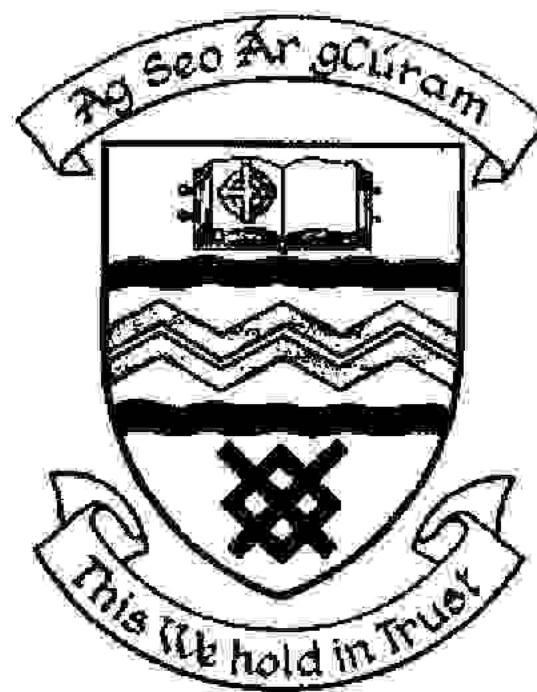


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0190	
1. Location	Kiltipper, Old Bawn, Tallaght.			
2. Development	211 no. 3 and 4 bed detached and semi-detached houses, associated site works, open spaces and outfall sewers with access off Kiltipper Road on site of circa 25 acres.			
3. Date of Application	03/04/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 30/05/96 2.	1. 13/06/96 2.	
4. Submitted by	Name: Fenton-Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place, Dublin 2.			
5. Applicant	Name: Durkan New Homes Ltd., Address: Sandford House, Sandford Road, Ranelagh, Dublin 6.			
6. Decision	O.C.M. No. 1477 Date: 01/08/96	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION		
8. Appeal Lodged	07/08/96	Written Representations		
9. Appeal Decision	06/02/97	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.		

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

Decision Order Number 1005	Date of Decision 30/05/96
Register Reference S96A/0190	Date 3rd April 1996

Applicant Durkan New Homes Ltd.,
Development 211 no. 3 and 4 bed detached and semi-detached houses,
associated site works, open spaces and outfall sewers with
access off Kiltipper Road on site of circa 25 acres.

Location Kiltipper, Old Bawn, Tallaght.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 03/04/96 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 FOUL SEWERAGE

(a) The applicant is requested to submit a site map to scale 1:500 indicating the exact location of the 150mm leachate line which traverses this site, proposals for rerouting this pipeline and changes in the housing layout necessitated by wayleaves and the requirement of the location of the entire length of pipeline in public areas. If it proves necessary to reroute this pipeline outside of the site boundaries, then the written permission of the relevant landowner(s) should be submitted.

(b) The applicant is requested to submit evidence of land ownership or written permission of land owner(s) for the new foul sewer which traverses land to the north of the site to connect to public the foul sewer adjacent to Old Bawn Community School at Manhole L4.

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

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- (c) The applicant is requested to submit detailed drawings of the point where the proposed foul sewer passes under the Tallaght Stream.
- (d) The applicant is requested to submit a revised site layout plan to scale 1:500 to show a 5.0m wayleave on either side of all public foul sewer in this development See line F2-F3-F4, F2-F13 and F18-F19.

