

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0309	
1. Location	Carrigmore Park, Aylesbury, Tallaght, Dublin 24.		
2. Development	52-two storey houses and ancillary site works, consisting of 10 No. three-bed semi-detached houses and 14 No. three terrace blocks each containing two three-bed houses and one two bed house.		
3. Date of Application	19/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/09/97 2.	1. 27/11/97 2.
4. Submitted by	Name: Martin Hamm, Address: Consulting Engineer, 73 Darglewood, Templeogue,		
5. Applicant	Name: Pinehill Property & Co. Ltd., Address: 47 Rockwood, Leopardstown Road, Stillorgan, Co. Dublin.		
6. Decision	O.C.M. No. 0148 Date 23/01/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0399 Date 04/03/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged	23/02/98	Written Representations	
9. Appeal Decision	22/09/98	Attach Con(s) & Remove Con(s)	
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

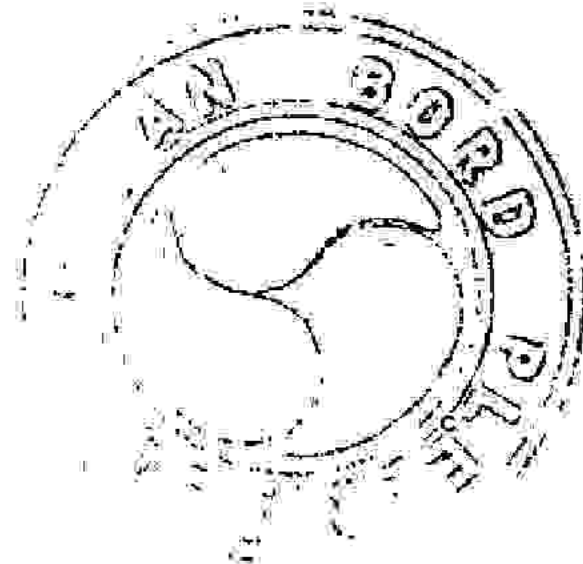
Planning Register Reference Number: S97A/0309

APPEAL by Pinehill Property and Company Limited care of Martin Hamm of 73 Darglwood, Templeogue, Dublin against the decision made on the 23rd day of January, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission for the construction of 52 two-storey houses and ancillary site works, consisting of 10 number three-bedroom semi-detached houses and 14 number three terrace blocks each containing two three-bedroom houses and one two-bedroom house at Carrigmore Park, Aylesbury, Tallaght, Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 17 and 18 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to remove the said condition number 18 and the reason therefor and to attach the said condition number 17 and the reason therefor.



Liam Clancy

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

Dated this *22* day of *September* 1998.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Martin Hamm,
Consulting Engineer,
73 Darglewood,
Templeogue,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0399	Date of Final Grant 04/03/98
Decision Order Number 0148	Date of Decision 23/01/98
Register Reference S97A/0309	Date 27th November 1997

Applicant Pinehill Property & Co. Ltd.,

Development 52-two storey houses and ancillary site works, consisting of 10 No. three-bed semi-detached houses and 14 No. three terrace blocks each containing two three-bed houses and one two bed house.

Location Carrigmore Park, Aylesbury, Tallaght, Dublin 24.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

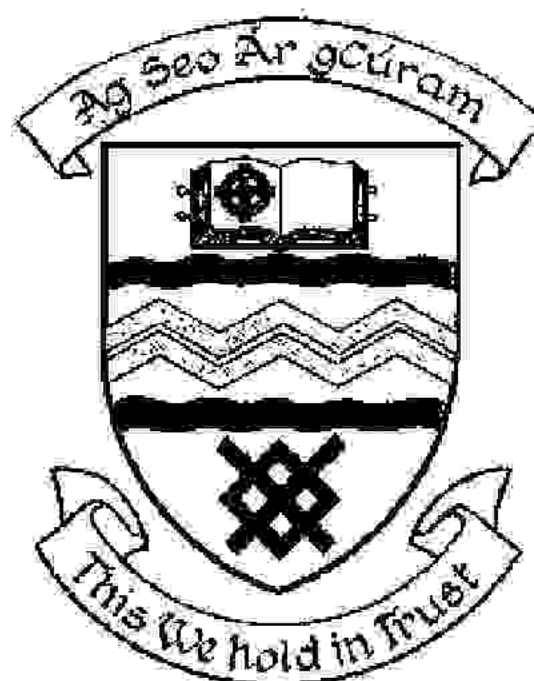
Additional Information Requested/Received 04/09/97 /27/11/97

A Permission has been granted for the development described above,
subject to the following (20) 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 27/11/97, 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 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 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.
- 8 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.
- 9 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.
- 10 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.
- 11 No building shall be within 5m of any foul or surface water sewer or any watermain with the potential for being taken-in-charge by the Council (see site no. 7). All such pipes shall be located in roadways or public open space.
REASON:
 In the interest of public health and the proper planning and development of the area.

