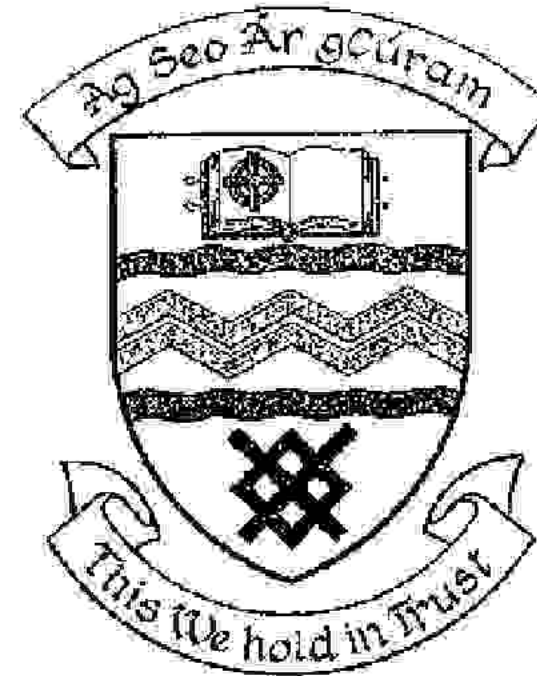


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 2005	Date of Decision 24/05/2002
Register Reference S01A/0772	Date: 21/11/01

Applicant Development Tenbury Developments Ltd.,
Residential development of 35 no. 2, 3 and 4 bed terraced houses with a number of three storey duplex units on site circa 1.84 acres being phase 1A of an overall development adjoining Phase 1 (a concurrent application Reg. Ref. S00A/0505) and bounding the rear gardens of houses on Main Road and Rathcoole Road with access from the Main Road through Phase 1. The proposed development is to include public open space, car parking, screen walls and all associated site works.

Location Ballinakelly and Commons Little, Newcastle, Co. Dublin.

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 & Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

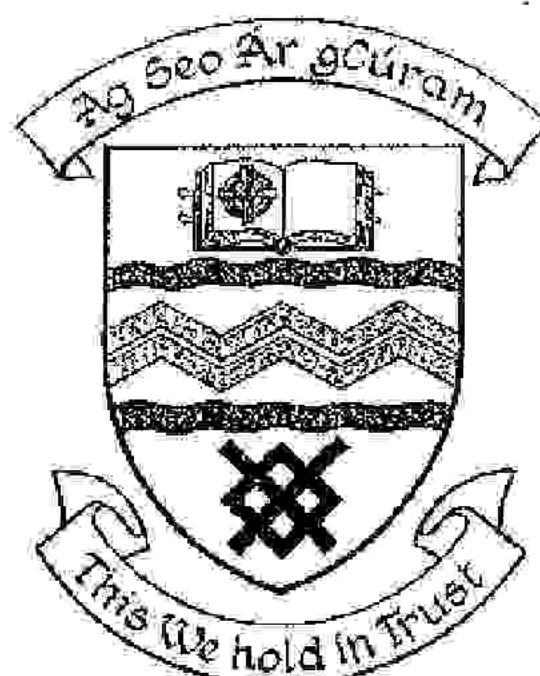
- 1 The revised Layout as submitted on the 09/05/02 SW01 Rev C shows boundary delineation, which does not correspond with the boundary of planning application S01A/0505. It is noted that site outlined in red excludes car spaces opposite dwelling unit 182/184 and half of car parking space in front of 185. whereas site layout plan (Ref. S00A/0505) also excludes these car spaces. The applicant shall submit a revised layout which clarifies the site boundary.

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

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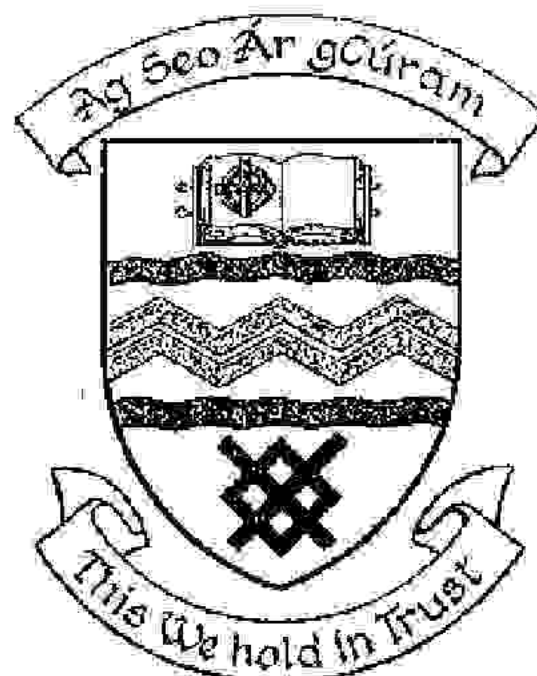
REG REF. S01A/0772

