

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0411	
1. Location	No's 168, and 180 and 120 and WACE Specialist Print Dublin Factory Limited at Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Permission sought for 63 no 2 storey houses (15 X 5 bed detached, 26 x 4 bed semi detached, 8 X 4 bed and 2 X 3 bed end of terrace, 10 X 3 bed and 2 X 4 bed mid terrace) and 80 no. apartments in 4 No. 3 storey over basement blocks (16 X 3 bed and 64 X 2 bed) and associated development works. This application includes an environmental impact statement.		
3. Date of Application	25/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1. 25/09/97  2.
4. Submitted by	Name: Frank Elmes & Company, Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Jackson Properties Limited, Address: 17 Hogan Place, off Grand Canal Street, Dublin 2.		
6. Decision	O.C.M. No. 4171  Date 28/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	Effect	

8.	Appeal Notified	02/01/98	Written Representations	
9.	Appeal Decision	05/11/98	Grant Permission	
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.	



# AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

## County South Dublin

Planning Register Reference Number: S97A/0411

**APPEAL** by Butterfield Park Residents' Amenity Group care of 22 Butterfield Park, Rathfarnham, County Dublin and by Jackson Properties Limited care of Frank Elmes and Company of Number 2 Waldemar Terrace, Main Street, Dundrum, County Dublin and by others against the decision made on the 28th day of November, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Jackson Properties Limited for development comprising 63 two-storey houses (15 by five bedroom detached, 26 by four bedroom semidetached, 8 by four bedroom and 2 by three bedroom end of terrace, 10 by three bedroom and 2 by four bedroom mid terrace) and 80 apartments in four three-storey over basement blocks (16 by three bedroom and 64 by two bedroom) and associated development works, all on lands at and including Number 168 and 180 and 120 and the WACE Specialist Print Dublin factory (to be demolished), at Butterfield Avenue, Rathfarnham, County Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

### FIRST SCHEDULE

Having regard to the existing industrial use on the development site and the residential zoning objective for the site, which objective is considered reasonable, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

## SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as supplemented and amended by the plans and particulars received by the planning authority on the 23rd day of September, 1997, the 5th day of November, 1997 and the 25th day of November, 1997, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. All demolition works shall be carried out on Monday to Friday between the hours of 0800 and 1800 only.

**Reason:** In the interest of residential amenity.

3. All trees as indicated on the submitted drawings, that is those outlined in a continuous dark line on drawing number Bar 97 03R, received by the planning authority on the 23rd day of September, 1997, shall be retained on site unless otherwise agreed with the planning authority. In this regard the following shall apply:

- (a) The trees to be retained on site shall be protected by a post and rail fence to enclose at least the area covered by the crown spread. This shall be set out and agreed on site with the planning authority prior to the commencement of development on site.
- (b) A scheme of tree felling and surgery works shall be carried out prior to the commencement of site works. All poplar trees shall be felled where they are located in rear gardens. The driveway into house number 180 shall be relocated approximately five metres south of the tree identified as number 2822 and the curtilage of number 180 shall be amended accordingly in order to facilitate the retention of trees numbers 2630, 2628 and 2822 as identified on drawing number Bar 97 03R.
- (c) Where the proposed wall and railings along the Butterfield Avenue frontage of the development site pass under the canopy of trees which are to be retained, the roots of the trees shall be bridged appropriately so as to avoid the necessity for excavation for foundations where it will affect the protection of the trees.

**Reason:** To ensure protection of the trees on site.

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4. The location of watermains and foul and surface water sewers shall be agreed with the planning authority prior to the commencement of development. The locational arrangements shall be such as to minimise the damage to trees which are to be retained on site.

**Reason:** To ensure protection of the trees on site.

5. Prior to the construction of any dwelling unit within the proposed development, a detailed landscaping plan, including full works specification, bills of quantities for the open space, details of footpaths, grading, seeding, drainage, boundary treatment, tree and shrub planting and a timetable for its implementation, shall be submitted to and agreed with the planning authority.

**Reason:** In the interest of visual amenity.

6. In respect of the boundary treatment the following shall apply:

- (a) A two metres high quality concrete post and timber fence shall be provided along the perimeter of the site, except that section along Butterfield Avenue.
- (b) In respect of the proposed boundary wall facing Marian Grove and Marian Drive, the wall shall be extended and appropriately bridged along the boundary where it joins front gardens unless otherwise agreed with the adjoining property owners.