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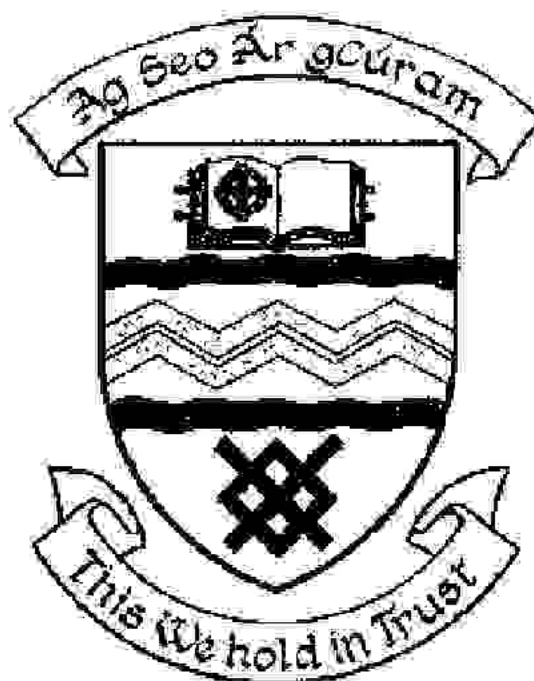
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- 12 The developer shall clear the ditch, to which surface water is being discharged, of all rubbish and blockages downstream of the connection point to the intersection of the ditch with the stream in Sean Walsh Memorial Park prior to the discharge of any surface water from this development. The work shall be carried out to the satisfaction of the Environmental Services Department of South Dublin County Council at the applicants expense.
REASON:
In the interest of public health.
- 13 The site compound for this development shall not be located in the area of public open space immediately to the west of this development.
REASON:
In the interest of preserving residential amenities.
- 14 A scheme of street tree planting shall be submitted for the written agreement of the Planning Authority, prior to the occupation of any house.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 15 Prior to the occupation of not more than half the houses (i.e. 26) the road connection, to a specification to be agreed in writing with the Roads Department, between Carrigmore Park and housing to the east shall be opened to vehicular traffic.
REASON:
In the interest of the proper planning and development of the area.
- 16 That a financial contribution in the sum of £51,780 (fifty one thousand seven hundred 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.

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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.

- 17 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) PER HOUSE (total of £41,600 forty one thousand six 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.

- 18 That a financial contribution in the sum of money equivalent to the value of £300 (three hundred pounds) PER HOUSE (total of £15,600 fifteen thousand six hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of upgrading foul sewers which will facilitate this development. This contribution to be paid before the commencement of development on site.

REASON:

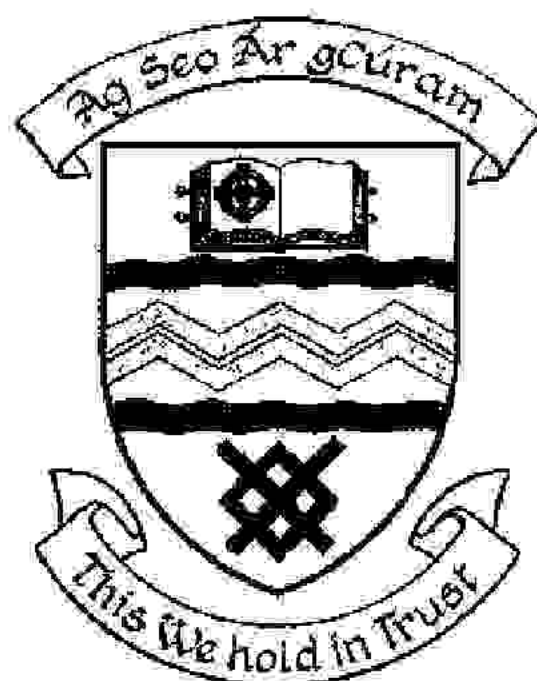
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

- 19 That a financial contribution in the sum of £400 (four hundred pounds) PER HOUSE (total of £20,800 twenty thousand eight hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and

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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.

- 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 £140,000 (one hundred and forty 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 £90,000 (ninety 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.

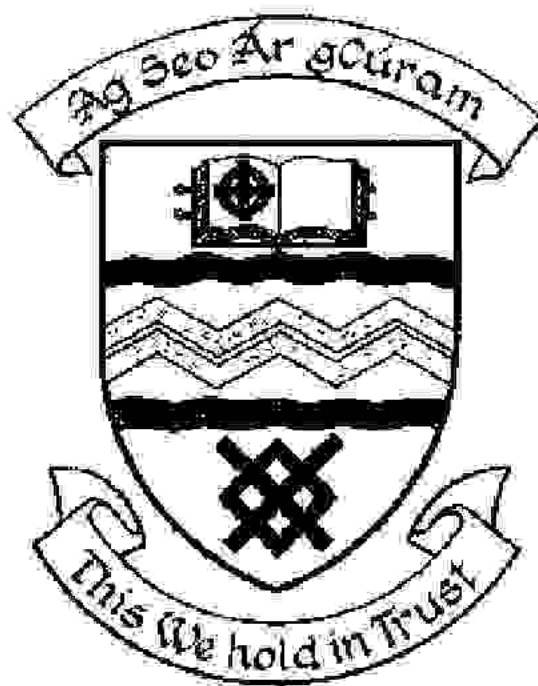
REASON:

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.

