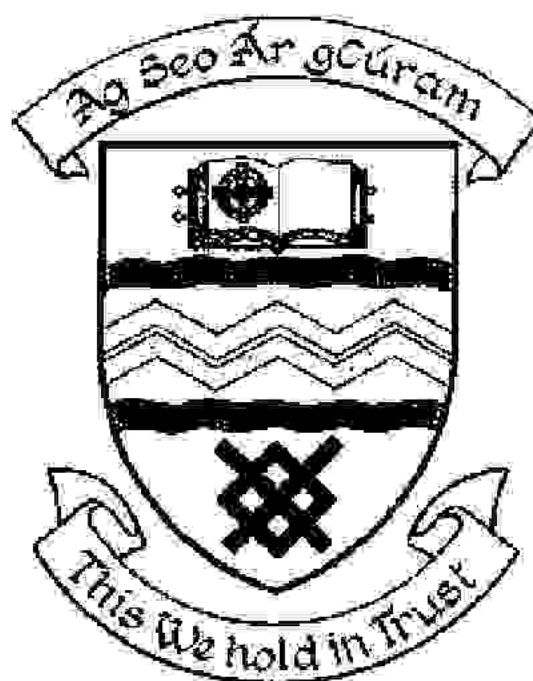


|  |  |  |                   |
|--|--|--|-------------------|
|  | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1)   | Plan Register No.<br><br>S97A/0065                     |                   |
| 1. Location  | Dalepark Road, Aylesbury, Tallaght, Dublin 24.   |  |                   |
| 2. Development                                     | Alterations to previously approved plans for 53 houses (Reg. Ref. S94A/0037) to include a reduction in the number of houses to 52 (14 bungalows and 38 two-storey houses) and for alterations to the road layout and modifications to the house types and block layouts. |  |                   |
| 3. Date of Application                             | 13/02/97   | Date Further Particulars<br>(a) Requested (b) Received |                   |
| 3a. Type of Application                            | Permission   | 1. 10/04/97<br>2.                                      | 1. 12/05/97<br>2. |
| 4. Submitted by                                    | Name: Frank Kenny Associates,<br>Address: 5 Clyde Lane, Dublin 4.  |  |                   |
| 5. Applicant                                       | Name: Pinehill & Property Co. Ltd.,<br>Address: 47 Rocwood, Leopardstown Road, Stillorgan, Co. Dublin.   |  |                   |
| 6. Decision  | O.C.M. No. 1209<br><br>Date 19/06/97   | Effect<br>AP GRANT PERMISSION                          |                   |
| 7. Grant   | O.C.M. No. 1892<br><br>Date 22/09/97   | Effect<br>AP GRANT PERMISSION                          |                   |
| 8. Appeal Lodged                                   | 18/07/97   | Written Representations                                |                   |
| 9. Appeal Decision                                 | 03/09/97   | Appeal Withdrawn                                       |                   |
| 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. ....<br>Registrar                              | .....<br>Date  | .....<br>Receipt No.                                   |                   |

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

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Frank Kenny Associates,  
5 Clyde Lane,  
Dublin 4.

**NOTIFICATION OF GRANT OF Permission**

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

|                                      |                                     |
|--------------------------------------|-------------------------------------|
| <b>Final Grant Order Number</b> 1892 | <b>Date of Final Grant</b> 22/09/97 |
| <b>Decision Order Number</b> 1209    | <b>Date of Decision</b> 19/06/97    |
| <b>Register Reference</b> S97A/0065  | <b>Date</b> 12th May 1997           |

**Applicant** Pinehill & Property Co. Ltd.,

**Development** Alterations to previously approved plans for 53 houses (Reg. Ref. S94A/0037) to include a reduction in the number of houses to 52 (14 bungalows and 38 two-storey houses) and for alterations to the road layout and modifications to the house types and block layouts.

