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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S96A/0272 | |
| 1. Location | Riverside Villa, Watery Lane, Clondalkin, Dublin 22. | | |
| 2. Development | Demolition of bungalow and erection of twenty-seven no. 2 bed and two no. 3 bed two storey apartments and ancillary site development works. | | |
| 3. Date of Application | 17/05/96 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 10/06/96 2. | 1. 17/06/96 2. |
| 4. Submitted by | Name: John F. O'Connor & Associates, Address: 11A Greenmount House, Harolds Cross, | | |
| 5. Applicant | Name: Tom Hoare Construction Ltd., Address: Old Carton, Maynooth, Co. Kildare. | | |
| 6. Decision | O.C.M. No. 1676 Date 27/08/96 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect AP GRANT PERMISSION | |
| 8. Appeal Lodged | 25/09/96 | Written Representations | |
| 9. Appeal Decision | 24/01/97 | 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 1993

County South Dublin

Planning Register Reference Number: S96A/0272

APPEAL by Gerard O'Neill of Brookfield House, Clondalkin, Dublin against the decision made on the 27th day of August, 1996 by the Council of the County of South Dublin to grant subject to conditions a permission to Tom Hoare Construction Limited care of John F.O'Connor and Associates of 11A Greenmount House, Harolds Cross, Dublin for permission for the demolition of bungalow and erection of 27 number two bed and two number three bed two-storey apartments and ancillary site development works at Riverside Villa, Watery Lane, Clondalkin, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said demolition of bungalow and 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 residential zoning objective for the site as set out in the current Dublin County Development Plan for the area, 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 property in the area 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 submitted to the planning authority on the 17th day of May 1996, as amended by revised plans and drawings submitted to the planning authority on 14th day of August 1996, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interests of clarity.

2. All water supply and drainage arrangements including:-
 - (a) The disposal of foul and surface water and

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- (b) Re-routing of the Camac River channel shall comply with the requirements of the planning authority for such works and services.

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

3. All works undertaken in relation to the proposed new bridge and to the masonry walls abutting the river shall comply with requirements of the planning authority for such works.

Reason: In the interests of traffic and pedestrian safety and to ensure a satisfactory standard of development.

4. All on site vehicular roads and footpaths shall comply with the requirements of the planning authority for such works.

Reason: In the interests of traffic and pedestrian safety.

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

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

6. The patio areas to the rear of each apartment shall be enclosed by screen walls/fencing of maximum height two metres. Details of all screen, garden and boundary walls, shall be submitted to and agreed with the planning authority, prior to the commencement of development.

Reason: In the interests of visual and residential amenity.

7. (a) No development shall take place until a landscaping and boundary treatment scheme including measures for the protection of trees along the river bank has been submitted to and agreed with the planning authority. The site shall be landscaped in accordance with the agreed scheme which will also include a timescale for implementation.

- (b) The areas proposed to be used for public open space shall be fenced off during construction work and shall not be used for the purposes of storage of either plant materials or spoil.

Reason: In the interest of residential amenity.

8. Prior to the commencement of development proposals for a name and numbering scheme for the development shall be submitted to the planning authority for agreement.

Reason: In the interest of orderly development.

9. The gable windows of all first floor rooms shall be fitted with obscure glass.

Reason: In the interests of residential amenity.

10. The developer shall pay a sum of money to South Dublin County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Council in respect of the provision of public water supplies and sewerage facilities facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

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 Council in respect of the provision of public water supplies and sewerage facilities facilitating the proposed development.

11. The developer shall pay a sum of money to South Dublin County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Council in respect of road improvement works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

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 Council in respect of road improvement works facilitating the proposed development.

