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|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S96A/0149 | |
| 1. Location | Lissadell, Whitechurch Road, Rathfarnham, Dublin 16. | | |
| 2. Development | Housing development comprising of 67 dwellings. | | |
| 3. Date of Application | 15/03/96 | 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: Brugh Construction Ltd., Address: Adelaide Court, Albert Road, Glenageary, Co. Dublin. | | |
| 6. Decision | O.C.M. No. 0869 Date 14/05/96 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 1198 Date 27/06/96 | 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. | | | |

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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 1198 | Date of Final Grant 27/06/96 |
| Decision Order Number 0869 | Date of Decision 14/05/96 |
| Register Reference S96A/0149 | Date 15th March 1996 |

Applicant Brugha Construction Ltd.,

Development Housing development comprising of 67 dwellings.

Location Lissadell, Whitechurch Road, Rathfarnham, Dublin 16.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

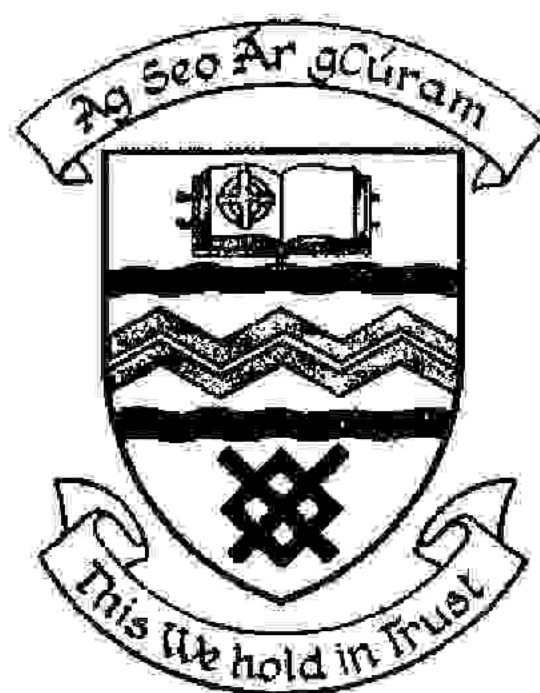
A Permission has been granted for the development described above,
subject to the following (27) Conditions.

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Facs: 01-462 0104



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DEPARTMENT
P.O. Box 4122,
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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 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That a financial contribution in the sum of £40,200 (forty thousand, two 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.
- 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 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 £100,000 (one 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 £65,000 (sixty five 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./...

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Facs: 01-462 0104

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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 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 public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 8 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

REASON:

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

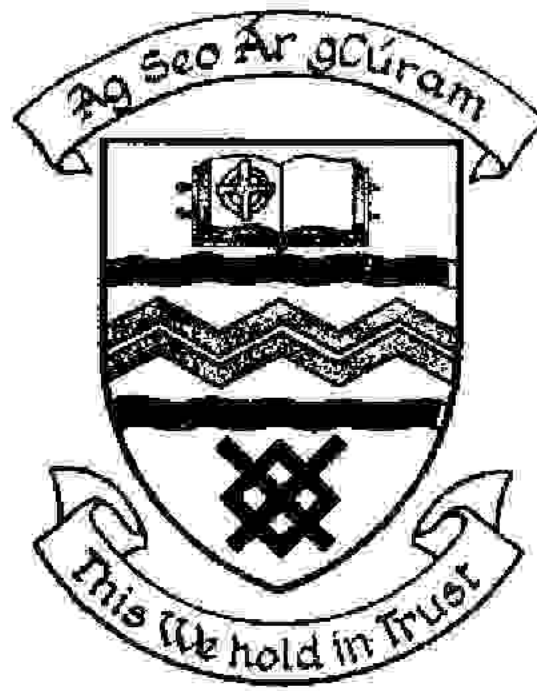
- 9 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

REASON:

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Facs: 01-462 0104



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

- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 11 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 12 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 13 That 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:

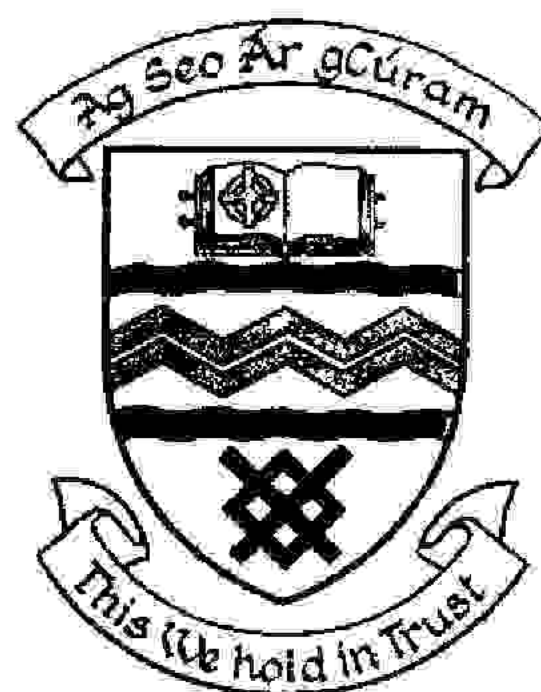
In the interest of visual amenity.

