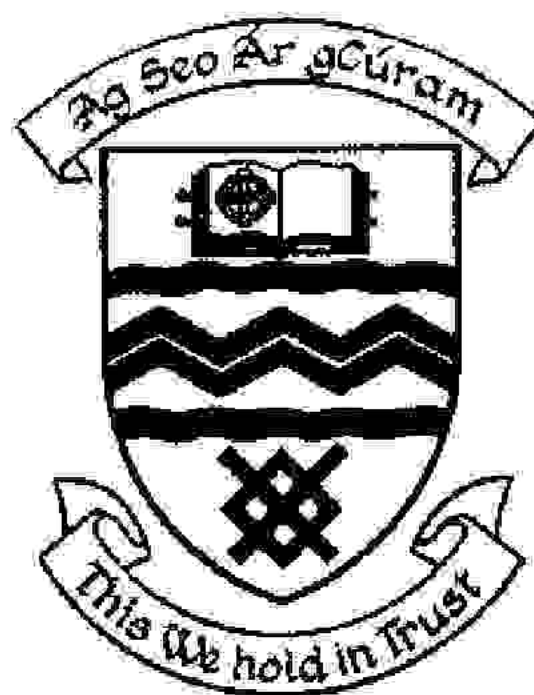
In the interest of public health.

- 13 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

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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.

- 14 That an acceptable street naming and house numbering scheme be submitted to and agreed with the Planning Authority before any constructional work takes place on the proposed houses.

REASON:

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

- 15 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.

REASON:

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

- 16 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.

- 17 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.,

- 18 That a screen wall shall be provided along the north boundary between the adjacent dwelling and the development. The exact location, design and finishes shall be subject to the written agreement of the Planning Authority, prior to occupancy of units.

REASON:

In the interest of residential amenity.

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19 That in respect of landscaping and tree retention the following shall apply:

- \* that a satisfactory scheme of landscaping including the proposed programme of works and details of boundary treatment shall be submitted for the written agreement with the Planning Authority prior to commencement of development.
- \* That trees to be retained on site are to be protected by suitable post and rail fencing to enclose at least the area covered by the crown spread.
- \* A scheme of tree felling and surgery work shall be submitted for the written agreement with the Planning Authority.
- \* That any works to reinforce the bank of the Owendoher River shall not interfere with the protection of healthy trees unless agreed in writing with the Planning Authority.
- \* The proposed drainage shall be modified to the requirement of the Planning Authority (Environmental Services Department) to ensure protection of healthy trees on site.

**REASON:**

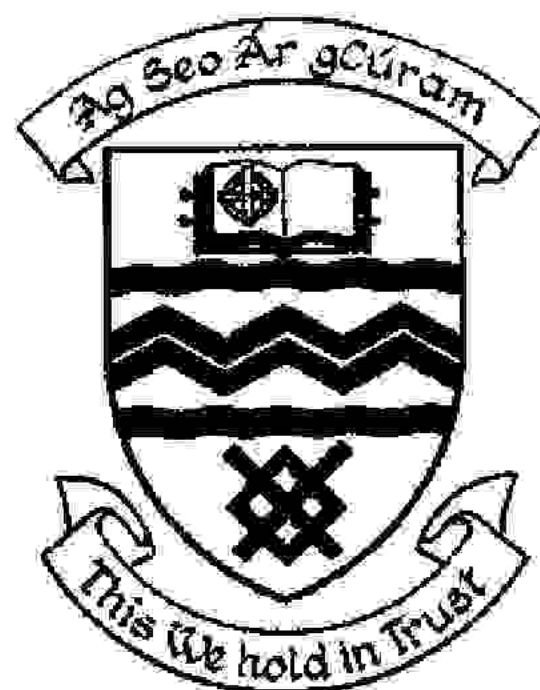
In the interest of visual and residential amenities of the area.

20 That car parking spaces indicated as No.'s 90-97 inclusive on the submitted plans shall be revised in a manner that will not interfere with the protection of trees as agreed with the Planning Authority pursuant to Condition No. 19.

**REASON:**

To comply with requirements of Condition No. 19 in the interest of visual and residential amenities.

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- 21 A footpath shall be provided along the north-west side of the Owendoher River and a public right of way shall be reserved along this footpath. The exact location and layout shall be subject to written agreement with the Planning Authority prior to commencement of development on site.

**REASON:**

In the interest of residential amenity.

- 22 That gable windows in the two storey block element of block no. 8 shall be omitted from the development.