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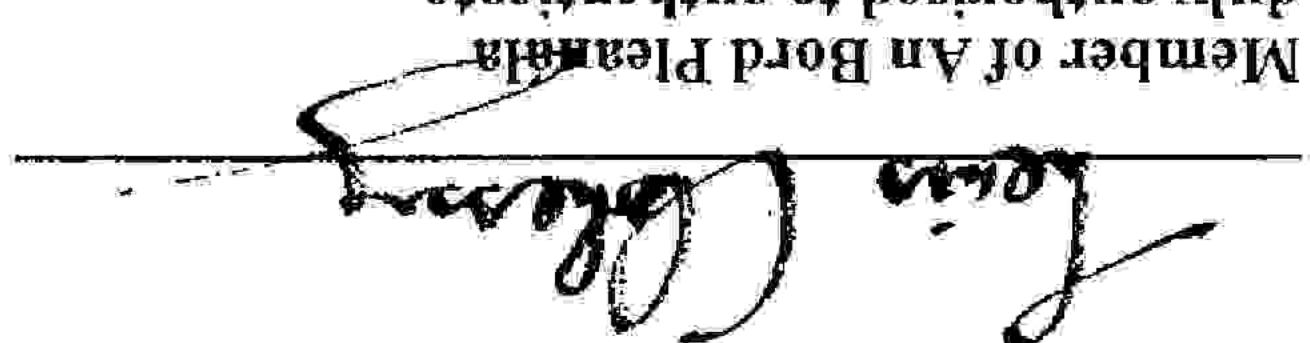
12. The developer shall pay a sum of money to South Dublin County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Council in respect of the provision of public open space areas facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the council or, in default of agreement shall be determined by An Bord Pleanála.

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 subsection (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 7 years from the date of this order.

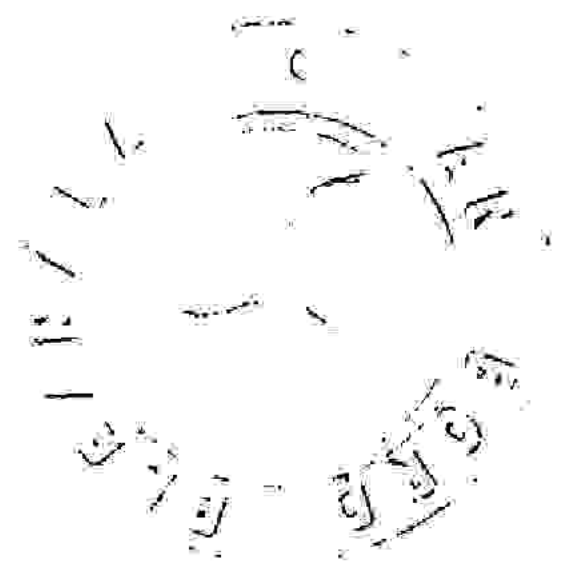
Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Council in respect of the provision of public open space areas facilitating the proposed development.

13. Prior to the commencement of development, the developer shall lodge with South Dublin County Council 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 Council of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the Council 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 Council and the developer or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.


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

Dated this 24th day of January, 1997.



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

| | |
|------------------------------|---------------------------|
| Decision Order Number 1676 | Date of Decision 27/08/96 |
| Register Reference S96A/0272 | Date 17th May 1996 |

Applicant Tom Hoare Construction Ltd.,

Development Demolition of bungalow and erection of twenty-seven no. 2 bed and two no. 3 bed two storey apartments and ancillary site development works.

Location Riverside Villa, Watery Lane, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 29/08/96

Additional Information Requested/Received 10/06/96 /17/06/96

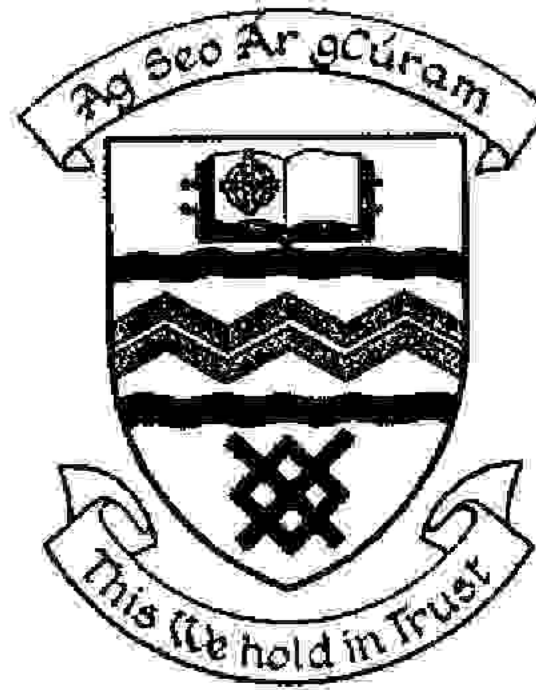
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (23) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 27/08/96
for SENIOR ADMINISTRATIVE OFFICER

John F. O'Connor & Associates,
11A Greenmount House,
Harolds Cross,
Dublin 6W.