- 14 All houses to have minimum 25ft front and 35 ft rear garden depth.

REASON:

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

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 Facs: 01-462 0104

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 DEPARTMENT**
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- 15 That the minimum separation between houses be 2.3 metres.
REASON:
 In the interest of proper planning and development of the area.

- 16 Houses on sites 33, 35, 37, 39 to be omitted from the development. These sites to be incorporated into the public open space.
REASON:
 In the interest of proper planning and development of the area.

- 17 The design of the boundary treatment on both sides of the entrance road to be the subject of agreement with the Planning Authority. In this regard it is considered desirable to remove the palisade fence on the west side of this road. The existing boundary hedge and trees on the east side of the entrance road should be reinforced where necessary. The location of any new wall adjacent to this boundary to be determined in agreement with the Planning Authority regard being had to the amount of land available.
REASON:
 In the interest of proper planning and development of the area.

- 18 The rear of the gardens in the Whitechurch Estate which are exposed to view from Road 4 and Road 3 shall be provided with 2.4 metre highwall suitably capped and finished. The extent of this walling to be agreed on site with the Planning Authority.
REASON:

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

- 19 The boundary treatment between the site and the adjoining Golf Course shall be as agreed between both parties, and in accordance with further plans lodged on 30.4.96 as unsolicited information.
REASON:
In the interest of proper planning and development of the area.

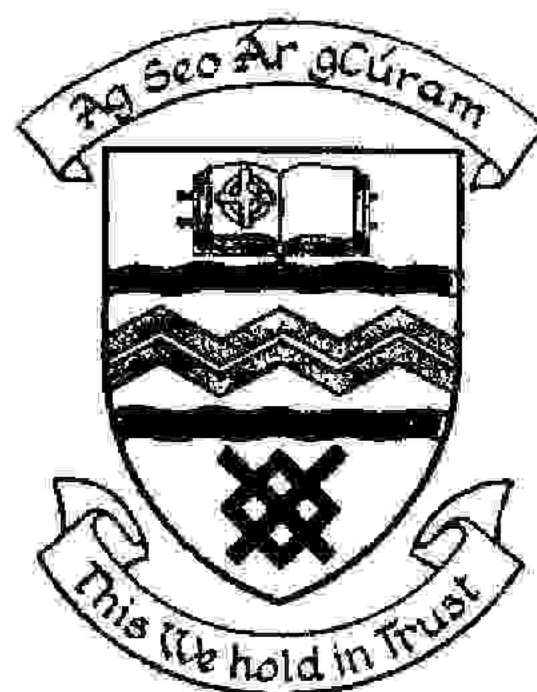
- 20 The traffic calming ramp as shown on drawing no. 327/8 should be moved approximately 40 metres south towards manhole 515. The road curve in the vicinity of manhole 12 will also act as a speed restraint.
REASON:
In the interest of proper planning and development of the area.

- 21 Details of ramp to be agreed with South Dublin County Council but will consist of paving block design with maximum height of 100mm, taper of 1:10 at each side of horizontal platform approximately 3 metres in length. The vehicular pavement width available will be restricted at the ramp.
REASON:
In the interest of proper planning and development of the area.

- 22 Drawing No. 327/9 should be amended to show minimum curve lengths of 40 metres. Curve lengths of 15 metres only are indicated for the longitudinal road sections.
REASON:
In the interest of proper planning and development of the area.

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- 23 A financial contribution, in the sum of money equivalent to the value of £800 (eight hundred pounds) (Total £49,000) per house as on 1st January, 1991, updated in accordance with the Wholesale Price Index Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to South Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