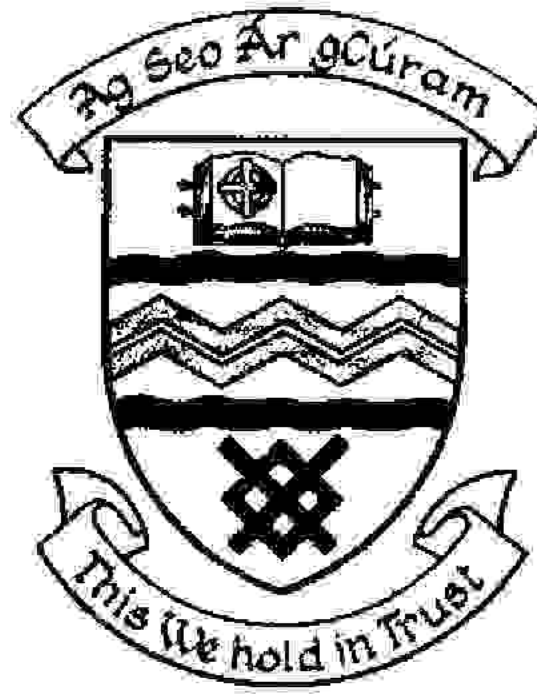
2 SURFACE WATER

- (a) The applicant is requested to submit the written permission of the landowner to discharge surface water through lands which are located outside the site boundary.
- (b) The applicant is requested to submit detailed drawings of the proposed outfall pipe from Manhole S1 to the actual outfall at the river. Full details of scour prevention should also be submitted.
- (c) The applicant is requested to submit a revised site layout plan to scale 1:500 to show a 5.0m wayleave on either side of all public surface water sewers in this development. See line S6-S7-S8, S14-S15-S16, S19-S20, S26-S27 and S21-S20.

3 WATER SUPPLY

- (a) The applicant is requested to submit design calculations for sizing of the distribution main. It should be noted that the main is to be Ductile Iron and a 200/250mm DI distribution main would be acceptable subject to satisfying a minimum service pressure target of 15m.

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- (b) The applicant is requested to submit a revised site layout plan to scale 1:500 to ensure that no building is within 5.0m of a public water main. In the case of the proposed distribution main, the required clearance for mains in excess of 225mm diameter is 8.0m.
- (c) The applicant is requested to submit land ownership agreements for the site of the proposed pump house.
- (d) The applicant is requested to submit drawings detailing proposed security measures for the pumphouse and reservoir.

4 SITE LAYOUT

- (a) The applicant is requested to submit a revised site layout plan to scale 1:500 to show not more than 200 houses in this phase of the development in line with the Action Plan for this area.
- (b) The applicant is requested to submit a revised site layout plan to scale 1:500 to show the following:
- (i) elimination of access from houses to the driveway of Kiltipper House. This will involve alterations in the vicinity of Roads 7 and 8;
 - (ii) elimination of House No.'s 89-104 and the site revised to indicate community facilities and shops;
 - (iii) the site indicated for 'future neighbourhood centre' given over to housing;
 - (iv) revisions to sites 1 and 24 to take account of the fact that a footpath will not be required along the driveway of Kiltipper House;

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- (v) proposed use or ownership of land between sites 122 and 123 and to the north and east of house site 1;
- (vi) proposed boundary treatment along the access drive to Kiltipper House;
- (vii) the exact location of the mature sycamore tree in the roadside boundary hedgerow on Kiltipper Road and measures proposed to protect this tree during construction works;
- (viii) proposed southern boundary treatment of the site.
- (ix) the exact location of all screen walls;
- (x) a pathway linking roads 12 and 14.

5 ROADS

- (a) The applicant is requested to submit a revised site layout plan to scale 1:500 to indicate the requirement of the Roads Department for a set-back line along the Kiltipper Road for future road widening. Indication should also be given of the proposed boundary treatment along this set-back line together with appropriate drawings.
- (b) The applicant is requested to provide driveways of 9.0m in length for house no.'s 86-88 to minimise on-street parking at this point.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer
Page 4 of 5

30/05/96

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S96A/0190

APPEAL by Tallaght Community Council care of Marie Kinsella of Bolbrook Enterprise Centre, Avonmore Road, Dublin and by Durkan Brothers (Dublin) Limited care of Fenton-Simons of 29 Fitzwilliam Place, Dublin and by others against the decision made on the 1st day of August, 1996 by the Council of the County of South Dublin to grant subject to conditions a permission to Durkan New Homes Limited for development comprising the erection of 211 number three and four bedroom detached and semi-detached houses, associated site works, open spaces and outfall sewers with access off Kiltipper Road on a site of approximately 25 acres at Kiltipper, Old Bawn, Tallaght, County 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 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 zoning objective in the current development plan for the area in which the site is located and to the existence of an approved Action Plan for the area in which the site is located, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of the area, would be acceptable in terms of traffic safety and convenience and would not be contrary to the proper planning and development of the area.