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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 in accordance with unsolicited additional information received 14.08.96 save as may be required by the other conditions attached hereto. Site layout to be as shown on drawing no. 96-106-01 rev. a received 14.08.96.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That no development pursuant to this permission be commenced until security for the protection of the trees to be retained during construction works and the realignment has been given by lodgement with the Council of an approved bond in the sum of £5,000 (five thousand pounds).

REASON:

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

- 3 That a financial contribution in the sum of £3,250 (three thousand two hundred and fifty pounds) be paid by the proposer to the South Dublin County Council towards the cost of the duplication of the foul sewer along Watery Lane which will 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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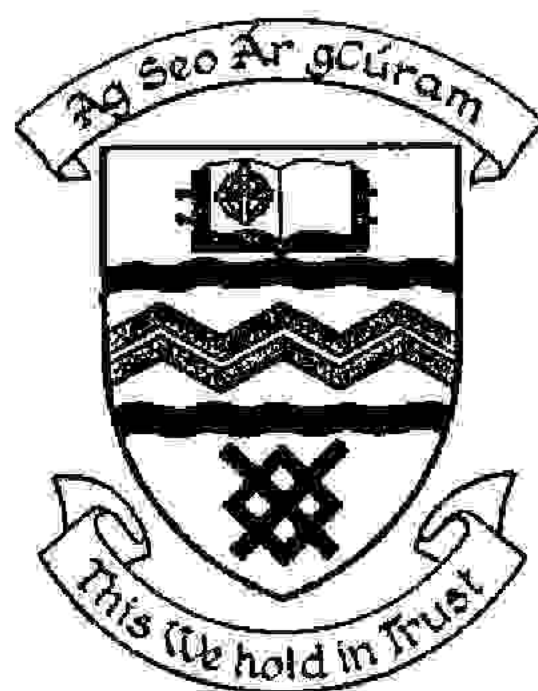


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- 4 That each proposed apartment be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining 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.
REASON:
In the interest of amenity.
- 7 That no apartment 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 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.

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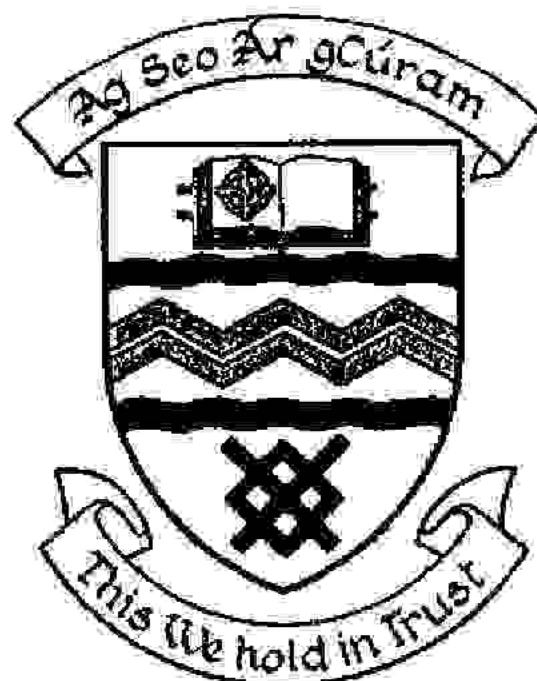
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- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
- (a) All proposed pipelines with the potential to be taken in charge by the Council to be 5m from any existing or proposed building/structure.
 - (b) Applicant to ensure full and proper separation of foul and surface water run-off.
 - (c) All construction materials and methods shall comply with the requirements of the Environmental Services Department, in particular, precast manhole rings shall be surrounded with 150mm thick concrete (20N).
 - (d) Where the depth of cover over proposed pipelines is less than 1.2m in roads or 0.9m in open space additional protection to the pipe shall be provided by way of a concrete surround.
 - (e) Details of foul sewer where crossing river to be submitted for approval before work commences on site. Pipe to be ductile iron and to be incorporated in proposed bridge so as not to obstruct clear opening under the bridge.
 - (f) Applicant to submit certification that the proposed channel for the Camac has a hydraulic capacity of 25 cubic metre/s.
 - (g) The applicant must submit details of remedial treatment to masonry walls abutting the river. In some places where mortar has fallen from joints, the walls have partially collapsed.
 - (h) The applicant must submit certification that the structural design of the proposed bridge is adequate.
 - (i) Applicant to submit design calculations for the hydraulic capacity of the proposed bridge opening and to certify that this capacity is at least 25 cubic metre/s. The section of existing bridge wing wall at the entrance to bridge opening shown on Drg. 96154-03 to be cut back flush with the proposed bridge wind wall so as not to obstruct flow.
 - (j) The applicant must submit details of the proposed