**Location** Dalepark Road, Aylesbury, Tallaght, Dublin 24.

**Floor Area** 0.000 Sq Metres

**Time extension(s) up to and including**

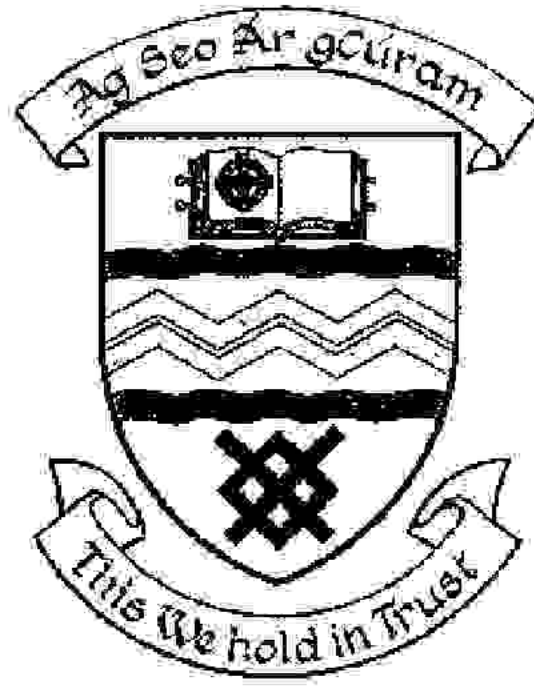
**Additional Information Requested/Received** 10/04/97 /12/05/97

A Permission has been granted for the development described above,  
subject to the following (25) Conditions.

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**Conditions and Reasons**

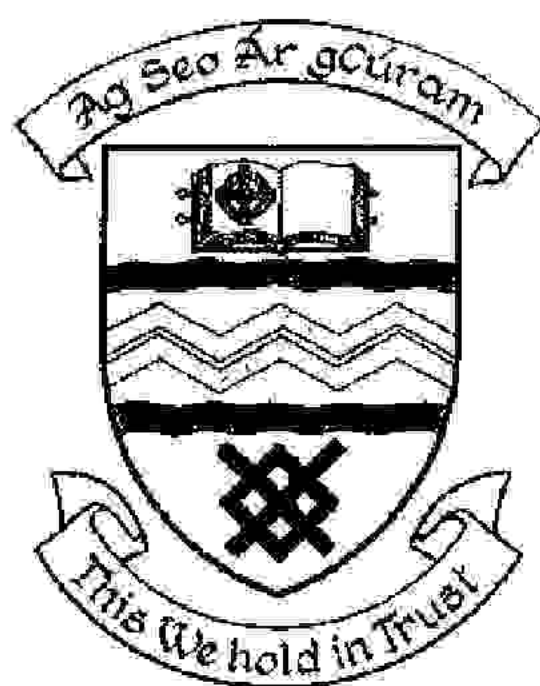
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received by the Planning Authority on 12/5/97, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The layout of the eastern end of the site in the vicinity of houses 50-53 shall be as per original drg. no. 88099/04a received by the Planning Authority on 13/2/97. The area between houses 50 and 51 shall be reserved as a cul-de-sac turning area.  
REASON:  
To provide the necessary wayleave and access to 1000mm Dublin Corporation watermain which traverses this site in the interest of public health and the proper planning and development of the area.
- 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 each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 5 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.
- 6 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



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required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 7 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.

- 8 That all watermain tapplings, 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 construction 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.