lc

5. A scheme of street tree planting shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

6. A management plan for the existing hedgerow which is to be retained within the development site shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

7. The developer shall plant a belt of trees of mixed species five metres deep along the entire southern boundary of the site in lands within the ownership of the applicant adjoining the development site boundary. Details of the number of trees and the species to be used and the timetable for the implementation of the planting scheme shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

8. The developer shall construct a two metre high concrete block wall, capped and plastered, along the eastern boundary of the site from the entrance gates to Kiltipper House to the front boundary line of house number 24. The remainder of the boundary with the access drive to Kiltipper House shall be formed by a two metre high plinth wall and railings. Where roads 9, 12 and 14 are adjacent to the southern boundary of the site a two metre high plinth wall and railings shall be erected on the boundary. Details of the block wall, plinth wall and railings shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

9. Details of the materials, colours and textures of all the external finishes to the proposed houses shall be submitted to and agreed in writing with the planning authority prior to the commencement of the construction of the houses.

Reason: In the interest of the visual amenities of the area.

16. Finished ground floor levels in the proposed houses shall be 0.5 metres above recorded flood levels.

Reason: In the interest of proper planning and development.

17. The internal road network serving the proposed development, including roads, turning bays, junctions, footpaths and kerbs shall be in accordance with the detailed requirements of the planning authority for the proposed road network within the development scheme.

Reason: In the interest of amenity, traffic safety and convenience.

18. Details of the proposed entrance feature to the development shall be submitted to and agreed in writing with the planning authority prior to the commencement of any work on the entrance.

Reason: In the interest of visual amenity.

19. Screen walls shall be provided at such locations as may be required by the planning authority to screen rear gardens from public view. Details of the locations, the extent, the height, the materials and external finishes of the walls shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual and residential amenity.

20. No house shall be occupied within the proposed development scheme until the works specified in condition number 28 of this permission have been completed.

Reason: In the interest of pedestrian and traffic safety.

21. Development of the site shall be carried out on a phased basis so that only the 107 houses permitted in Area B, as indicated on drawing number SW101(A) received by the planning authority on the 13th day of June, 1996, shall be constructed or occupied prior to the provision of the road improvement works as provided under condition number 29 of this permission. The houses in Area A shall not be constructed until such works have been completed.

Reason: In the interest of traffic safety and convenience.

27. 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.

28. The developer shall pay a sum of money to South Dublin County Council as a contribution towards the expenditure that is proposed to be incurred by the Council in respect of road improvement works on Kiltipper Road facilitating the proposed development, including (a) a footpath along Kiltipper Road from the site of the proposed development to Old Bawn Bridge and (b) traffic calming measures on Kiltipper Road as required 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.

Payment of 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 proposed to be incurred by the Council in respect of road improvement works on Kiltipper Road facilitating the proposed development.

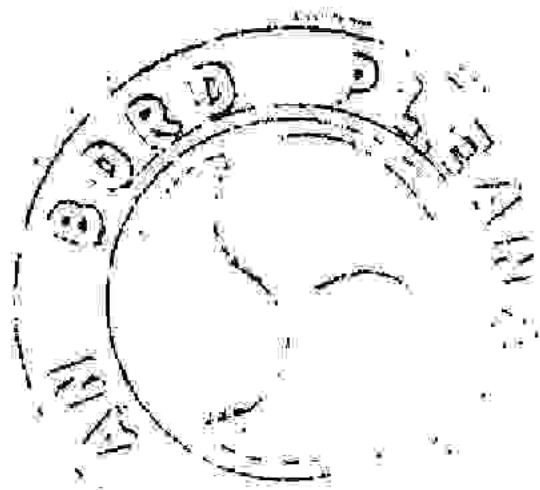
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Reason: It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council with regard to the cost of the provision of such facilities in the area.