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- outfall to the Camac of the site drainage for approval before work commences on site.
- (k) The applicant must ensure, and submit the relevant details, that the finished floor levels are 0.6 metres above the highest recorded flood level of the Camac in the area.
 - (l) Applicant to submit detail of watermain at bridge crossing over River Camac for approval before work commences on site.
 - (m) An additional hydrant to be located between site no.'s 25 and 26.
 - (n) Applicant to consult with Area Engineer re location of existing watermain.

REASON:

In order to comply with the Sanitary Services Acts 1878-1964 in the interest of the proper planning and development of the area.

- 10 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable. In this regard screen walls adjoining the boundary with industrially zoned lands to be 2.5m overall height. The boundary wall with the rear of the houses in Riverside Estate to be adequate to screen the rear gardens from the proposed development.

REASON:

In the interest of visual amenity.

- 11 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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- 12 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. In this regard the roads within the proposed development will not be taken in charge.

REASON:

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

- 13 That a financial contribution in the sum of £500 (five hundred pounds) per apartment (i.e. total of £14,500) be paid by the proposer to South Dublin County Council towards the cost of the further development of public open space at Corkagh Park, Clondalkin which will 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.

- 14 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewers, watermains or drains has been given by:-

A. Lodgement with the council of an approved bond or letter of guarantee in the sum of £15,000 (fifteen thousand pounds)

B. Lodgement with the council of a Cash Sum of £15,000 (fifteen thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

REASON:

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

- 15 A landscape plan with full works specification and bill of quantities etc., shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance. This shall include a scheme of replacement tree planting to ameliorate the damage caused during initial site clearance works and the negative effects of the proposed removal of trees caused by the realignment of the river.

REASON:

In the interest of amenity.

- 16 Prior to development commencing details of an acceptable scheme of treatment for the boundary with Watery Lane, and the boundary between the car parking to the south of unit nos. 7-10, and the open space for the adjoining development, to be submitted for the written agreement of the Planning Authority. In this regard all walls and piers etc., proposed at the entrance to the site to be faced in local limestone.

REASON:

In the interest of visual amenity and public safety.

- 17 A detailed tree survey to be provided and agreed with the Planning Authority prior to the commencement of works on site, indicating the location, species, age, condition, crown spread and height of trees. Information should be given on the proposals for the removal/retention of these trees and measures proposed to protect them during the course of development.

REASON:

In the interest of amenity.

- 18 That a financial contribution equivalent to the value of £1,420 (one thousand four hundred and twenty pounds) per

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unit (i.e. a total of £41,180 subject to index linking) as on 1st January, 1991 and 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 road improvements and traffic management proposals in the area which facilitate the proposed development. This contribution should 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 developer should contribute towards the cost of providing the services.

- 19 That a financial contribution in the sum of £9,600 (nine thousand six 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.

- 20 That prior to the commencement of development that an apartment naming and numbering scheme be submitted to and approved by the Planning Authority.

REASON:

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

- 21 That the patio areas of all units remain unfenced and open to the remainder of the private open space. Details of the development of the patio areas and the open space to be agreed with the Planning Authority prior to commencement of development.

REASON:

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

- 22 Notwithstanding the exempted development provisions of the ~~the~~
Local Government (Planning and Development) Regulations
1994, as amended, no extensions shall be added to any of the
proposed dwelling units save with a prior grant of planning
permission.

REASON:

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

- 23 First floor gable windows in units 10, 19, 15 and 26 be
provided with opaque glass.

REASON:

In the interest of visual amenity.

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

| | |
|-------------------------------------|-------------------------------|
| Order Number 1081 | Date of Order 10/06/96 |
| Register Reference S96A/0272 | Date 17th May 1996 |

Applicant Tom Hoare Construction Ltd.,

Development Demolition of bungalow and erection of twenty-seven no. 2 bed and two no. 3 bed two storey apartments and ancillary site development works.

Location Riverside Villa, Watery Lane, Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 31/5/96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

John F. O'Connor & Associates,
11A Greenmount House,
Harolds Cross,
Dublin 6W.

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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

10/06/96