

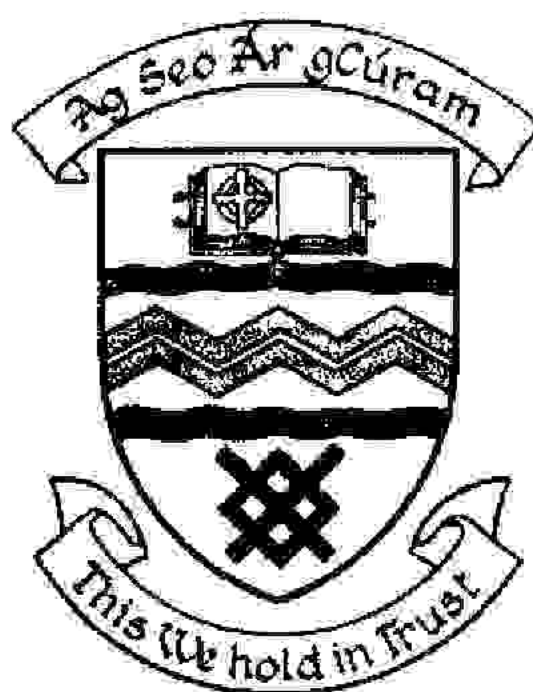
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0051	
1. Location	Prospect Manor, Stocking Lane, Rathfarnham.		
2. Development	Change of house type to 4-bedroom semi-detached on Sites 2 and 4, Road 5, 14-28 even, Road 4 and relocation of houses on Sites 30-40 even, Road 4.		
3. Date of Application	02/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/02/96 2.	1. 27/02/96 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.		
6. Decision	O.C.M. No. 0870 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.	

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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 1198	Date of Final Grant 27/06/96
Decision Order Number 0870	Date of Decision 14/05/96
Register Reference S96A/0051	Date 27th February 1996

Applicant O & C. McKiernan, Property Development,

Development Change of house type to 4-bedroom semi-detached on Sites 2 and 4, Road 5, 14-28 even, Road 4 and relocation of houses on Sites 30-40 even, Road 4.

Location Prospect Manor, Stocking Lane, Rathfarnham.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including 15/05/96

Additional Information Requested/Received 14/02/96 /27/02/96

A Permission has been granted for the development described above,
subject to the following (31) 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 That the proposed foundations of house No. 14 to be taken below invert of 450 mm surface water pipeline and no part of the house to be within 4 metres of this pipeline.
REASON
In the interest of the proper planning and development of the area.
- 3 The layout shall be revised to provide for visual linkage between the two areas indicated as "landscaped 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.
- 4 A programme for the phasing of the development having regard to the decision of an Bord Pleanála dated 08/09/94 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.
- 5 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

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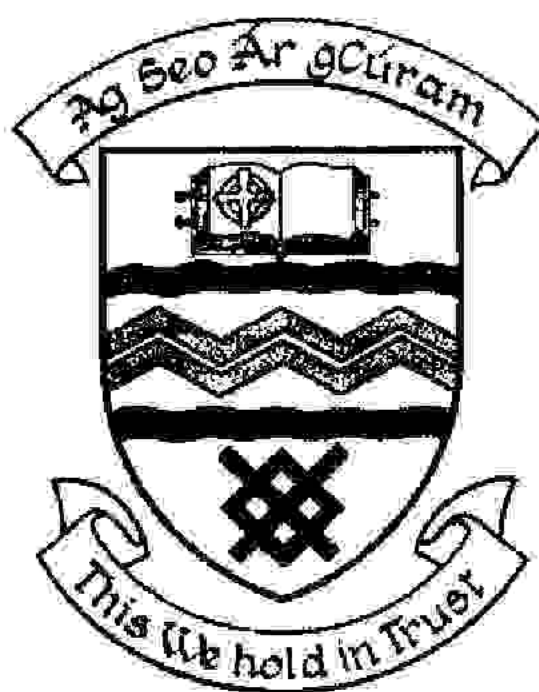
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- 6 That no house be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 7 Prior to the commencement of development the developer shall submit 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 back 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.
- 8 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.
- 9 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
To ensure a satisfactory standard of development of the stormwater system.

