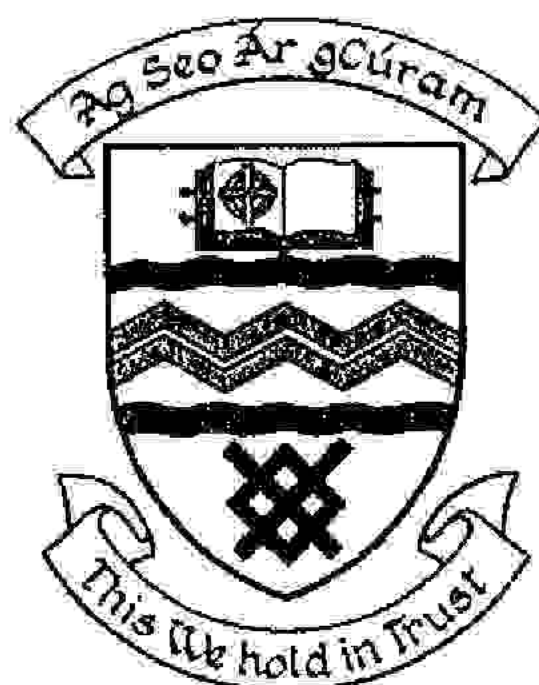


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0234	
1. Location	Prospect Manor, Stocking Lane, Rathfarnham.		
2. Development	Change to 4 bedroom semi-detached houses on sites 21-27, odd numbers, Road 5.		
3. Date of Application	26/04/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: F.L. Bent, (A.P. & D.S.), Address: 25, Grosvenor Court, Templeogue,		
5. Applicant	Name: O. & C. McKiernan Property Development, Address: Prospect Manor, Stocking Lane, Rathfarnham, Co. Dublin.		
6. Decision	O.C.M. No. 1173 Date 24/06/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1549 Date 09/08/96	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. Registrar Date Receipt No.	

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F.L. Bent, (A.P. & D.S.),
25, Grosvenor Court,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1549	Date of Final Grant 09/08/96
Decision Order Number 1173	Date of Decision 24/06/96
Register Reference S96A/0234	Date 26th April 1996

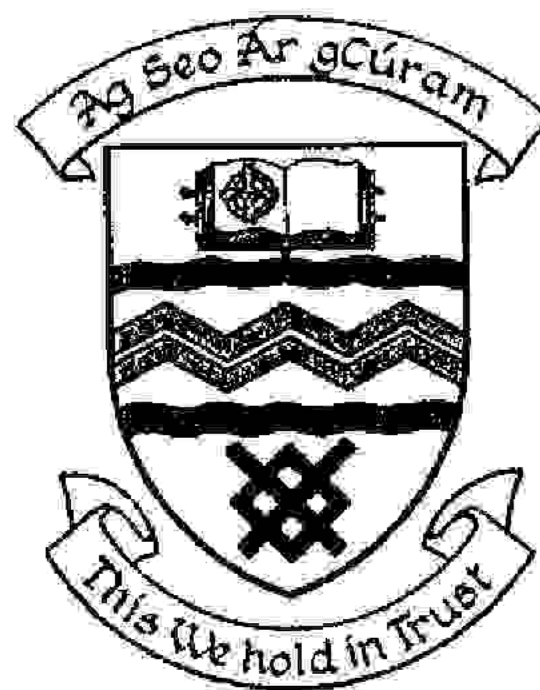
Applicant O. & C. McKiernan Property Development,
Development Change to 4 bedroom semi-detached houses on sites 21-27,
odd numbers, Road 5.
Location Prospect Manor, Stocking Lane, Rathfarnham.
Floor Area 0.000 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (30) 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, 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 overall development shall be revised to provide for visual linkage between the two areas indicated as "landscaping open space" on the layout plan, through the omission of houses, or such other arrangements. The precise details of which shall be submitted to and agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of amenity.
- 3 A programme for the phasing of the development having regard to the decision of An Bord Pleanála dated 8/9/1994 under Reg. Ref. S93A/0110, including the development of the proposed public open space, shall be submitted to and agreed with the Planning Authority prior to the commencement of development. The agreed programme shall not be altered except with the written consent of the Planning Authority and must have regard to the construction of the 'Green Route'.
REASON:
In the interest of the orderly development of the site.
- 4 The houses, when completed, shall be used as single dwelling units.
REASON:
To regulate the land use, including the intensity thereof, in order to protect the amenities of the area.
- 5 No house shall 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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- 6 Prior to commencement of development the developer shall submit to and agree with the Planning Authority details relating to the following:-
- a. written evidence shall be provided to show that the developer has permission to connect to the outfall sewer belonging to the adjacent landowner;
 - b. long sections shall be revised to ensure that all proposed pipes have one metre minimum cover;
 - c. the structural integrity of the proposed houses and services infrastructure along the bank of the Owendoher River along the entire eastern side of the site, shall be certified by a structural engineer;
 - d. the capacity of the main outfall pipe from s6 to the Owendoher River shall be upsized to cater for 400 l/s, and
 - e. acceptable proposals for the piping of the ditch in the South and South-Western corners of the site.

