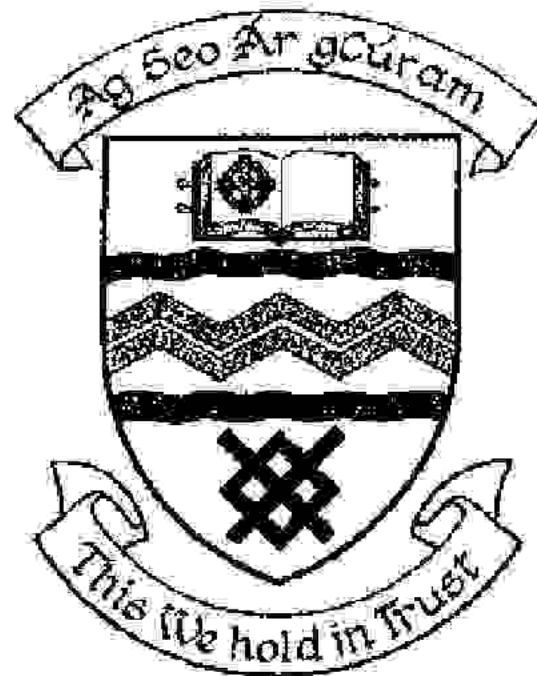


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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0547	Date of Decision 08/03/2002
Register Reference S01A/0774	Date: 21/11/01

**Applicant** Ashburton Construction Ltd.,  
**Development** Three and four storey apartment complex with underground carparking with a gross floor area of 2575sq.m, comprising a total of thirteen number one bedroom apartments, fifteen number two bedroom apartments and a total of forty number carparking spaces.

**Location** Clondalkin, Co. Dublin, bound by Fonthill Road to the south and Commons Road to the west and adjacent to the junction of Fonthill Road and Boot Road.

**App. Type** Permission

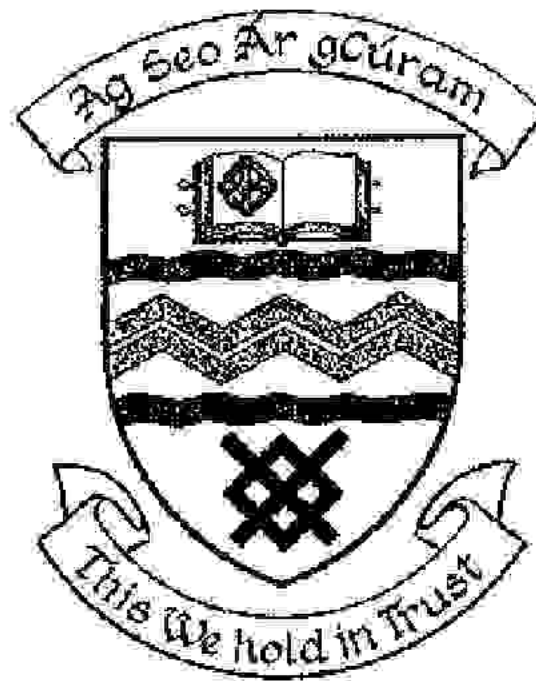
Dear Sir/Madam,

With reference to your planning application, received on 21/11/01 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 indicate proposals for improvements to Commons Road to cater for the apartment traffic and pedestrians/cyclists. The applicant is requested to indicate covered area for bicycle storage.
- 2 The applicant is requested to indicate how the proposed development complies with the Housing Strategy for South Dublin County Council as per S.96 (4) of the Planning and Development Act 2000.
- 3 (a) The applicant shall submit full design details of any public foul sewer diversion, including calculations and a longitudinal section. Any

James Toomey Architects,  
3-4 Meetinghouse Lane,  
Mary's Abbey,  
Dublin 7.