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- 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:

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

- 12 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.

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

REASON:

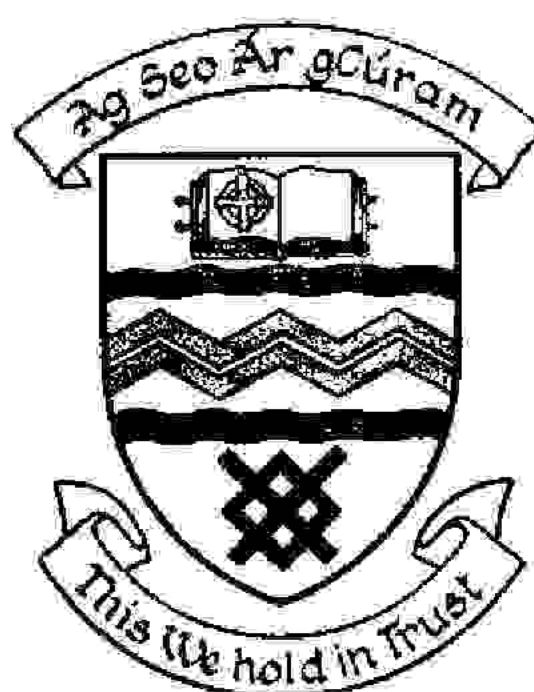
In the reason of the proper planning and development of the area.

- 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.

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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 All road and cul de sac turning bays to be to current County Council standards.

REASON:

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

- 17 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.

- 18 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.

- 19 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:

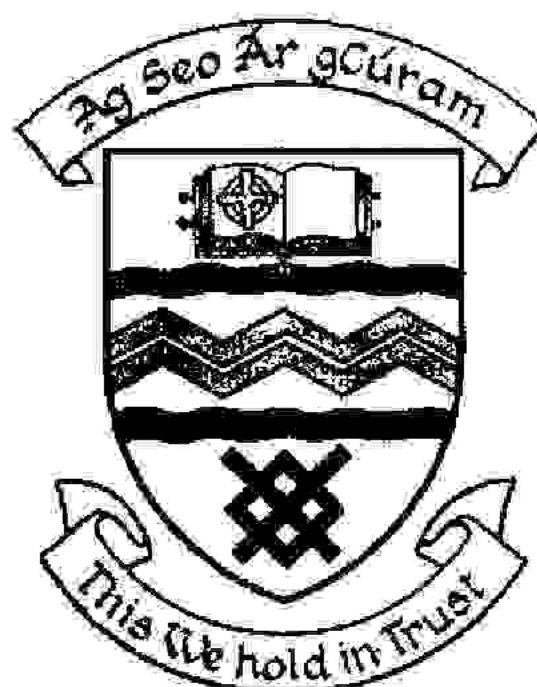
In the interest of orderly development and the visual amenities of the area.

- 20 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County

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Council and to be available for use by residents on completion of their dwellings.

REASON:

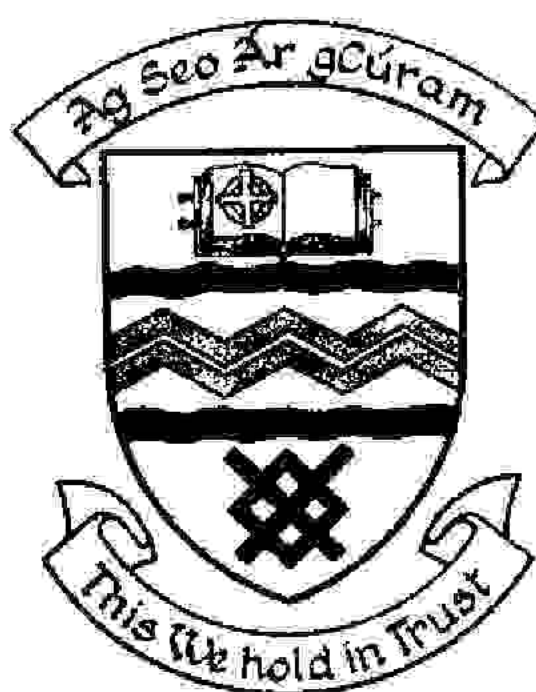
In the interest of the proper planning and development of the area.