Liam Cleary

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

Dated this *6th* day of *February* 1997.



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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1477	Date of Decision 01/08/96
Register Reference S96A/0190	Date 3rd April 1996

Applicant Durkan New Homes Ltd.,

Development 211 no. 3 and 4 bed detached and semi-detached houses, associated site works, open spaces and outfall sewers with access off Kiltipper Road on site of circa 25 acres.

Location Kiltipper, Old Bawn, Tallaght.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 30/05/96 /13/06/96

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 (48) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....^{LB}..... 01/08/96
for SENIOR ADMINISTRATIVE OFFICER

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

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Conditions and Reasons

- 1 This permission is in respect of submission received by the Planning Authority on 03.04.1996 as amended by subsequent submissions on 13.06.1996 and 03.07.1996.
REASON:
In the interests of clarity and the proper planning and development of the area.
- 2 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by the Additional Information received on 13.06.1996 and the unsolicited Additional Information received on 03.07.1996, 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.
- 3 That a financial contribution in the sum of £162,000 (one hundred and sixty two thousand 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.
- 4 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

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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 £320,000 (three hundred and twenty 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 £200,000 (two 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.

- 5 Prior to the commencement of development a financial contribution of £80,000 (eighty thousand pounds) shall be paid by the developer to the planning authority towards the cost of the provision of (a) an adequate footpath along the Kiltipper Road from the site of the proposed development to Old Bawn Bridge; (b) traffic calming measures on Kiltipper Road as required and which will facilitate the proposed development. To the extent that any of these works are carried out by the developer in agreement with the planning authority the certified cost of such work can be offset against the contribution which shall be paid to the Council under this condition.

REASON:

In the interest of the proper planning and development of the area and traffic safety. It is considered reasonable that the developer should contribute towards the expenditure

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proposed to be incurred by the council in respect of works facilitating the proposed development.

6 The following alterations to the layout shall be implemented:-

- (a) House No.'s 105-108 shall be omitted and the area given over to adjoining public open space as per revised site layout received by the Planning Authority on 13.06.1996
- (b) The turning area for road 5 shall be reversed so that indentation is towards housing and not public open space.
- (c) Road No. 9 shall be realigned at house no. 156 so as not to project into public open space area.
- (d) A screen wall shall be provided on the northern boundary of site 109.

REASON:

In the interests of proper planning and development of the area and to allow for the possible future development of a playing pitch at this location.

7 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.

8 That the areas 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.

9 A scheme of street tree planting to include a specification and plan shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of

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development.

REASON:

In the interest of visual amenity.

- 10 A management plan for the hedgerow to be retained shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 11 The existing mature Sycamore tree in the hedgerow along the Kiltipper Road shall be retained and be protected by suitable fencing to enclose at least the area covered by the spread of the branches. The fence shall be erected before the commencement of any site works.

REASON:

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

- 12 Prior to the commencement of works on site the developer shall submit for the written agreement of the Planning Authority a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of at least eighteen months and bill of quantities for the development of the site.

REASON:

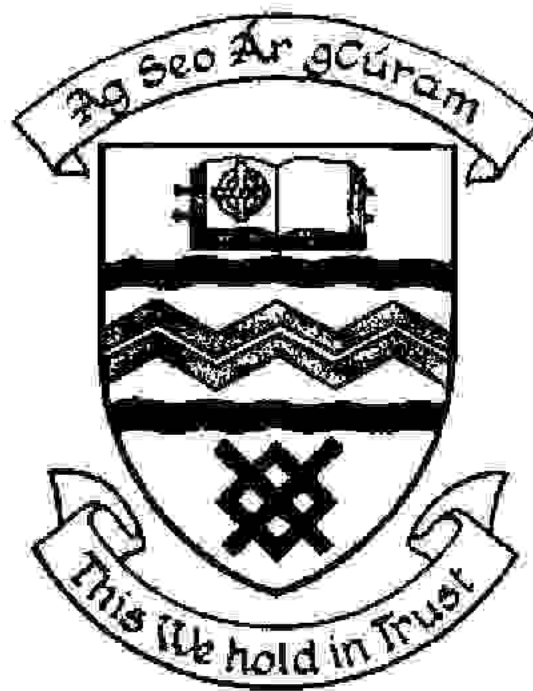
In the interest of visual amenity and proper planning and development.