**Reason:** In the interest of the amenities of the area.

7. Screen walls shall be provided at such locations as may be required by the planning authority to screen rear gardens from public view. Such walls shall not be more than two metres high, shall be in brick or block or similar durable materials and shall be suitably capped and rendered.

**Reason:** In the interest of visual and residential amenity.

8. The internal road network serving the proposed development, including turning bays, junctions, footpaths, kerbs, car parking areas and the junction of the proposed entrance with Butterfield Avenue, shall comply with the detailed requirements of the planning authority.

**Reason:** In the interest of orderly development and traffic safety.

9. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

**Reason:** In the interest of orderly development and the visual amenities of the area.

10. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of amenity and public safety.

11. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

12. Prior to occupation of any dwelling unit on the development site, proposals for the naming of the apartment blocks, an apartment numbering scheme and associated signage and for an estate/street name, house numbering scheme and associated signage shall be submitted to and agreed with the planning authority.

**Reason:** In the interest of orderly development.

13. Prior to occupation of any dwelling unit on the site, a management scheme for the adequate future maintenance of open spaces, roads, car parking spaces and communal areas shall be submitted to and agreed with the planning authority.

**Reason:** To ensure the adequate future maintenance of the development in the interest of residential amenity.

14. Details of the materials, colours and textures of all the external finishes to the proposed houses and the apartment blocks shall be submitted to and agreed with the planning authority before the commencement of construction.

**Reason:** In the interest of the visual amenities of the area.



15. (1) The houses proposed on sites numbers 28 and 29 and 41 and 42, as indicated on drawing number Bar 97 03R, received by the planning authority on the 23rd day of September, 1997, shall be omitted from the proposed development.
- (2) One house may be erected on the combined sites numbers 28 and 29 and a further house may be erected on the combined sites numbers 41 and 42.

Revised plans showing compliance with these requirements shall be submitted to the planning authority for agreement prior to the commencement of development.

**Reason:** In the interest of residential amenity.

16. Any roof window serving the attic space which is installed in the rear slope of the roof of any house within the proposed development shall be not less than 1.8 metres above floor level.

**Reason:** In the interest of residential amenity.

17. In respect of balcony design:

- (a) all balconies shall be constructed with solid floors and surface water should be discharged to the surface water sewer, and
- (b) the balconies shall be enclosed by a wall and railings or by a wall.

Details of the balcony design should be submitted to the planning authority for agreement prior to the construction of any dwelling unit on the site.

**Reason:** In the interest of residential amenity.

18. The boundary to the two existing houses and gate lodge within the development site shall match the boundary detail of the wall and railings along Butterfield Avenue in accordance with the details marked A to H on drawing number Bar 97 01R, received by the planning authority on the 23rd day of September, 1997.

**Reason:** In the interest of visual amenity.

19. All windows above ground floor level in the gables of the proposed houses shall be of obscure glass.

**Reason:** In the interest of residential amenity.

20. Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the planning authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be determined by An Bord Pleanála.

**Reason:** To ensure the satisfactory completion of the development.

21. Prior to the commencement of development, the developer shall pay the sum of £200 per dwelling unit (two hundred pounds per dwelling unit) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works in relation to the development of Rathfarnham Castle Park and the Dodder Valley Park facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

22. Prior to the commencement of development, the developer shall pay the sum of £30,000 (thirty thousand pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of a public water supply and sewerage facilities facilitating the proposed development.



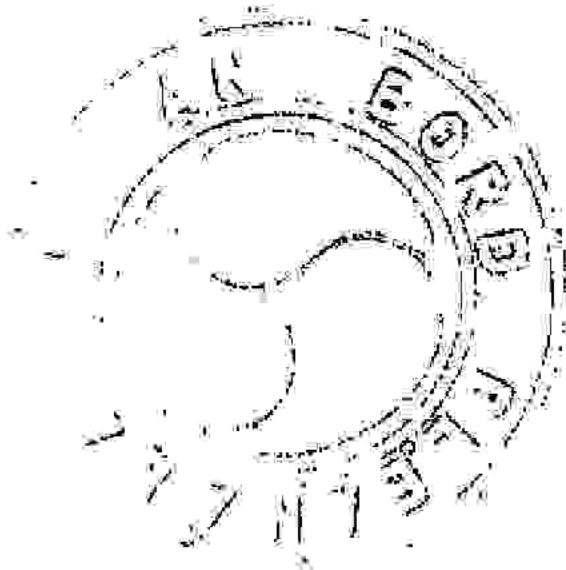
In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