 5. March 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1777	Date of Decision 04/09/97
Register Reference S97A/0309	Date 19th May 1997

Applicant Pinehill Property & Co. Ltd.,
Development 52-two storey houses and ancillary site works, consisting of 10 No. three-bed semi-detached houses and 14 No. three terrace blocks each containing two three-bed houses and one two bed house.

Location Carrigmore Park, Aylesbury, Tallaght, Dublin 24.

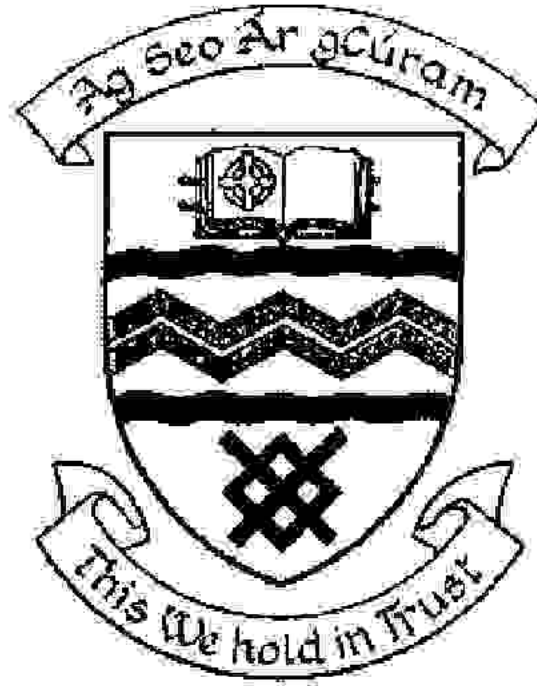
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 19/05/97 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 revised foul sewer layout adjacent to sites 41, 21 and 7 such that no house is within 5.0m of the main sewer.
- 2 The applicant is requested to submit revised proposals for surface water drainage of the site as the proposals submitted are not acceptable due to lack of available capacity in the existing public surface water network. The applicant is advised to consult with the Environmental Services Department of South Dublin County Council prior to submission of revised proposals.

Martin Hamm,
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REG REF. S97A/0309

- 3 The applicant is requested to submit a revised surface water sewer layout adjacent to sites 21 and 22 such that no house is within 5.0m of the main sewer.
- 4 The applicant is requested to submit proposals for a 2.0m high wall with railing inserts at the heads of culs-de-sac for the entire southern boundary of the site.
- 5 The applicant is requested to clarify the site boundary in the vicinity of Site 52 - particularly the area immediately to the south which would appear to be inside the site boundary but outside the curtilage of No. 52.
- 6 The applicant is requested to submit revised proposals for the turning circle at Road 3 such that it turns in toward the houses.
- 7 The applicant is requested to indicate on a revised site layout plan the exact location of all screen walls and to submit a sample elevation and section of such wall..
- 8 The applicant is requested to submit sample front garden boundary treatment proposals for a typical site.
- 9 The applicant is requested to submit revised proposals for additional road gullies on Road 3 and at the road junctions where roads 1,2 and 3 meet Carrigmore Park to the standards of South Dublin County Council Roads Department.

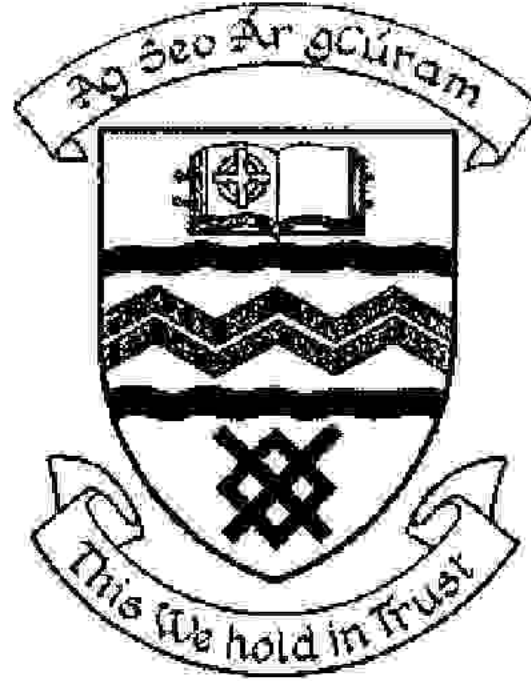
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Signed on behalf of South Dublin county Council

.....*LB*.....
for Senior Administrative Officer

04/09/97