- 21 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.
- 22 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 or retention of any trees and measure 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.
- 23 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.

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- 24 The developer shall construct and maintain to the Planning Authority's standard for taking in charge all the road, including footpaths, 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.
- 25 All houses shall have a minimum separation of 7'6", a front garden depth of 25ft and a rear garden depth of 35ft.
REASON:
To ensure a satisfactory standard of development.
- 26 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/0382 be strictly adhered to in respect of this proposal.
REASON:
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 £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/0382 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 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/0382 be strictly adhered to in

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respect of this proposal.

REASON:

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

- 29 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/0382 be strictly adhered to in respect of this proposal.

REASON:

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

- 30 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 of planning permission granted under register Reference S94A/0382 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.

- 31 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:

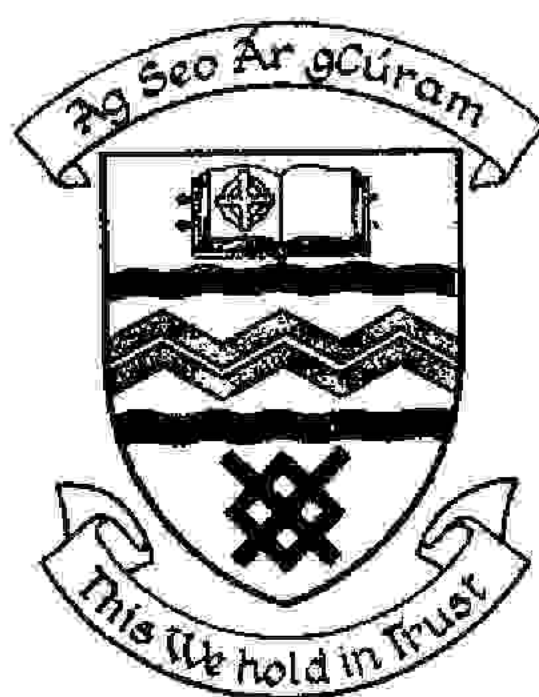
In the interest of traffic safety and convenience and the orderly development of the area.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must

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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.

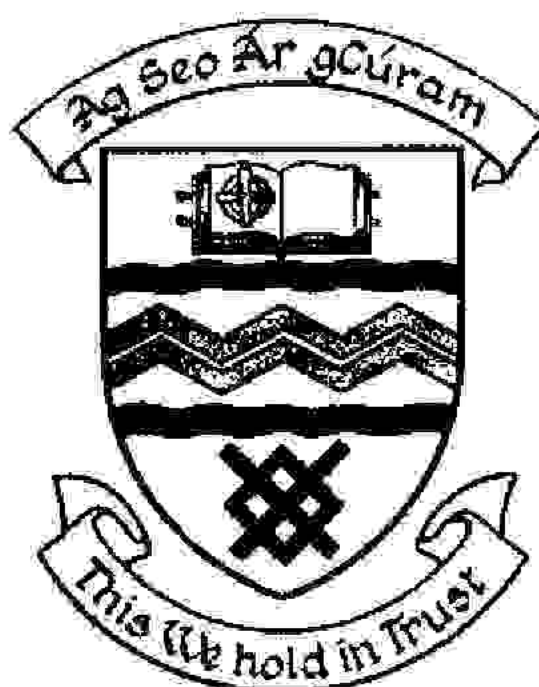
Signed on behalf of South Dublin County Council.

[Signature] June 1996
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0870	Date of Decision 14/05/96
Register Reference S96A/0051	Date 2nd February 1996

Applicant O & C. McKiernan, Property Development,

Development Change of house type to 4-bedroom semi-detached on sites 2 and 4, Road 5, 14-28 even, Road 4 and relocation of houses on sites 30-40 even, Road 4.

Location Prospect Manor, Stocking Lane, Rathfarnham.

