

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0216	
1. Location	Site 31 Road 4, Prospect Manor, Stocking Lane, Rathfarnham.		
2. Development	Detached house.		
3. Date of Application	18/04/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: F. L. Bent (AP & DS), Address: 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: O. & C. McKiernan Property Development, Address: Prospect Manor, Stocking Lane, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1115 Date 14/06/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1442 Date 23/07/96	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 (AP & DS),
25 Grosvenor Court,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1442	Date of Final Grant 23/07/96
Decision Order Number 1115	Date of Decision 14/06/96
Register Reference S96A/0216	Date 18th April 1996

Applicant O. & C. McKiernan Property Development,

Development Detached house.

Location Site 31 Road 4, Prospect Manor, Stocking Lane, Rathfarnham.

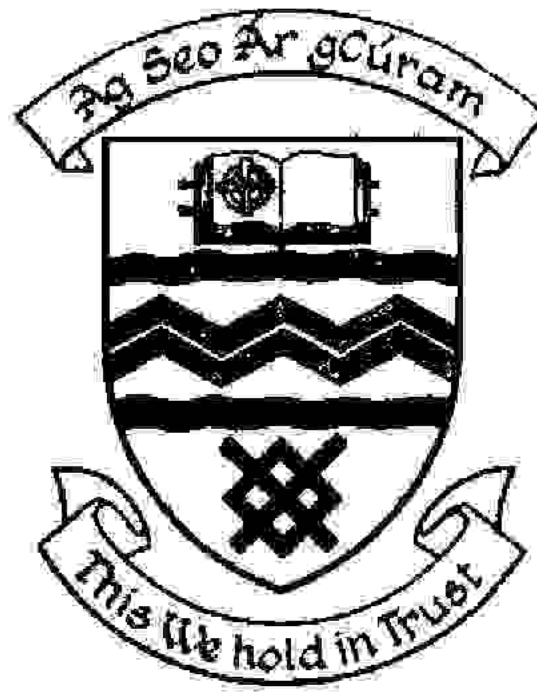
Floor Area 0.000 Sq Metres

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 (29) conditions.

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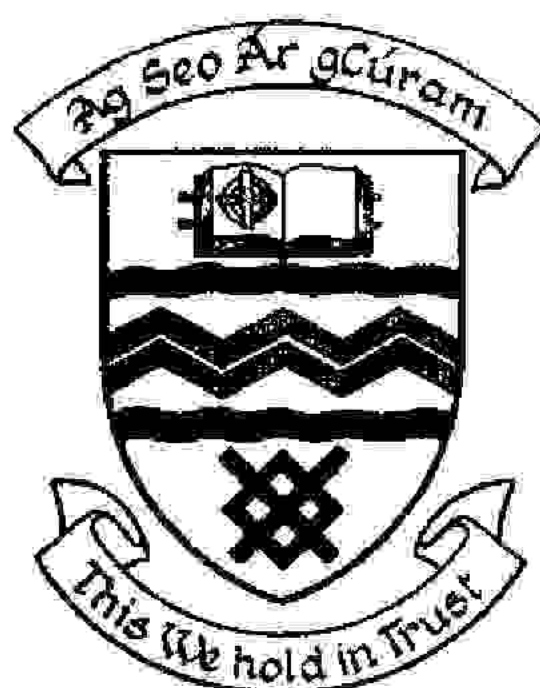
Conditions and Reasons

- 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 shall 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 8/9/94 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 house when completed, shall be used as single dwelling unit.
REASON:
To regulate the land use, including the intensity thereof, in order to protect the amenities of the area.
- 5 The house shall not be occupied until all the services have been connected thereto and are operational.
REASON:

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

- 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 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 Prior to the 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 agreement, shall be determined by An Bord Pleanála.

REASON:

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To ensure a satisfactory standard of development of the
 stormwater system.

- 9 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.

- 10 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 system.

- 11 Written evidence of the agreement to provide pedestrian
 access to Edmondstown road through the Dunboden Estate shall
 be submitted to the Planning Authority prior to the
 commencement of development. alternatively 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.