REASON:

To ensure a satisfactory standard of development.

- 7 Water supply and drainage arrangements, including the disposal of surface water, shall comply with the standards of the Planning Authority for such works and services.

REASON:

In the interest of public health, and to ensure a proper standard of development.

- 8 With regard to Sites 1-21 Road 1 water available from 8" watermain on Edmondstown Road. Applicant to submit and agree watermain, hydrant, valve layout with Area Engineer, Deansrath Depot prior to the commencement of development. 24 hour storage to be provided to each unit. All connections, swabbing, chlorination by South Dublin County Council at applicants expense.

REASON:

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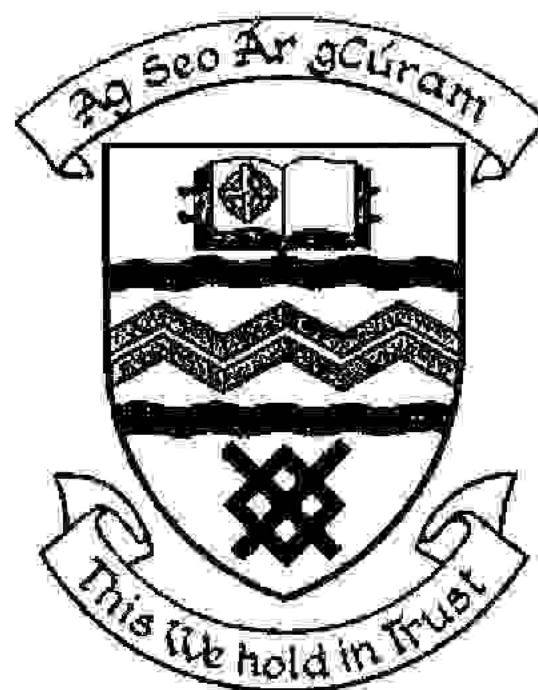
In the interest of the proper planning and development of the area.

- 9 Prior to commencement of development acceptable outfall details to the Owendoher River incorporating anti-scour aprons and wing walls shall be submitted to and agreed with the Planning Authority or, in default of agreements, shall be determined by An Bord Pleanála.
REASON:
To ensure a satisfactory standard of development of the stormwater system.
- 10 All redundant ditches shall be piped in unjointed spigot and socket pipes surrounded in media and tapped into the piped system.
REASON:
To ensure a satisfactory standard of development of the stormwater system.
- 11 Details of the piped diversion constructed by other developers and its effect on the proposed outfall sewer in the north-eastern corner of the site shall be submitted to the Planning Authority prior to the commencement of development.
REASON:
To ensure an orderly and comprehensive development of drainage services.
- 12 Written evidence of the agreement to provide pedestrian access to Edmondstown Road through the Dunboden Estate shall be submitted to the Planning Authority a pedestrian bridge to be provided across the river. Details to be agreed with the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 13 The southern end of Road six shall be extended to the site boundary in order to facilitate access to the adjoining

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lands.