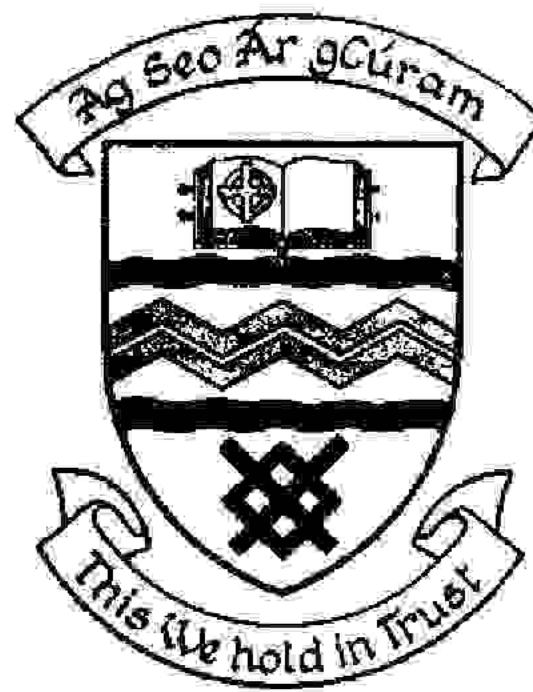
REASON:

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

- 24 The following requirements of the Environmental Services Engineer to be adhered to in this development.
- a. No proposed sewerline to be within 5m of a proposed house. See F22-F21.
 - b. Additional pipelines with less than the minimum required cover of 1.2m in roads or 0.9m in open ground to be surrounded in concrete.
 - c. Details of outfall to stream to be submitted for approval.
 - d. Details of proposed wayleave to be submitted for approval.
 - e. Existing ditch at Golf Course boundary to be piped with 225 mm nominal diameter spigot and socket concrete pipes laid in open joint and surrounded in media.
 - f. Details of backdrop manholes to be submitted for approval before construction of surface water drainage system.
 - g. Applicant proposes to feed development via existing 150mm w/main on adjacent Grangebrook estate. Applicant to obtain agreement from the developer of this estate prior to connecting to this main - not yet taken in charge by South Dublin County Council.

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- h. No building to be within 5m of the proposed watermains - see house no. C58 on Road f4.

- 25 No trees to be removed from the site without the express permission of the Parks Superintendent. The treatment of the line of trees and hedging through the public open space to be agreed with the Parks Superintendent.

REASON:

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

- 26 That a contribution in the sum of £500 (five hundred pounds) per house be paid by the proposer to South Dublin County Council as a contribution towards the costs of developing recreational localities at Edmondstown and 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 areas of the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the costs of providing the services.

- 27 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

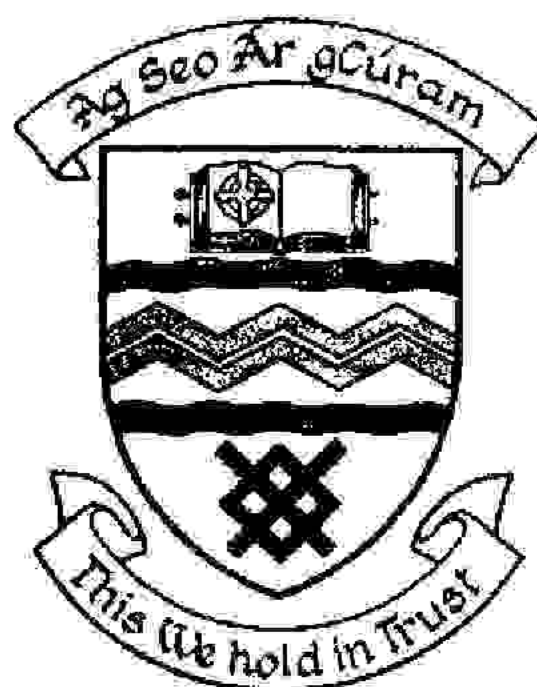
In the interest of the proper planning and development of the area.

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

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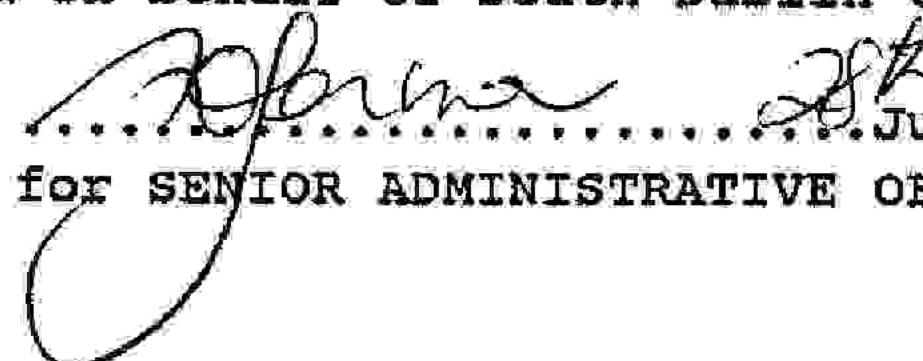
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days before development commences. A copy of the form of commencement notice is attached.

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.


..... June 1996
for SENIOR ADMINISTRATIVE OFFICER