Floor Area Sq Metres

Time extension(s) up to and including 15/05/96

Additional Information Requested/Received 14/02/96 /27/02/96

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

..... 14/05/96
for SENIOR ADMINISTRATIVE OFFICER

F.L. Bent (AP&Ds)
25, Grosvenor Court,
Templeogue,
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, 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 the proposed foundations of house No. 14 to be taken below invert of 450 mm surface water pipeline and no part of the house to be within 4 metres of this pipeline.
REASON
In the interest of the proper planning and development of the area.
- 3 The layout shall be revised to provide for visual linkage between the two areas indicated as "landscaped 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.
- 4 A programme for the phasing of the development having regard to the decision of an Bord Pleanála dated 08/09/94 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'.

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REASON

In the interest of the orderly development of the site.

- 5 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 6 That no house 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.

- 7 Prior to the 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 back 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.

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- 8 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.
- 9 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:
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:
In the interest of the proper planning and development of the area.
- 12 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

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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 lands.

REASON:

In the reason 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 All road and cul de sac turning bays to be to current County Council standards.

REASON:

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

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- 17 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.
- 18 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.
- 19 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.
- 20 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.
- 21 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.

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- 22 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 or retention of any trees and measure 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.

- 23 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.

- 24 The developer shall construct and maintain to the Planning Authority's standard for taking in charge all the road, including footpaths, 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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REG REF. S94A/0051

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

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

- 25 All houses shall have a minimum separation of 7'6", a front garden depth of 25ft and a rear garden depth of 35ft.
REASON:
To ensure a satisfactory standard of development.
- 26 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/0382 be strictly adhered to in respect of this proposal.
REASON:
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 £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/0382 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 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/0382 be strictly adhered to in respect of this proposal.
REASON:
In the interest of the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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- 29 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/00382 be strictly adhered to in respect of this proposal.

REASON:

To ensure the interest of the proper planning and development of the area.

- 30 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 £300,000 (three hundred thousand pounds) in respect of the overall development as required by Condition No. 28 of planning permission granted under register Reference S94A/00382 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.

- 31 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:

To ensure the interest of traffic safety and convenience and the orderly development of the area.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0733	Date of Decision 25/04/96
Register Reference S96A/0051	Date 2nd February 1996

Applicant O & C. McKiernan, Property Development,
App. Type Permission
Development Change of house type to 4-bedroom semi-detached on Sites 2 and 4, Road 5, 14-28 even, Road 4 and relocation of houses on Sites 30-40 even, Road 4.

Location Prospect Manor, Stocking Lane, Rathfarnham.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 15/05/96

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

25/04/96

F.L. Bent (AP&Ds)
25, Grosvenor Court,
Templeogue,
Dublin 6W.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Order Number 0278	Date of order 14/02/96
Register Reference S96A/0051	Date 2nd February 1996

Applicant O & C. McKiernan, Property Development,

Development Change of house type to 4-bedroom semi-detached on Sites 2 and 4, Road 5, 14-28 even, Road 4 and relocation of houses on Sites 30-40 even, Road 4.

Location Prospect Manor, Stocking Lane, Rathfarnham.

Dear Sir/Madam,

An inspection carried out on 13.02.1996 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.

F.L. Bent (AP&Ds)
25, Grosvenor Court,
Templeogue,
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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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. 15/02/96

Comhairle Chontae Atha Cliath Theas

South Dublin County Council

Reg. Ref.:

S96K/S1

Received on:

22-96

Applicant:

D+C McKERNAN PROPERTY DEVELOPMENT

Location:

PROSPECT MANOR STOCKING LANE, R FARNHAM

Development:

CHANGE OF HOUSE TYPE ON

SITES 2+4 RDS 14-28 RD 4, +

RELOCATION OF HOUSES ON SITES 30-40 RD 4

To:

Noel Prandall

Senior Executive Planner

I visited the site of the above application on 13.2.96 I am not satisfied that the notice erected on site complies with the provisions of the Local Government (Planning and Development) Regulations 1994.

NO SITE NOTICE ON DISPLAY

Signed:

[Signature]

Grade:

D/TI

Date:

13.2.96