REASON:

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

- 14 Vision splays of 90 metres from a three metre setback shall be provided at the access to Stocking Lane to the satisfaction of the Planning Authority.

REASON:

In the interest of traffic safety and convenience.

- 15 The width of the carriageway of road number one shall be increased to 7.5 metres from the junction with Stocking Lane to the junction with road number three.

REASON:

In the interest of traffic safety and convenience.

- 16 The reservation affecting the site for the Southern Cross Route shall be set out and agreed with the Planning Authority prior to the commencement of development. No development to take place on this land.

REASON:

In the interest of traffic safety and convenience and the orderly development of the area.

- 17 Public lighting shall be provided as each street is occupied in accordance with a scheme which shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

REASON:

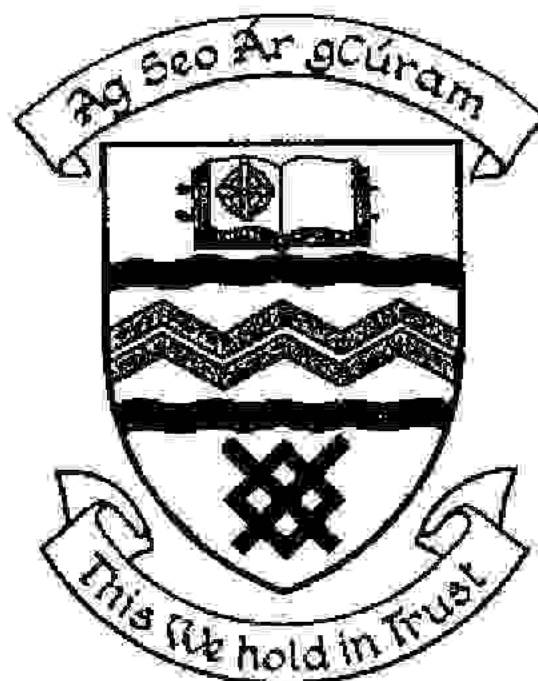
In the interest of amenity and public safety, and to provide street lighting in accordance with the standards required by the Planning Authority.

- 18 An acceptable street naming and house numbering scheme shall be submitted to and approved by the Planning Authority before any constructional work takes place on the proposed houses.

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REASON:

In the interest of amenity and traffic safety and convenience.

- 19 No house shall 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.

- 20 The area proposed on the plans as open space shall be levelled, soiled and seeded and landscaped to the satisfaction of the Planning Authority and shall be made available for use by residents on completion of their houses.

REASON:

In the interest of amenity.

- 21 Prior to commencement of development a detailed landscaping scheme, with works specification and bill of quantities, shall be submitted to and agreed with the Planning Authority or, in default of agreement, shall be determined by An Bord Pleanála. The said scheme shall include details of a comprehensive tree survey, indicating the location, species, age, conditions, crown spread and height of trees, and the proposal for the removal/retention of any trees and measures to protect them during the course of construction work, the regrading, drainage, topsoiling, seeding of open space, tree and shrub planting, pedestrian paths, treatment of the boundary between the areas of public open space and the Owendoher River, street planting scheme and details of maintenance.

REASON:

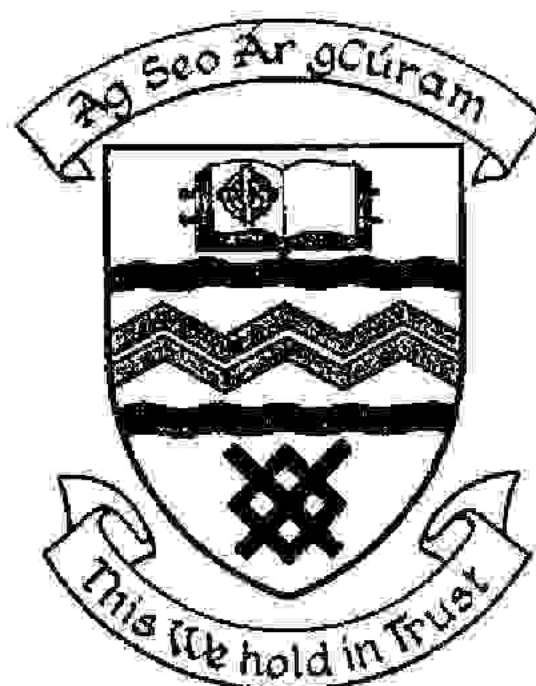
In the interest of amenity.