23. Prior to the commencement of development, the developer shall pay the sum of £50,000 (fifty thousand pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of road construction/improvement works facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

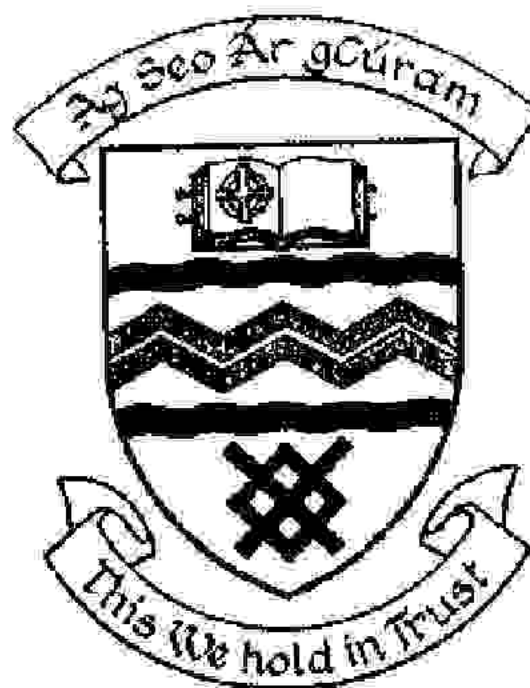


*Margaret Byrne*

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 5<sup>th</sup> day of November 1998.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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

Decision Order Number 4171	Date of Decision 28/11/97
Register Reference S97A/0411	Date 26th June 1997

**Applicant** Jackson Properties Limited,

**Development** Permission sought for 63 no 2 storey houses (15 X 5 bed detached, 26 x 4 bed semi detached, 8 X 4 bed and 2 X 3 bed end of terrace, 10 X 3 bed and 2 X 4 bed mid terrace) and 80 no. apartments in 4 No. 3 storey over basement blocks (16 X 3 bed and 64 X 2 bed) and associated development works.  
This application includes an environmental impact statement.

**Location** No's 168, and 180 and 120 and WACE Specialist Print Dublin Factory Limited at Butterfield Avenue, Rathfarnham, Dublin 14.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 28/11/97

**Additional Information Requested/Received** /25/09/97

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 ( 26 ) on the attached Numbered Pages.  
signed on behalf of the South Dublin County Council.

.....*For*..... 28/11/97  
for SENIOR ADMINISTRATIVE OFFICER

Frank Elmes & Company,  
2 Waldemar Terrace,  
Main Street,  
Dundrum,  
Dublin 14.



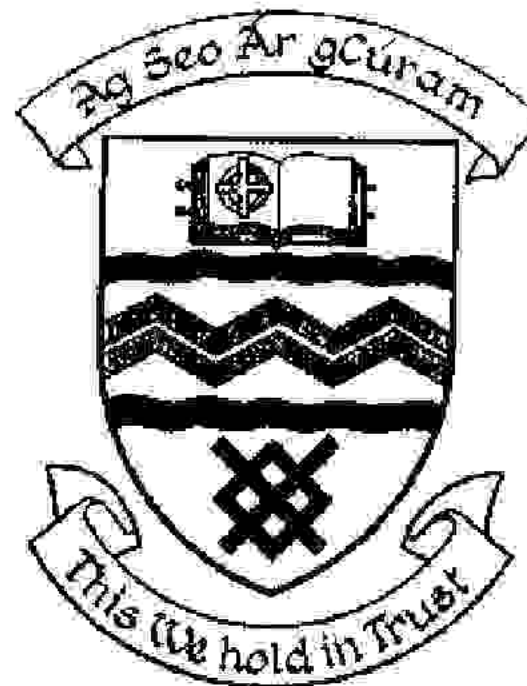
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Conditions and Reasons

- 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 additional information received on 25/09/97 and unsolicited additional information received on 05/11/97 and unsolicited additional information received on 25/11/97, 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.

