

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0572	
1. Location	Access off Roundabout on Fortunestown Way, opposite Brookfield, at Gibbons, Jobstown, Tallaght.		
2. Development	Residential development consisting of 112 No. 3 bed semi-detached houses, associated site works and public open space on site of circa 10 acres, being Phase 4 of overall development at Suncroft.		
3. Date of Application	29/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/12/96 2.	1. 27/01/97 2.
4. Submitted by	Name: Fenton - Simmons, Address: Planning & Development Consultants, 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes, Address: Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0557  Date 25/03/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0894  Date 12/05/97	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. ....	.....	.....	



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



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Planning & Development Consultants,  
29 Fitzwilliam Place,  
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**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 0894	<b>Date of Final Grant</b> 12/05/97
<b>Decision Order Number</b> 0557	<b>Date of Decision</b> 25/03/97
<b>Register Reference</b> S96A/0572	<b>Date</b> 27th January 1997

**Applicant** Kelland Homes,

**Development** Residential development consisting of 112 No. 3 bed semi-detached houses, associated site works and public open space on site of circa 10 acres, being Phase 4 of overall development at Suncroft.

**Location** Access off Roundabout on Fortunestown Way, opposite Brookfield, at Gibbons, Jobstown, Tallaght.

**Floor Area** 0.000 Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** 19/12/96 /27/01/97

A Permission has been granted for the development described above,  
subject to the following (26) conditions.

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**Conditions and Reasons**

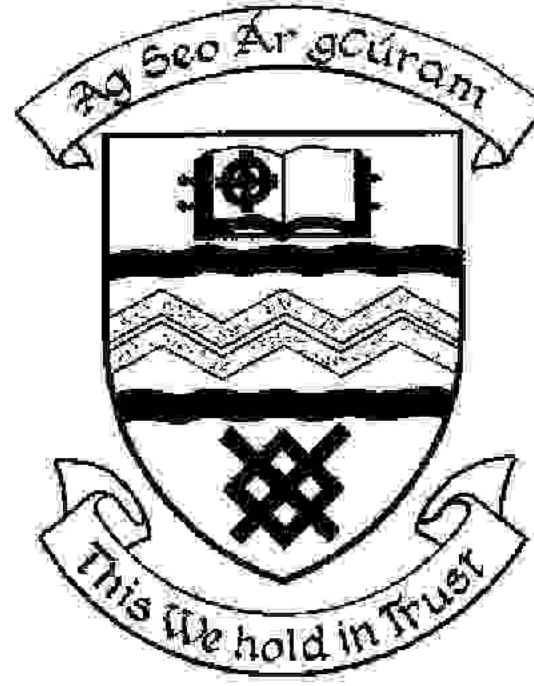
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received on 27/1/97 and unsolicited additional information received on 5/3/97, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The housing layout shall be as per site layout plan to scale 1:500 received by the Planning Authority on 27/1/97 (Drg. no. SW01 Rev. A) as amended by conditions of this permission.  
REASON:  
In the interest of clarity and the proper planning and development of the area.
- 3 House no.'s 59-62 shall be omitted from the development and house no.'s 57-58 and 63-64 reconfigured on site to provide larger gardens for each.  
REASON:  
To limit the no. of houses with access off a turning circle in the interests of traffic safety and the proper planning and development of the area.
- 4 That each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 5 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.
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.



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**REASON:**

In the interest of amenity.

- 7 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.

- 8 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.

- 9 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.

- 10 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.

- 11 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.

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- 12 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.
- 13 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.
- 14 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.
- 15 The developer shall construct a 2.2m high wall capped and plastered along its entire length along the boundary of the housing development with the pub/shops site to the north. The height of the wall shall be reduced to 1.5m along the front garden boundary of no. 73.  
REASON:  
In the interests of residential amenity and the proper planning and development of the area.
- 16 The developer shall construct a plinth wall and railings 1.8m high along the Fortunestown Lane boundary with the area of public open space.  
REASON:  
In the interest of visual amenity and the proper planning and development of the area.
- 17 Prior to the commencement of development on site the developer shall submit for the written agreement of the



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planning authority a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of at least 18 months and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, drainage boundary treatment and tree and shrub planting as necessary.

REASON:

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

- 18 Prior to the commencement of development the developer shall submit for the written agreement of the planning authority, a specification and plan for street tree planting.

REASON:

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

- 19 The proposed traffic calming ramps to be constructed on Road 5 shall be agreed with the Roads Department of South Dublin County Council prior to their construction.

REASON:

In the interest of traffic safety.

- 20 No house shall be within 5.0m of any foul or surface water sewer or watermain which is to be taken-in-charge by the Local Authority.

REASON:

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

- 21 The hedgerow boundary along the eastern boundary of the site shall be retained in its entirety.

REASON:

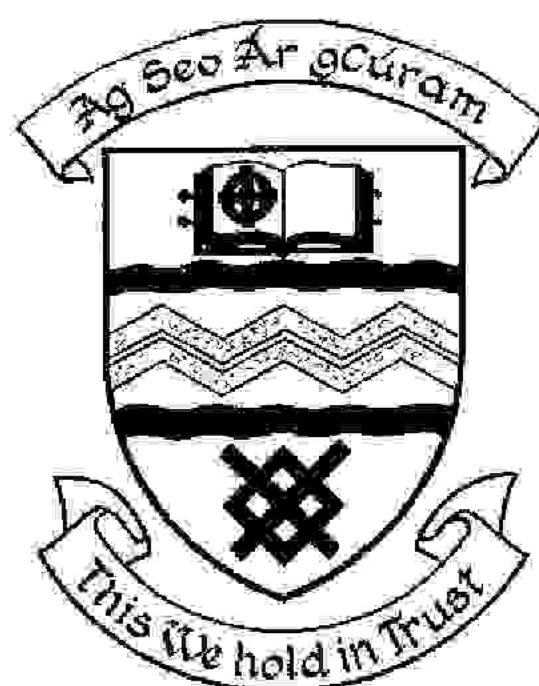
In the interest of visual amenity and the proper planning and development of the area.