- 12 The southern end of road six shall be extended to the site
 boundary in order to facilitate access to the adjoining
 lands.

REASON:

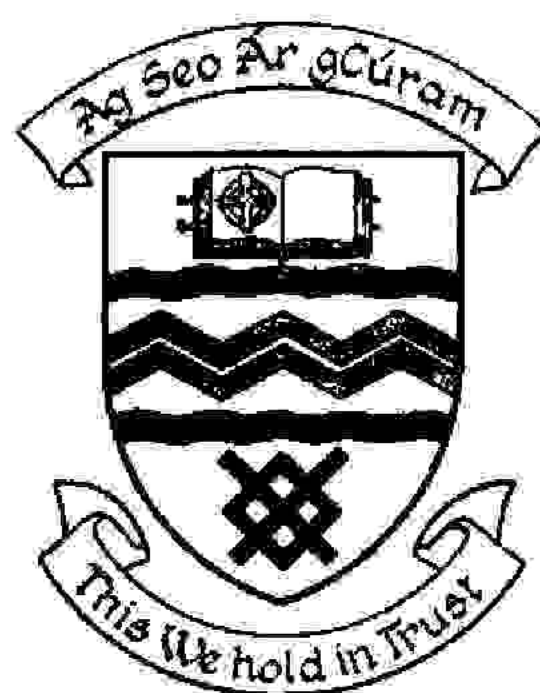
In the interest of the proper planning and development of
 the area.

- 13 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.

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REASON:

In the interest of traffic safety and convenience.

- 14 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.

- 15 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.

- 16 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.

- 17 That an acceptable house numbering scheme be submitted to and approved by the South Dublin 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.

- 18 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.

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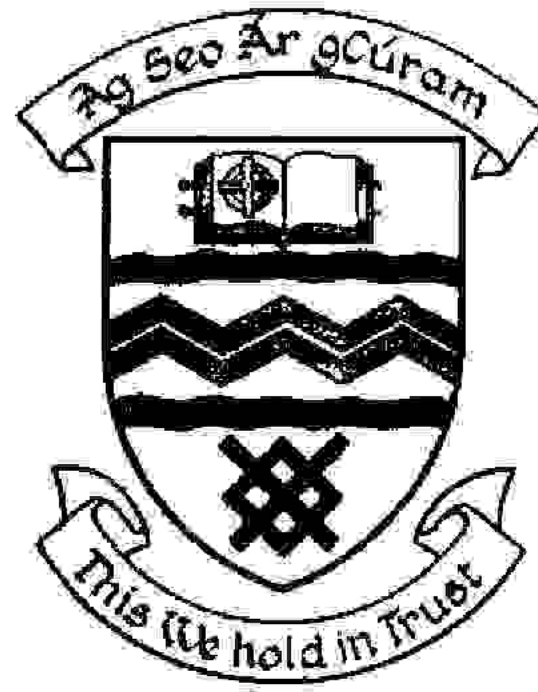


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- 19 The areas proposed on the plans as open space shall be levelled, soiled and seeded and landscaped to the satisfaction of the Planning Authority and shall be made available for use by residents on completion of their houses.
REASON:
in the interest of amenity.
- 20 Prior to the 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, topsoil, 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.
- 21 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.
REASON:
In the interest of visual amenity.
- 22 The developer shall construct and maintain to the Planning Authority's standard for taking in charge all the roads, including footpath, verges, 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.

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- 23 The house shall have a minimum front garden depth of 25ft and a rear garden depth of 35ft. Separation between dwellings to be a minimum of 2.3 metres.
REASON:
To ensure a satisfactory standard of development.
- 24 That 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.
- 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:
In the interest of the proper planning and development of the area.

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- 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 form an approved insurance company in the sum of £500,000 (five hundred thousand pounds) or a cash lodgement in the sum of £300,000 (three hundred thousand pounds) in respect of the overall development as required by Condition No. 28 of 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 All roads and cul-de-sac turning bays to be at current County Council standards.

REASON:

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

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.

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Signed on behalf of South Dublin County Council.

Bríd L. Kelly 29th July 1996
for SENIOR ADMINISTRATIVE OFFICER