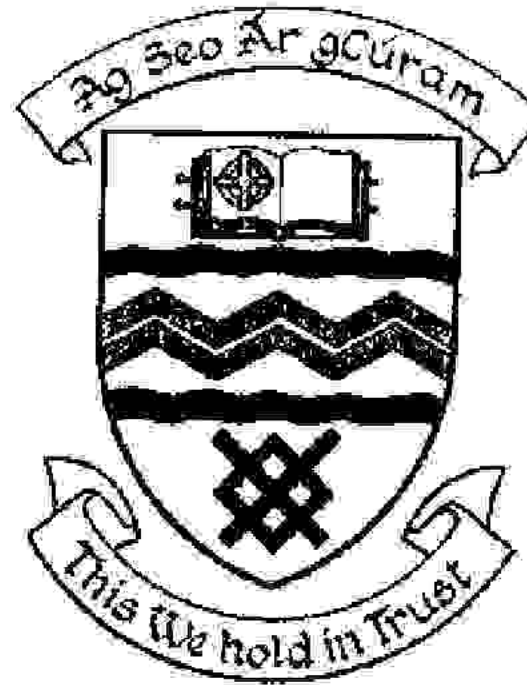
- 2 In respect of site preparation and demolition the following shall apply:-

- . all demolition works shall be carried out between the hours of 8.00am and 6.00pm Monday-Saturday inclusive.
- . all debris shall be disposed of to the requirements of the Planning Authority (Environmental Services Department).
- . all practicable measures shall be taken to ensure reasonable control of noise and air pollution which would tend to cause nuisance to the residents of the area.

REASON:

In the interest of residential amenity.

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3 All trees as indicated in the submitted drawings i.e. those outlined in a continuous dark line in drawing No. BAR 03R to be retained on site unless otherwise agreed with the Planning Authority and in this regard the following shall apply:-

- The trees to be retained on site are to be protected by post and rail fence to enclose at least the area covered by the crown spread. This shall be set out and agreed on site with the Planning Authority (Parks Department) prior to commencement of development on site.
- A scheme of tree felling and surgery works to be carried out prior to commencement of site works. All Poplar trees to be felled where they are located in rear gardens and would have potential to cause structural damage.
- The driveway into house No. 180 shall be relocated approx. 5m south of the existing Cherry Tree 2822 so as to retain trees nos. 2630 2628 and 2822.
- Where the wall and railing passes under the canopy of trees to be retained along Butterfield Avenue the roots of the trees shall appropriately be bridged so as to omit the necessity for excavation for foundation where it will effect the protection of trees.

REASON:

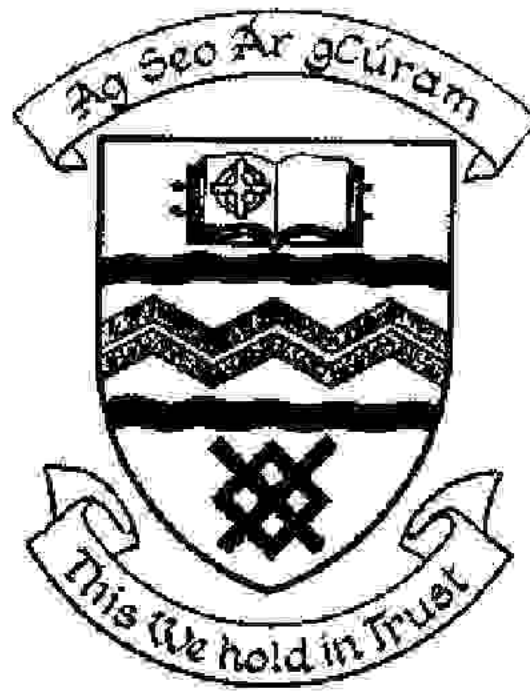
To ensure protection of trees on site where it is a specific objective 'to protect and preserve trees and woodlands'.

4 Subject to an adequate standard of water supply and an adequate standard of drainage all services shall be laid so as to minimise damage to trees to be retained on the site. In particular the following shall apply:-

- The watermain in the north west corner of the site shall be modified in such a way that it will not interfere with trees Nos. 2800, 2799, 2798, 2797, 2796, 2795.
- the foul sewer as indicated in drawing No. 97334-01 located to the west of house No. 168 is to be relocated to the centre of the driveway to ensure



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the protection of the mature Holm Oak.  
location of watermains, foul and surface water  
sewers to be discussed and agreed in writing with  
the Planning Authority (In this regard applicant is  
advised to discuss location on site with the Parks  
Department).

REASON:

To ensure protection of trees on site where it is a specific  
objective 'to protect and preserve trees and woodlands'.

- 5 Prior to commencement of development on site the developer  
shall submit for written agreement with the Planning  
Authority a detailed landscape plan including full works  
specification, bill of quantities for the open space details  
to include footpaths, grading, seeding, drainage and  
boundary treatment and tree and shrub planting to  
requirements of the Parks Department.

REASON:

In the interest of amenity.