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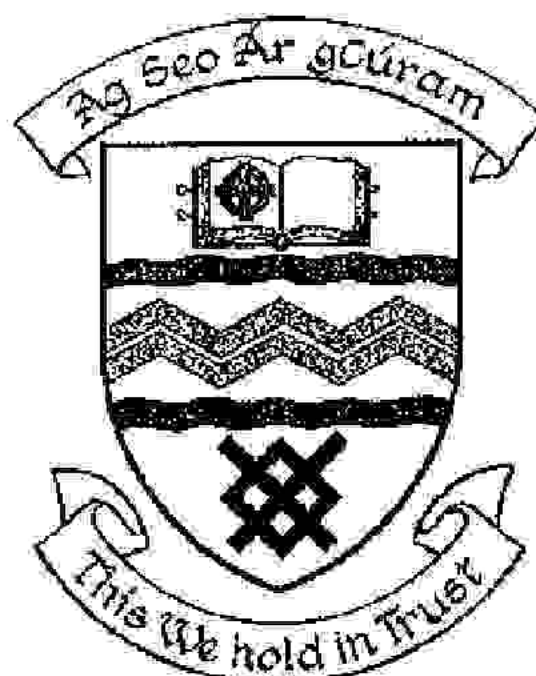
- diversion shall not result in any loss of capacity in the sewer. Any such diversion shall take place prior to the commencement of development and shall be carried out by South Dublin County Council at the applicant's prior expense. No part of any building shall be within 5m of the diverted sewer or any other sewer with the potential to be taken in charge. The diverted sewer shall reconnect connect with the public foul sewer on St. John's Road (SDCC Manhole Ref. D46 out side No. 6)
- (b) The applicant shall supply full details of the proposed foul drainage clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer. This shall include layouts and details of all sewers, drains, manholes, gullies, interceptors and AJs, as well as a longitudinal section.
- (c) Applicant is to clarify how the proposed basement car park is to be drained. If adequate falls are not available the applicant shall submit full details of any proposed pumping system for the basement. This shall include detailed plans, cross sections and calculations for the design of the pumping system. Information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main. Adequate provision shall also be allowed for an overflow storage facility in the event of pump failure. Information shall also show how basement shall be adequately protected from flooding.
- (d) Because of capacity restrictions within the receiving surface water system the applicant shall be required to limit the surface water run-off from the site to 6 l/s/ha for the effective impermeable area of the site. Therefore the applicant shall submit details indicating surface water attenuation facilities and flow control mechanism necessary to limit surface water discharges based on a rainfall intensity for a 20 year return period of 2 hour duration. Details to include discharge calculations, pipe sizes, invert levels and gradients, manhole locations, required storm water storage volume, location of storm water storage area together with a cross-section of the



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storm water storage area showing details of both inlets and outlets. Details of proposed flow control mechanisms to limit surface water discharges shall also be submitted. Full details of how the attenuation facility shall be kept free from siltation and cleaned shall also be included.

- (e) The applicant shall supply full details of the proposed surface water drainage clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer. This shall include layouts and details of all sewers, drains, manholes, gullies, interceptors and AJs, as well as a longitudinal section. The surface water sewer from the site shall connect with the public surface water sewer on St. John's Road (SDCC Manhole Ref. D36 outside No. 18).

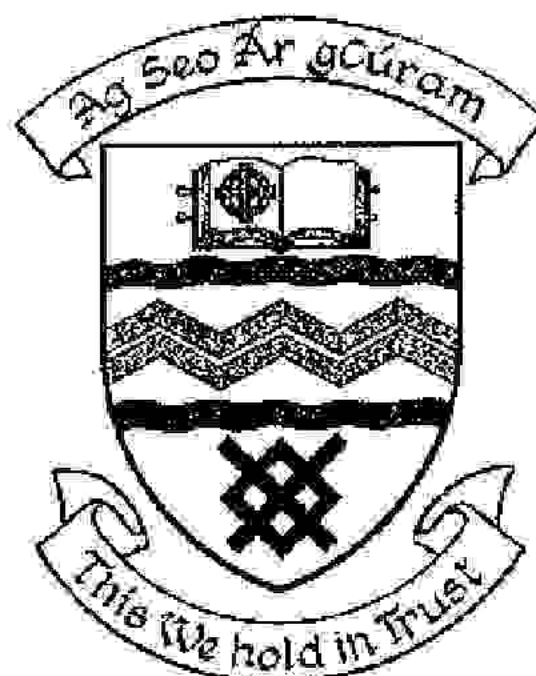
- (f) The applicant shall supply full details of watermain layout for the proposed development. This shall clearly show pipe sizes, pipe class, pipe route, location of all valves and hydrants as well as the point of the proposed connection to the existing public watermains. The layout and the provision of the proposed watermain shall comply with Part B of the 1997 Building Regulations Technical Guidance Documents. The watermain shall be a minimum of 100mm in diameter. No part of any building shall be closer than 5m to the watermain or more than 46 m from the nearest hydrant. The new watermain shall be looped or interconnected, to facilitate self-cleansing, rather than terminating in duckfoot hydrants.

- 4 The applicant is requested to submit the following in relation to design, siting and materials proposed
- (a) specific details and samples of the materials proposed for the entire elevations.
  - (b) revised proposal which integrates the roof of the western end into the entire structure.
  - (c) Revised proposals for the entrance area which reduces the glazed element.
  - (d) revised proposals for the positioning of the north western section of the proposed structure at least 10 metres away from the boundary of houses on St. John's Road.