- 13 The developer shall provide a belt of trees of mixed species 5m deep along the entire southern boundary in lands within the ownership of the applicant adjoining the site boundary. Details of no.'s and species to be used and the timetable for the works shall be agreed in writing with the Planning Authority prior to the commencement of development.

REASON:

In the interests of visual amenity.

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- 14 The developer shall construct a 2.0m high concrete block wall capped and plastered along the eastern boundary of the site from the entrance gates to Kiltipper House to the front building line of House No. 24. The remainder of the boundary with the access drive to Kiltipper House shall be formed by a plinth wall and railings. Where Roads 9, 12 and 14 and area of public open space to the south of Road 14 abut the southern boundary of the site a 2.0m high plinth wall and railings shall be erected. Details of the block wall plinth wall and railings shall be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.
REASON:
In the interest of visual amenity and proper planning and development.
- 15 The roof finishes to houses shall be black, blue/black slate grey or turf brown tiles or slates.
REASON:
In the interest of visual amenity.
- 16 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.
- 17 The proposed footpath through the public open space between Road 5 and the Kiltipper Road shall be accessed from the Kiltipper Road by the creation of a pedestrian access in the hedgerow in the vicinity of house No. 1.
REASON:
In the interests of traffic safety and proper planning and development of the area.
- 18 The houses when completed, shall be used as single dwelling units.
REASON:

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To regulat the land use, including the intensity thereof,
in order to protect the amenities of the area.

- 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 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.

- 21 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.

- 22 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.

- 23 Prior to commencement of development the developer shall
agree in writing a set-back line along the frontage of the
site on Kiltipper Road with the Planning Authority to
provide for future road widening purposes at this location
The land agreed and required for these purposes shall be
ceded free of charge to the Planning Authority. A 2.0m
high plinth wall and railings shall be erected along the
agreed set-back line with suitable openings for
pedestrian access.

REASON:

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

- 24 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.
- 25 That no advertising sign or structure be erected except those which are exempted development, without prior approval of the Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 26 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.
- 27 Finalised details of the proposed diversion of the existing leachate line shall be agreed with the Environmental Services Department, South Dublin County Council prior to the commencement of development on site. Wayleaves in favour of South Dublin County Council shall be provided in relation to the agreed new line. The diversion of the existing leachate line shall be carried out by South Dublin County Council at the developers expense.
REASON:
In the interest of public health and proper planning and development of the area.

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- 28 All redundant streams and ditches shall be piped in unjointed spigot and socket pipes surrounded in media and tapped into the piped surface water drainage system.
REASON:
In the interest of the proper planning and development of the area.,
- 29 Prior to the commencement of any development on site the developer shall in relation to foul sewerage submit the following for the written agreement of the Planning Authority:-
- (a) wayleaves to the requirements of Environmental Services Department, South Dublin County Council in favour of South Dublin County Council;
 - (b) a revised line where the sewer traverses land in the ownership of South Dublin County Council between Aylesbury and Cushlawn to take account of requirements of relevant Departments;
 - (c) details of all watermain crossings by the proposed foul outfall following consultation with the relevant statutory undertakers.
- 30 Prior to the commencement of any development on site the developer shall in relation to surface water drainage submit the following for the written agreement of the Planning Authority:-
- (a) details of manholes S3, S2 and S1 on drawing No. E931 SW104;
 - (b) revision to proposed pipeline S4-S11 to ensure minimum cover of 1.2m from crown of pipe to finished road level;
 - (c) revision of number of gullies on Roads 1 and 14 so that they conform to South Dublin County Council standards.