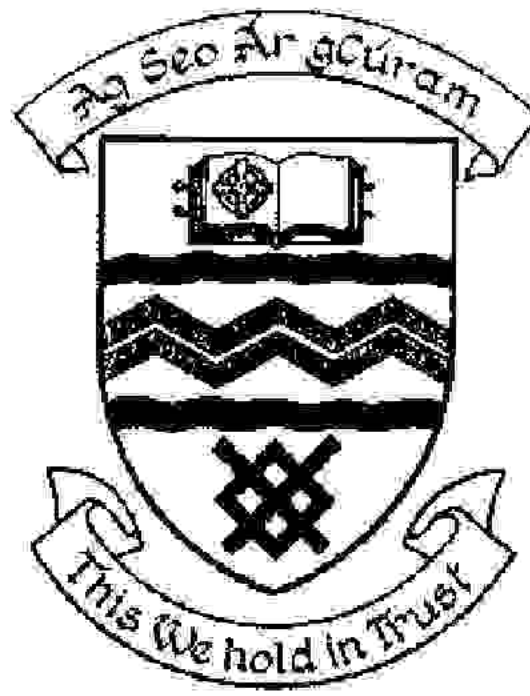
- 6 A special open space financial contribution of £500 (five  
hundred pounds) per house and 250 (two hundred and fifty  
pounds) per apartment shall be paid to South Dublin County  
Council to further the development of Rathfarnham Castle  
Park and the Dodder Valley Park. Arrangements for payment  
to be made with the Planning Authority prior to commencement  
of development.

REASON:

It is considered reasonable that the developer contribute to  
the provision of amenities that will be beneficial to the  
development.

- 7 In respect of boundary treatment the following shall apply:  
a high quality concrete post and timber fence shall  
be provided along the perimeter of the site unless

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otherwise agreed with the adjoining property owners.  
screens wall shall be provided as indicated in  
additional information to screen rear gardens from  
public view. Wall design and finish to harmonise  
with existing walls.

in respect of boundary wall facing Marian Grove and  
Marian Drive, the wall shall be extended and  
appropriately bridged along the boundary where it  
adjoins front gardens unless otherwise agreed with  
the adjoining property owners.

REASON:

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

- 8 All road and cul-de-sac turning bay dimensions to be to the  
requirements of the Planning Authority (Roads Department).

REASON:

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

- 9 Cul-de-sac roads serving the apartments should be 6.5m wide  
for two-sided development and not 5.5m as indicated in  
submitted plans. Revised drawings shall be submitted for  
written agreement with the Planning Authority. These  
modifications shall cause the least amount of interference  
with trees to be retained on site.

REASON:

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

- 10 Kerb radii of 10m to be provided on Butterfield Avenue.

REASON:

In the interest of traffic safety.



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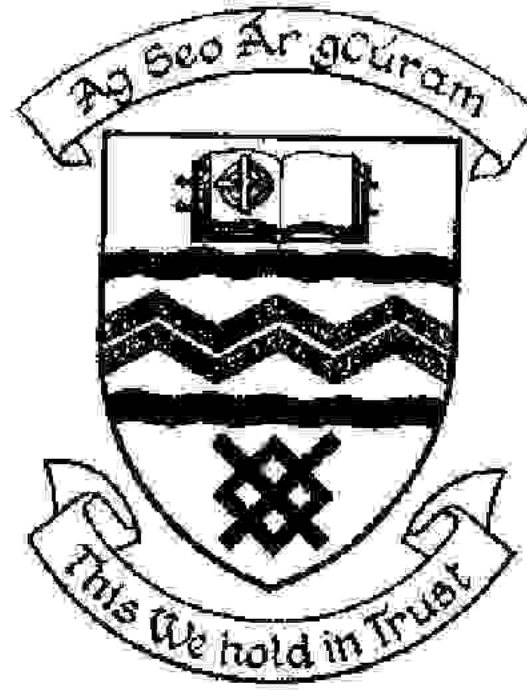
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- 11 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 12 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
In the interest of amenity.
- 13 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.
- 14 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.
- 15 That the area shown as open space be levelled soiled and seeded and landscaped to the requirements 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.
- 16 That the requirements of the Planning Authority (Environmental Services Department) be ascertained and strictly adhered to in respect of water supply and drainage.  
REASON:

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

- 17 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.

- 18 That an acceptable naming and numbering scheme be submitted for written agreement with the Planning Authority before completion of dwellings.

REASON:

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

- 19 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, watermain 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.

- 20 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.