- 22 Details of the western boundary of the site shall be submitted for the written agreement of the Planning

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Authority.

REASON:

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

- 23 That a financial contribution in the sum of £62,400 (sixty two thousand four hundred 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 HOUSE 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.

- 25 That a financial contribution in the sum of £500 (five hundred pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of development and upgrading public open space at Jobstown which will serve this development; this contribution to be paid before the commencement of development on site.

REASON:



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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.

- 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 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.

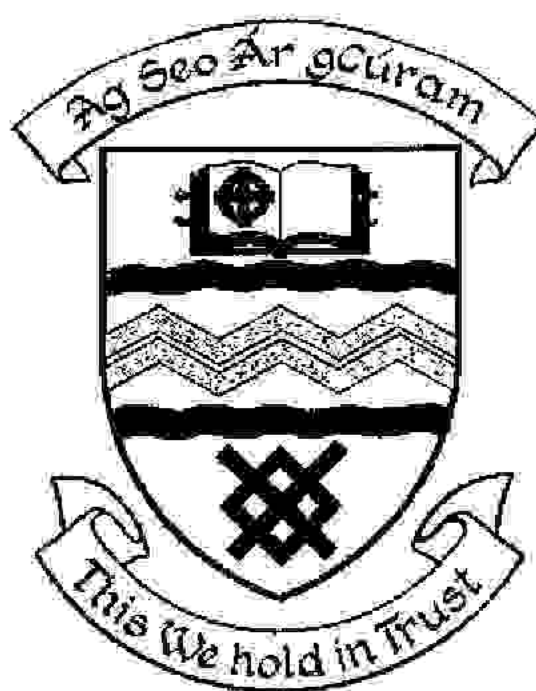
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.



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- (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.

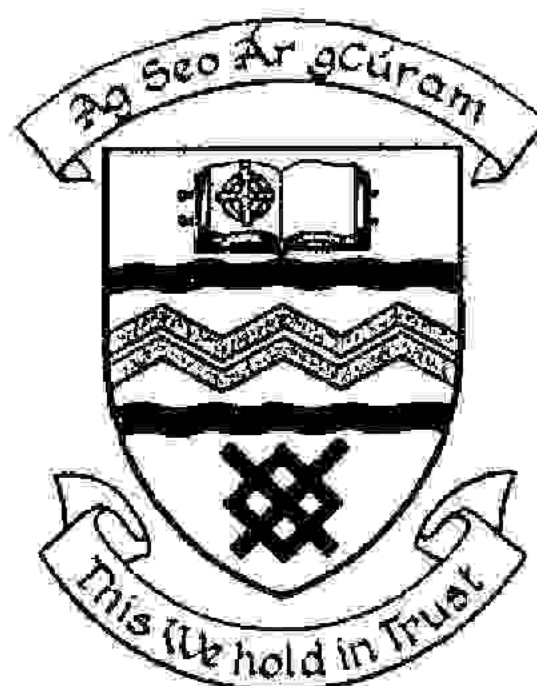
Signed on behalf of South Dublin County Council.

 ..... 14<sup>th</sup> May 1997  
for SENIOR ADMINISTRATIVE OFFICER

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

<b>Decision Order Number</b> 2468	<b>Date of Decision</b> 19/12/96
<b>Register Reference</b> S96A/0572	<b>Date</b> 29th October 1996

**Applicant** Kelland Homes,  
**Development** Residential development consisting of 112 No. 3 bed semi-detached houses, associated site works and public open space on site of circa 10 acres, being Phase 4 of overall development at Suncroft.

**Location** Access off Roundabout on Fortunestown Way, opposite Brookfield, at Gibbons, Jobstown, Tallaght.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 29/10/96 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 applicants are requested to indicate the ownership of the portion of land immediately to the south of the site and indicated as 'Adjoining Public Open Space' on site layout plan to scale 1:500 submitted with this application. Proposals for its development as open space should be included if appropriate.
- 2 The applicants are requested to submit a revised site layout plan to show the following:-

Fenton - Simmons,  
Planning & Development Consultants,  
29 Fitzwilliam Place,  
Dublin 2.



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- a) houses no.'s 93-94 and 101-102 omitted and house no.'s 95-100 moved to the north to increase the area of public open space immediately south of ROAD 10. The turning area at the west end of road 10 should be turned in towards houses if possible;
- b) where houses 69 and 82 are side on to ROAD 5  
- a row of houses facing onto ROAD 5 in the manner of no.'s 103-112;
- c) reconfiguration of houses on ROAD 13 to eliminate some house accesses off the turning area;
- d) reconfiguration of houses at either end of ROAD 12 to eliminate some house accesses off the turning areas;
- e) a traffic calming scheme for ROAD 5.

3 The applicants are requested to submit detailed proposals to include sample elevation and section drawings for boundary treatment along the eastern and western boundaries of the site, the boundary of the pub/shops site where it adjoins the housing, the boundary of the public open space area with Fortunestown Lane and ROAD 5. A plinth wall and railings along the western boundary of the site and also the northern boundary with Fortunestown Lane in the preferred option.

4 The applicants are requested to submit the following in relation to foul drainage and surface water drainage;

- a) revised housing layout such that no building is within 5.0m of any sewer with potential of being taken in charge.

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Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

19/12/96