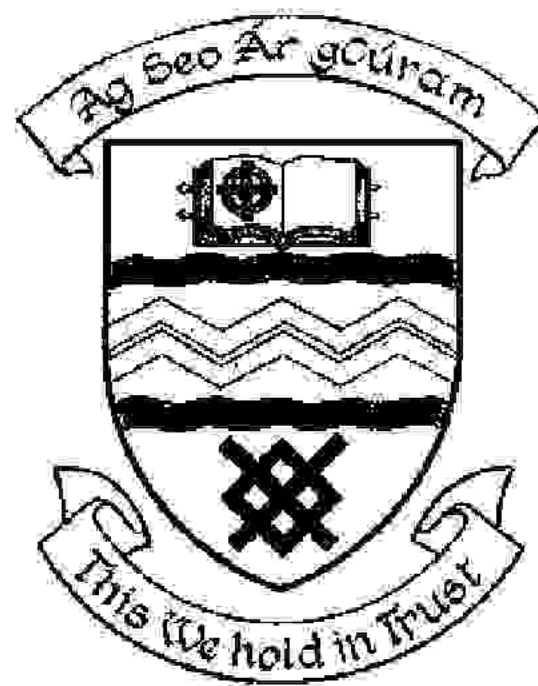
- 11 The southern boundary dwarf wall and railing where it crosses the 1000mm Dublin Corporation watermain and the South Dublin County Council leachate line shall be bridged.

REASON:

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

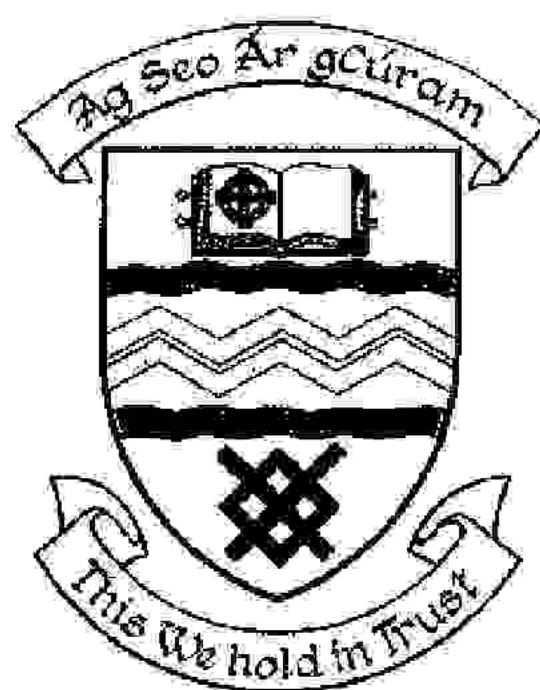
- 12 The area between the roadway and the southern boundary of the site shall be landscaped with grass/shrubs/trees.  
REASON:  
In the interest of visual amenity.
- 13 A scheme of street tree-planing shall be submitted for the written agreement of the Planning Authority prior to the occupation of any house on site.  
REASON:  
In the interest of visual amenity.
- 14 All first floor gable elevation windows shall be in obscure glazing.  
REASON:  
To preserve residential amenity in the interest of the proper planning and development of the area.
- 15 The proposed public watermain adjacent to site 17 and 18 shall be relocated to the opposite side of the road. The proposed watermain shall be a minimum of 5.0m from the nearest house.  
REASON:  
In the interest of public health and the proper planning and development of the area.
- 16 At least one on-site parking space shall be provided within the curtilage of each house.  
REASON:  
In the interest of traffic safety.
- 17 The diversion of the public foul and surface water sewers in the north-west corner of the site shall be carried out by South Dublin County Council at the applicants expense.



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REASON:

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

- 18 The existing South Dublin County Council leachate line which traverses this site shall be diverted by South Dublin County Council.

REASON:

In the interest of public health.

- 19 The pedestrian link at the north-west corner of the site shall be increased in width to not less than 6.0m by reducing the size of the side gardens of sites 1 and 39.

REASON:

To provide sufficient wayleave for rerouted public surface water and foul sewers, the rerouted leachate line and underground cabling in the interest of the proper planning and development of the area.

- 20 No building/structure shall be within 5.0m of any sewer or watermain capable of being taken-in-charge by South Dublin County Council. All such sewers/watermains shall be located in road reservations or public open space.

REASON:

In the interest of public health and in the interest of the proper planning and development of the area.