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- (e) submit plan drawings to scale of 1:250 showing the proposed development and all contiguous development

The applicant is advised to contact the Planning Officer for the Clondalkin area with regard to the above items, prior to the submission of Additional Information on 01-4149000.

- 5 The applicant is requested to submit the following in relation to landscaping, boundaries and open space:
- (a) detailed specification of the proposed boundary wall and railing fronting the public road including entrance details.
  - (b) details of the boundary treatment in relation to planting and screening off of adjacent residences along the northwestern and eastern boundaries
  - (c) Precise details of the proposed landscape plan to be agreed with the Parks and Landscape Services Department
  - (d) Details of Landscape Management Company for the maintenance of open space. All open space shown to be maintained by a properly constituted Landscape Management Company evidence of which to be submitted to the Planning Department.
- 6 The applicant is requested to contact the owner of the Health Centre and 'the empty plot of land' to ascertain the potential for the comprehensive redevelopment of the sites. The applicant is requested to submit evidence of such approaches

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

08/03/02

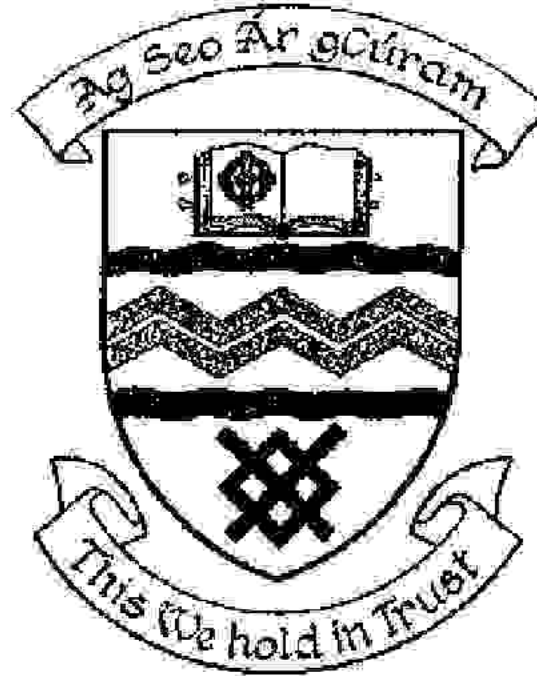


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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Order Number 3743	Date of Order 18/12/2001
Register Reference S01A/0774	Date 21/11/01

**Applicant** Ashburton Construction Ltd.,

**Development** Three and four storey apartment complex with underground carparking with a gross floor area of 2575sq.m, comprising a total of thirteen number one bedroom apartments, fifteen number two bedroom apartments and a total of forty number carparking spaces.

**Location** Clondalkin, Co. Dublin, bound by Fonthill Road to the south and Commons Road to the west and adjacent to the junction of Fonthill Road and Boot Road.

Dear Sir/Madam,

An inspection carried out on 10/12/01 has shown that a site notice was not erected on the site of the proposed development as required by Article 16(5) of the Local Government (Planning and Development) Regulations, 1994.

Before this application can be considered, you must erect a new notice on site or structure, and submit the following to this Department.

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

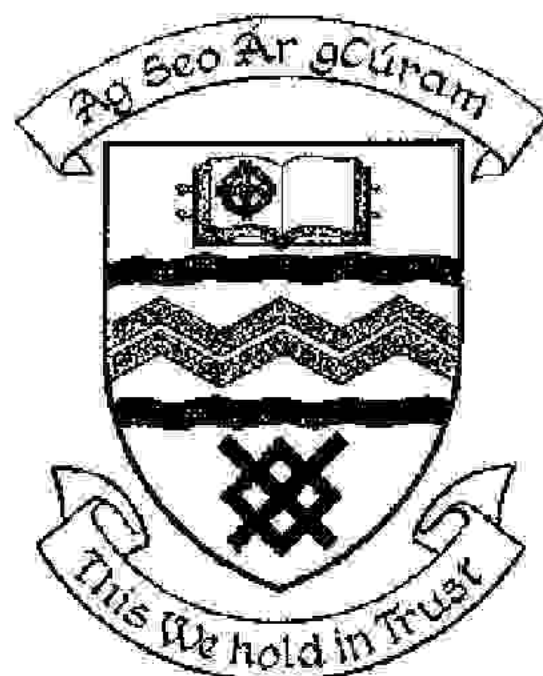
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

James Toomey Architects,  
3-4 Meetinghouse Lane,  
Mary's Abbey,  
Dublin 7.

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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.
  - (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.

19/12/01