**REASON:**

In the interest of residential amenity.

- 23 That a financial contribution in the sum of £22,080 (twenty two thousand and eighty 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.

- 24 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) per dwelling 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.

- 25 That a Bond or Cash Lodgement of £20,000 (twenty thousand pounds) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

**REASON:**

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

- 26 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £35,000 (thirty five thousand pounds) or lodgement with the Council of a cash sum of £35,000 (thirty five thousand pounds)

**REASON:**

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

- 27 That a financial contribution in the sum of £34,000 (thirty four thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 recreational facilities at Rathfarnham Castle Park and Edmondstown Park which will facilitate the development; this contribution to be paid before the commencement of development on site.

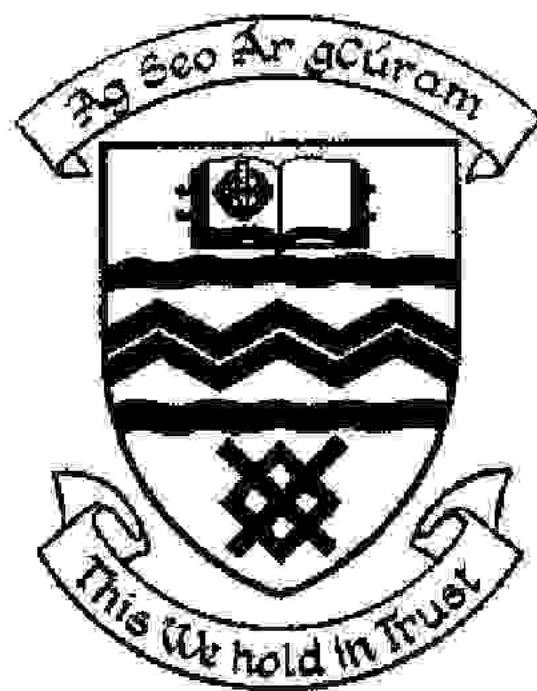
**REASON:**

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

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**provision and development of amenity lands in the area which  
will facilitate the proposed development.**

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

<b>Decision Order Number 2072</b>	<b>Date of Decision 17/10/97</b>
<b>Register Reference S97A/0456</b>	<b>Date 11th July 1997</b>

**Applicant** Deane Brothers Developments Limited,  
**App. Type** Permission  
**Development** Demolition of Owendoher House and Owendoher Lodge and construction of 68. no dwellings in 7 no. 3-storey blocks and 1 no 3/2-storey block, comprising of 66 3-storey duplex units (33 X 2-bed and 33 X 3-bed) and 2 no. 3-bed 2-storey houses and associated site works with new entrance and bridge onto Ballyboden Road.

**Location** Lands at Owendoher, Ballyboden Road, Dublin 16.

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 24/10/97

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

17/10/97

Frank Elmes & Co.,  
2 Waldamar Terrace,  
Mains Street,  
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Dublin 14.

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

Decision order Number 1853	Date of Decision 16/09/97
Register Reference S97A/0456	Date 11th July 1997

**Applicant** Deane Brothers Developments Limited,  
**App. Type** Permission  
**Development** Demolition of Owendoher House and Owendoher Lodge and construction of 68. no dwellings in 7 no. 3-storey blocks and 1 no 3/2-storey block, comprising of 66 3-storey duplex units (33 X 2-bed and 33 X 3-bed) and 2 no. 3-bed 2-storey houses and associated site works with new entrance and bridge onto Ballyboden Road.

**Location** Lands at Owendoher, Ballyboden Road, Dublin 16.

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 applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 18/10/97

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

16/09/97

Frank Elmes & Co.,  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 1806	<b>Date of Decision</b> 09/09/97
<b>Register Reference</b> S97A/0456	<b>Date</b> 11th July 1997

**Applicant** Deane Brothers Developments Limited,  
**App. Type** Permission  
**Development** Demolition of Owendoher House and Owendoher Lodge and construction of 68. no dwellings in 7 no. 3-storey blocks and 1 no 3/2-storey block, comprising of 66 3-storey duplex units (33 X 2-bed and 33 X 3-bed) and 2 no. 3-bed 2-storey houses and associated site works with new entrance and bridge onto Ballyboden Road.

**Location** Lands at Owendoher, Ballyboden Road, Dublin 16.

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 applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 18/09/97

Yours faithfully

.....NB..... 09/09/97  
for SENIOR ADMINISTRATIVE OFFICER

Frank Elmes & Co.,  
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