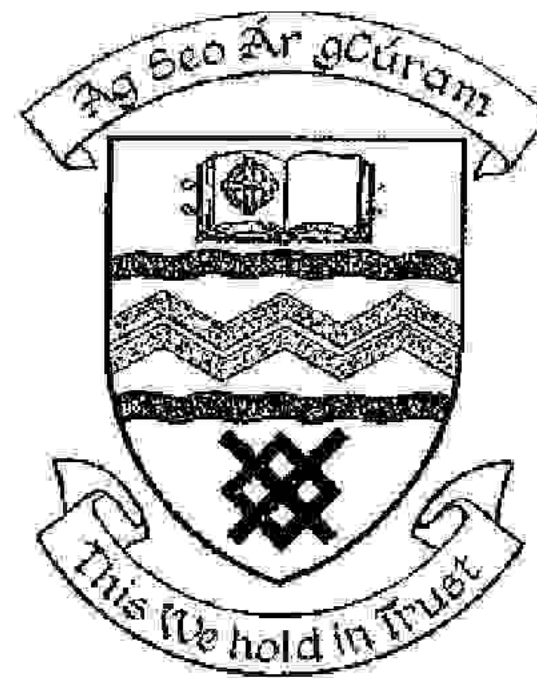


SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999 AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0365	Date of Decision 15/02/2002
Register Reference S01A/0852	Date: 19/12/01

Applicant Mark Kilkeny,
Development Three storey with penthouse apartment building comprising 4 no. 3 bed apartments, 26 no. 2 bed apartments, 7 no. 1 bed apartments 65 no. car spaces, bicycle storage, refuse storage area, new vehicular/pedestrian entrance off Scholarstown Road, new boundary wall treatment to north boundary and associated landscaping.

Location 'Rosmor', Scholarstown Road, Knocklyon, Dublin 16

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/12/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to respond to the following requirements of the Conservation Officer of South Dublin County Council:
 - a) It is noted that it is proposed to demolish part of the front boundary wall. The applicant is therefore requested to make a justifiable case for part demolition of a Protected Structure.
 - b) The applicant is requested to submit revised drawings of the proposed entrance/ exit omitting the new addition of the wrought iron railings and low plinth wall. The applicant should note that any alteration work or demolition of the existing boundary wall must be kept to a minimum.

At Architects,

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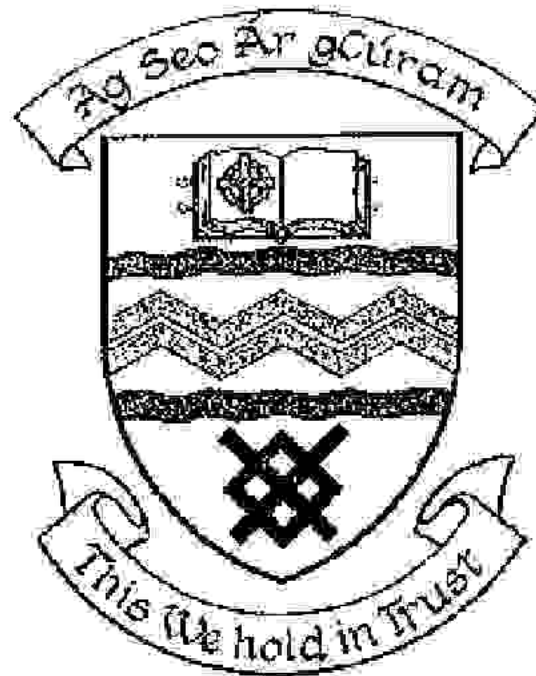
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REG REF. S01A/0852

- c) The applicant is requested to submit a revised drawing showing improved natural screening at the north boundary between Ros Mor house and the proposed car park and the omission of the 3m reclaimed brick wall.
 - d) The applicant is requested to submit details of the proposed gates and railings located across the existing driveway to Ros Mor house. Drawings should also be submitted clearly showing the proposed design and scale of the intended gates and railings.
 - e) The applicant should submit details of a more suitable and less intrusive surface material for the proposed car park area and driveway.
- 2 The applicant is requested to submit details as to how it is proposed to comply with the Housing Strategy of South Dublin County Council prepared in accordance with Part V of the Planning and Development Act, 2000 as referred to in Section 2.2.7(ii) and as set out in Appendix F of the South Dublin County Development Plan, 1998. The applicant is advised to consult with the Housing Strategy Unit of South Dublin County Council for further advice on how to comply with this requirement.
- 3 The applicant shall submit full details as to what bicycle parking facilities are to be provided. This should include details of design including drawings and the numbers of bicycles that can be accommodated. Similar details in relation to the proposed refuse store should also be provided.
- 4 The applicant is requested to submit a revised layout plan omitting the single parking space (number 1) on the access road (number to the development as it detracts from the appearance of the new driveway and entrance to the development.
- 5 The applicant is requested to satisfy the following requirements of the Parks Department of South Dublin County Council:-
- a) The applicant is requested to agree with the Parks and Landscape Services Department and to submit to the Planning Department a report indicating the

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affects of the proposed development on the existing trees.

- b) The developer is requested to agree with the Parks and Landscape Services Department and to submit to the Planning Department, information on proposed methods for tree retention and preservation.

- 6 It is noted that while the site notice and newspaper notices refer to 'Caldercrest Developments, Ltd.' as the applicant, the planning application forms refer to 'Mark Kilkenny, Caldercrest Developments Ltd' as the applicant. The applicant is requested to clarify who the applicant is and to submit revised public notices or application forms as appropriate, in order to ensure consistency.

Signed on behalf of South Dublin County Council


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for Senior Administrative Officer

18/02/02