- 21 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

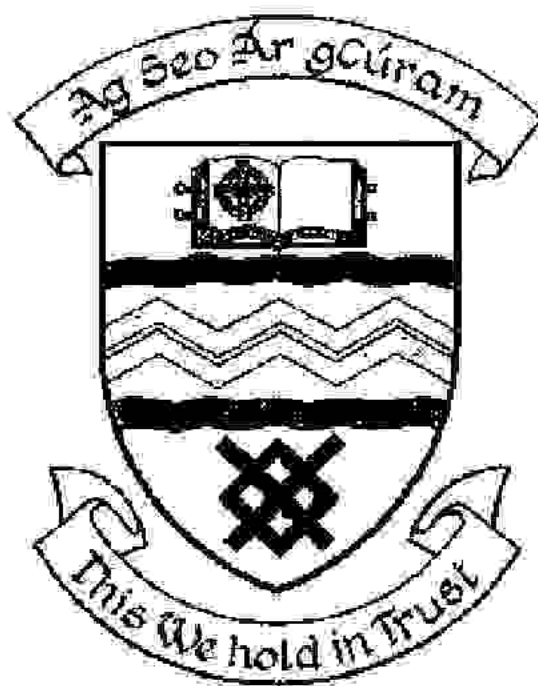
In order to comply with the Sanitary Services Acts, 1878-1964.

- 22 That arrangements be made for the payment of the financial contribution of £600 (six hundred pounds) PER HOUSE (total of £31,800 - thirty one thousand eight hundred pounds) updated at time of payment as required by condition no. 24 of permission granted under Register Reference S94A/0037.

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Arrangements to be made prior to the commencement of development.

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 Council in respect of the provision of public water supplied and sewerage services facilitating the proposed development.

- 23 That arrangement be made for the payment of the financial contribution in the sum of £800 (eight hundred pounds) PER HOUSE (total £42,400 - forty two thousand four hundred pounds) updated at time of payment as required by Condition No. 26 of permission granted under Register Reference S94A/0037; arrangements to be made prior to commencement of development.

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.

- 24 That arrangements to be made prior to the commencement of development for the lodgement of an approved Bond in the sum of £85,000 (eighty five thousand pounds) or a cash lodgement of £55,000 (fifty five thousand pounds) or a letter of guarantee issued by the Construction Industry Federation.

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.

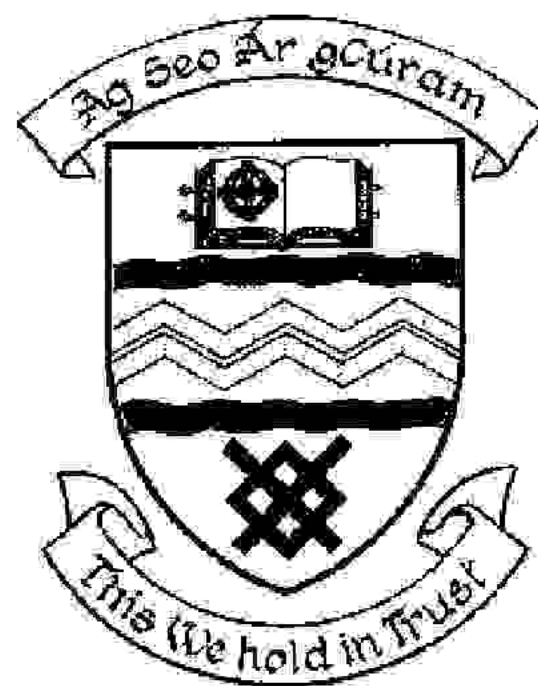
- 25 That arrangements be made for the payment of the financial contribution of £400 (four hundred pounds) PER HOUSE (total £21,200 - twenty one thousand two hundred pounds) updated at time of payment as required by condition no. 29 of permission granted under Register Reference S94A/0037.



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Arrangements to be made prior to the commencement of development.

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 Council in respect of the provision of public open space facilitating the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

..... September 1997  
for SENIOR ADMINISTRATIVE OFFICER