- 22 Screen walls in block or similar durable materials not less than two metres high, suitably capped and rendered, shall be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling shall be determined by agreement with the

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Planning Authority or, in default of agreement, shall be determined by An Bord Pleanála.

REASON:

In the interest of residential visual amenity.

- 23 The developer shall construct and maintain to the Planning Authority's standard for taking in charge all the roads, including, footpaths, verge, public lighting, open space, sewers, watermains and drains, forming part of the development, until taken in charge by the Planning Authority.

REASON:

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

- 24 All houses shall have a minimum separation of 7' 6", a front garden depth of 25 ft and a rear garden depth of 35ft. Minimum separation of 2.3 metres to be provided between units.

REASON:

To ensure a satisfactory standard of development.

- 25 That the arrangements made with regard to the payment of the financial contribution in the sum of £58,000 (fifty eight thousand pounds) in respect of the overall development as required by Condition No. 24 of planning permission granted under Register Reference S94A/382 be strictly adhered to in respect of this proposal.

REASON:

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

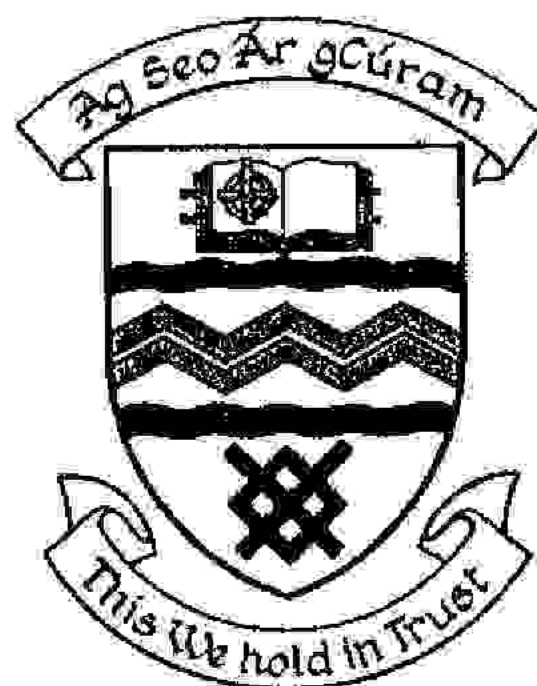
- 26 That the arrangements made with regard to the payment of the financial contribution in the sum of £15,000 (fifteen thousand pounds) in respect of the overall development as required by Condition no. 25 of planning permission granted under Register reference S94A/382 be strictly adhered to in respect of this proposal.

REASON:

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

- 27 That the arrangements made with regard to the payment of the financial contribution in the sum of £1,850 (one thousand eight hundred and fifty pounds) per house in respect of the overall development as required by Condition No. 26 of planning permission granted under Register Reference S94A/382 be strictly adhered to in respect of this proposal.

REASON:

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

- 28 That the arrangements made with regard to the lodgement of security in the form of a bond or letter of guarantee from an approved insurance company in the sum of £500,000 (five hundred thousand pounds) or a cash lodgement in the sum of £300,00 (three hundred thousand pounds) in respect of the overall development as required by Condition No. 28 S94A/382 be strictly adhered to in respect of this proposal.

REASON:

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

- 29 That the arrangements made with regard to the payment of the financial contribution in the sum of £174,000 (one hundred and seventy four thousand pounds) in respect of the overall development as required by Condition No. 23 of planning permission granted under Register Reference S94A/382 be strictly adhered to in respect of this proposal.

REASON:

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

- 30 That each dwelling be built with kitchen extension as shown on block plan 316/1 and detailed plan 316/20.

REASON:

In the interest of orderly development and the preservation
of residential amenity.

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All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

A. O'Farrell 13th August 1996
for SENIOR ADMINISTRATIVE OFFICER