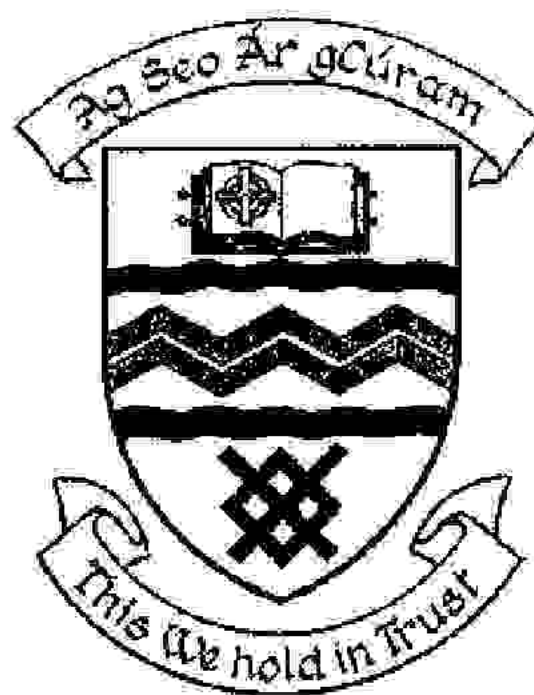


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- 21 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 22 That a Bond or Cash Lodgement of £30,000 (thirty 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. This bond will be released twelve months after the completion of all site works once it has been ascertained that all trees specified for retention have been adequately preserved.

REASON:

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

- 23 That details of proposed walls and railing surrounding the two existing houses and gate lodge to be agreed in writing with the Councils Parks Department prior to commencement of development.

REASON:

In the interest of visual amenity.

- 24 That a financial contribution in the sum of £57,000 (fifty seven 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.

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- 25 That a financial contribution in the sum of money equivalent to the value of £114,400 (one hundred and fourteen thousand four hundred 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.

- 26 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 £165,000 (one hundred and sixty 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 £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



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S97A/0411



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Dublin 24.

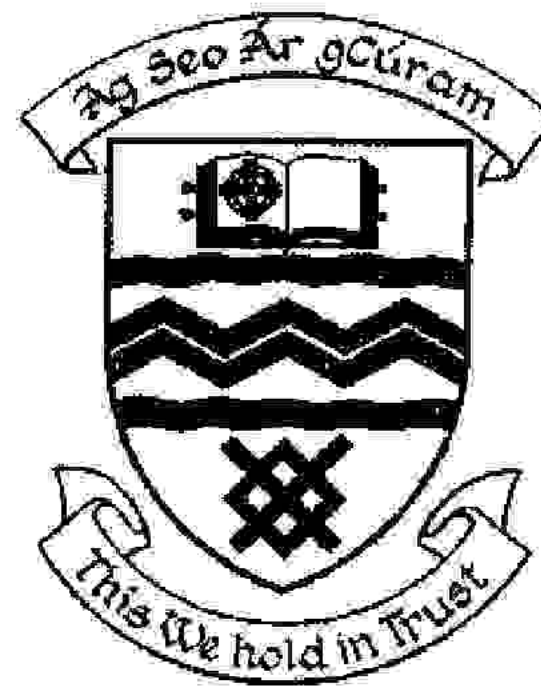
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Federation in respect of the proposed development,  
in accordance with the guarantee scheme agreed with  
Planning Authority.

**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**

<b>Decision Order Number</b> 4121	<b>Date of Decision</b> 21/11/97
<b>Register Reference</b> S97A/0411	<b>Date</b> 26th June 1997

**Applicant** Jackson Properties Limited,  
**App. Type** Permission  
**Development** Permission sought for 63 no 2 storey houses (15 X 5 bed detached, 26 x 4 bed semi detached, 8 X 4 bed and 2 X 3 bed end of terrace, 10 X 3 bed and 2 X 4 bed mid terrace) and 80 no. apartments in 4 No. 3 storey over basement blocks (16 X 3 bed and 64 X 2 bed) and associated development works. This application includes an environmental impact statement.

**Location** No's 168, and 180 and 120 and WACE Specialist Print Dublin Factory Limited at Butterfield Avenue, Rathfarnham, Dublin 14.

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 28/11/97

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

21/11/97

Frank Elmes & Company,  
2 Waldemar Terrace,  
Main Street,



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Dundrum,  
Dublin 14.