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REASON:

In the interest of public health.

- 31 Finished floor levels shall be 0.5m above recorded flood levels.

REASON:

In the interest of proper planning and development.

- 32 No foul or surface water pipeline with the potential for being taken in charge shall be within 5.0m of any building or structure. All pipelines with less than the required minimum cover shall be encased in concrete.

REASON:

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

- 33 Details of the turning circle at Road 7 shall be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.

REASON:

In the interest of traffic safety.

- 34 A second access onto the Kiltipper Road shall be provided with any further development on lands to the west in the applicants ownership.

REASON;

in the interest of traffic safety and proper planning and development.

- 35 The proposed 300mm distribution water main shall be ductile iron. The watermain layout for the site shall be agreed in writing with the planning authority prior to the commencement of development on site. No building shall be within 5.0m of any mains not exceeding 225mm diameter and within 8.0m of any mains exceeding 225mm diameter.

REASON:

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

- 36 The developer shall install a 100mm Kent Helix 3000 meter on a 150mm bypass on the proposed distribution main near the site entrance. Details of the meter chamber layout

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and location shall be submitted for the written agreement of the Planning Authority.

REASON:

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

- 37 A valve is to be installed prior to the proposed connection to the existing main on Kiltipper Road. This valve is to be kept shut during normal operation to comply with South Dublin County Council district metering requirements.

REASON:

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

- 38 The developer shall install a telemetry system to South Dublin County Council requirements in relation to the water supply system.

REASON:

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

- 39 The developer shall submit details of the proposed reservoir for the written agreement of the Planning Authority prior to commencement of development on site.

REASON:

In the interests of public health.

- 40 24-hour water storage shall be provided in each house.

REASON:

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

- 41 The developer shall increase the size of the proposed access manholes to the reservoir from 600mm sq. to 600mm x 900mm in accordance with the operational safety requirements of BS8007:1987, Part 2.

REASON:

In the interest of proper planning and development.

- 42 Details of security arrangements at the proposed pumphouse and reservoir shall be submitted for the written agreement of the Planning Authority prior to the

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commencement of development on site.

REASON:

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

- 43 Prior to the commencement of development on site full details of design, construction and access to the pumphouse and details of the proposed pump shall be submitted for the written agreement of the Planning Authority.,

REASON:

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

- 44 Full details of the proposed entrance feature shall be submitted for the written agreement of the Planning Authority prior to any work on the entrance.

REASON:

In the interest of proper planning and development.

- 45 That a financial contribution in the sum of £500 (five hundred pounds) per house be paid by the developer to South Dublin County Council towards the cost of acquisition and development of open space lands along the Dodder River which will facilitate the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

In the interest of the proper planning and development of the area and as the provision of such facilities 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 such facilities.

- 46 Prior to the commencement of development - the developer shall pay the sum of money equivalent to the value of £1,600 (one thousand six hundred pounds) per house as on 1st January, 1991, (Updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods) published by the Central Statistics Office) to the value pertaining at the time of payment to South Dublin County Council as a contribution

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towards the expenditure that is proposed to be incurred by the Council in respect of works comprising improvement works on Old Bawn Road and Kiltipper Road/Old Bawn Road junction facilitating the proposed development. To the extent that any of these works is carried out by the developer in agreement with the planning authority the certified cost of such work can be offset against the contribution which shall be paid to the Council under this condition. Payment of 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 ten years from the date of this order.

REASON:

Having regard to the deficiencies in the road network serving the area it is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred in respect of works facilitating the proposed development.

- 47 That a financial contribution in the sum of £77,600 (seventy seven thousand, six hundred pounds) be paid by the developer to South Dublin County Council towards the costs of the routine maintenance operation associated with the proposed pumphouse, reservoir and telemetry system which facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the maintenance costs which will be incurred by the Council on the upkeep of the pumphouse, reservoir and telemetry system facilitating this development.

- 48 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

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Planning Authority before construction. Timber fencing is
no acceptable.

REASON:

In the interest of visual amenity.