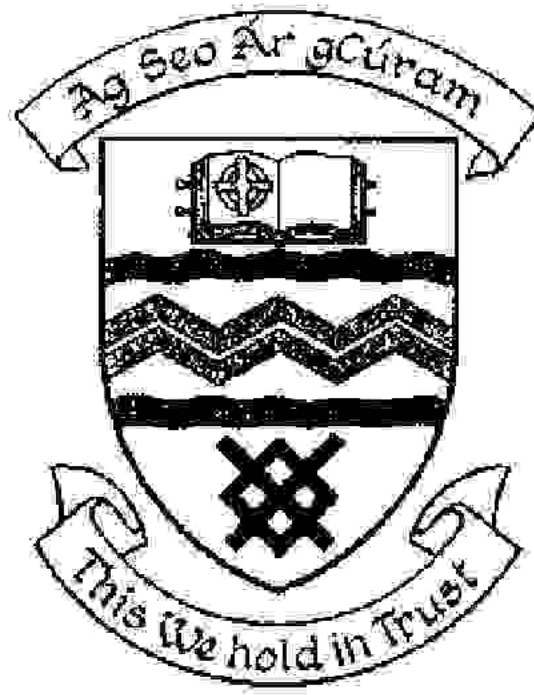
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 1692	<b>Date of Decision</b> 22/08/97
<b>Register Reference</b> S97A/0411	<b>Date</b> 26th June 1997

**Applicant Development** Jackson Properties Limited,  
Permission sought for 63 no 2 storey houses (15 X 5 bed detached, 26 X 4 bed semi detached, 8 X 4 bed and 2 X 3 bed end of terrace, 10 X 3 bed and 2 X 4 bed mid terrace) and 80 no. apartments in 4 No. 3 storey over basement blocks (16 X 3 bed and 64 X 2 bed) and associated development works.  
This application includes an environmental impact statement.

**Location** No's 168, and 180 and 120 and WACE Specialist Print Dublin  
Factory Limited at Butterfield Avenue, Rathfarnham, Dub 14.

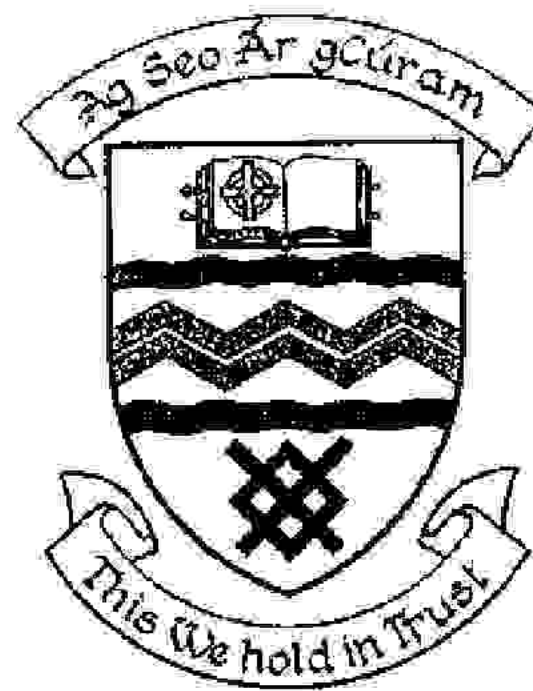
**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 26/06/97 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 In respect of foul drainage the applicant is requested to submit details of existing systems from existing houses. A fully separated system is required. The Applicant is also requested to supply details of proposed termination of existing drains.
  - 2 In respect of surface water drainage applicant is requested to submit detailed investigation of the surface water system from the manhole to which it is intended to connect,
- Frank Elmes & Company,  
2 Waldemar Terrace,  
Main Street,  
Dundrum,  
Dublin 14.



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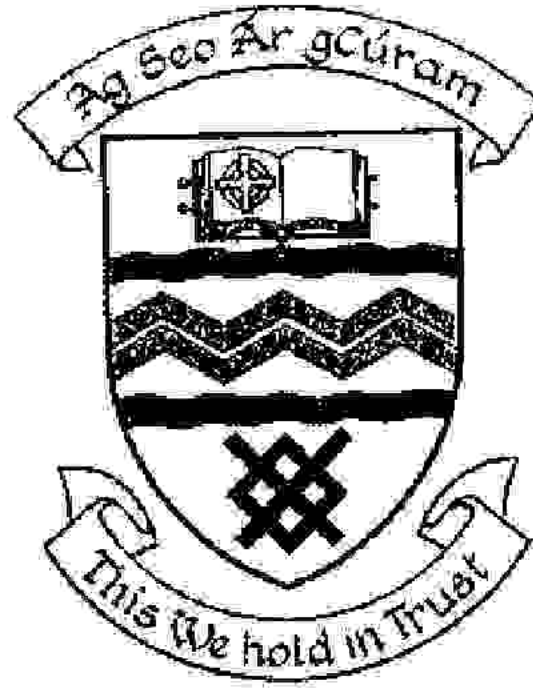
downstream to the 750mm diameter public sewer adjacent to the junction with Marian Road. This investigation to show the condition the capacity of the system. Applicant should be aware that South Dublin County Council records show a culvert crossing the road west of the proposed entrance to the site and a 225mm diameter surface water pipe on the north side of the road. Applicant to submit detailed drawing showing the proposed runs S1/2 to S1/1 and S1/1 to outfall manhole in relation to the above and any other pipes located in the vicinity.

- . applicant to submit details of proposed crossing of piper run S1/2 - S1/1 over existing public foul sewer.
- . applicant to submit details of drainage from basement car parks.
- . applicant to submit details from existing houses. A fully separated system is required.

3 In respect of water supply the applicant is requested to submit revised watermain layout and to have regard to the following requirements of the Environmental Services Department.

- . a 150mm spine main to be laid from the proposed connection to the existing 150CI main (Butterfield Avenue) to the north-west corner of the site with 100mm valve controlled spurs/loops off.
- . layout to be amended to ensure that no building lies within 5m of existing proposed watermains.
- . to maximise location of watermains in open space without encroaching on the stability of mature trees.
- . hydrant layout to be amended to ensure that no dwelling is in excess of 50m from a fire hydrant.

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NOTE: In respect of items 1-3 applicant to note that all routing of services shall be located so that there will be minimal interference with stability of significant trees. Ideally pipes should be a distance of 3m from the base of any tree. Applicant is advised to consult with the Parks Department in this regard.

- 4 The Planning Authority has some reservations about the location of the vehicular access to the site an layout details having regard to the objective for the site 'to protect and preserve trees/woodlands.

The proposed road would result in the elimination and destruction of some of the best specimen trees on the site and the applicant is requested to clarify whether or not it is feasible to re-locate the entrance. Having regard to the issue of proximity to a busy junction and traffic the applicant is requested to clarify if relocation to the East end of the road frontage would be less detrimental to the maintenance of key trees and to submit revised plans accordingly.

In this regard applicant is also requested to clarify whether or not the layout can be revised to eliminate or relocate the pair of proposed semi-detached houses in the North West corner of the site.

- 5 It is considered that the proposed driveway into house no 180 would result in the destruction of a mature Birch (no/ 2628) and mature Scots Pine (2627) and in this regard the applicant is requested to clarify whether or not an alternative access can be provided.

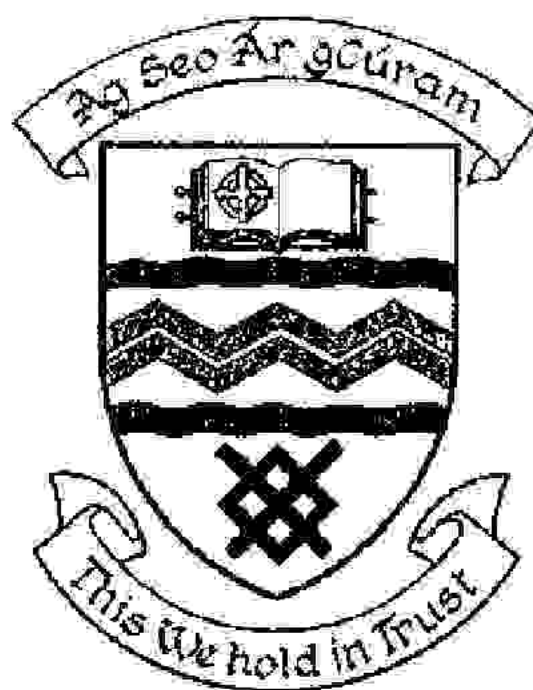


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- 6 Applicant is requested to submit details of boundary treatment of entire perimeter of site. Details to include materials and finish and details of rear garden dividing fence/wall to be submitted with regard to maximising the retention of trees around the perimeter of the site.
- 7 Applicant to submit details clarifying the status of pedestrian accesses through the site. The applicant is requested to consider retaining the pedestrian access from Marian Grove. A narrow lane would not be permissible.
- 8 Applicant is requested to submit cross section drawings of the proposed development which indicate the height of proposed apartments and houses, existing and proposed ground level and height of adjacent houses around the perimeter of the site.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

22/08/97