- 2 A detailed tree and hedgerow survey to be provided, indicating the location, species, age, condition, crown spread and height of each tree/ hedgerow on site. The location and crown spread of all trees/hedgerows on the site should be accurately plotted on the layout plan at an appropriate scale. Information should be given on the proposals for removal/retention of these features.
- 3 The applicant is to submit a detailed Landscape Plan with full works specification. This plan to include details in relation to hard and soft landscaping on the site including the treatment/planting of boundaries, particularly the boundaries between proposed dwelling houses, public paths/ roads and all open spaces. This plan should also include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting. A maintenance programme should also be provided for all new plantings to ensure successful establishment. Clarification of which trees and hedgerows are to be retained is required and the proposed means of protecting those to be retained.
- 4 The applicant shall submit a map clearly identifying the proposed location of any over ground or underground services on Public Open Space.
- 5 The applicant shall submit a revised schedule of accommodation, which deals with the current application. It is unacceptable to only submit a schedule which incorporates development outside the site boundary and which forms a separate application. The applicant may submit this schedule as part of the application but a distinction has to be made that there are two applications. Therefore a schedule of the current application independent of the overall development of the site shall be submitted.
- 6 The Drainage drawings as submitted do not correspond to the revised layout. This is unacceptable. The applicant shall submit revised drainage drawings which address this issue.
- 7 As the proposed development has been revised the site numbers are now modified. The floor plans and elevations no longer correspond to the layout. The applicant shall submit revised floor plans and elevations, which address this issue. The applicant should be aware that optional designs

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REG. REF. S01A/0772

are not considered appropriate, the applicant shall specify which house types, including roof pitch is to be considered.

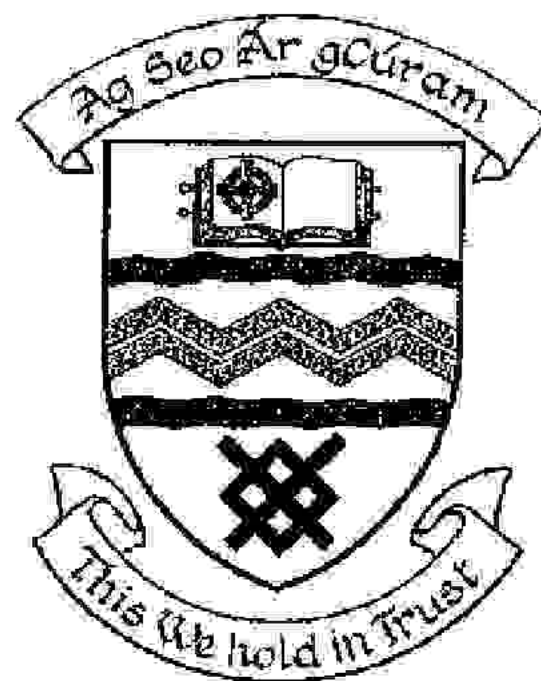
- 8 The applicant shall submit a colour coded layout plan, which indicates the building height of all proposed structures on the subject site and the site, which is the subject of planning application S00A/0505.
- 9 The applicant shall submit a revised layout which allows for a separation distance of at least 2.3m between the flank walls of detached, semi-detached or terraces of houses.
- 10 The applicant shall submit details of the proposals for refuse bin storage, refuse collection points and for bicycles storage on site. Where enclosed or screened areas are to be provided elevations shall be submitted.
- 11 As the application was submitted after the adoption of the Councils Housing Strategy. The applicant shall submit proposals for compliance with the Housing Strategy.

Signed on behalf of South Dublin County Council


.....
for Senior Executive Officer

24/05/02

SOUTH DUBLIN COUNTY COUNCIL
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**LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 - 1999
AND PLANNING & DEVELOPMENT ACT 2000**

Decision Order Number 0761	Date of Decision 12/04/2002
Register Reference S01A/0772	Date 21/11/01

Applicant Tenbury Developments Ltd.,
App. Type Permission
Development Residential development of 35 no. 2, 3 and 4 bed terraced houses with a number of three storey duplex units on site circa 1.84 acres being phase 1A of an overall development adjoining Phase 1 (a concurrent application Reg. Ref. S00A/0505) and bounding the rear gardens of houses on Main Road and Rathcoole Road with access from the Main Road through Phase 1. The proposed development is to include public open space, car parking, screen walls and all associated site works.

Location Ballinakelly and Commons Little, Newcastle, Co. Dublin.

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 period for considering this application has been extended, up to and including 17/05/2002

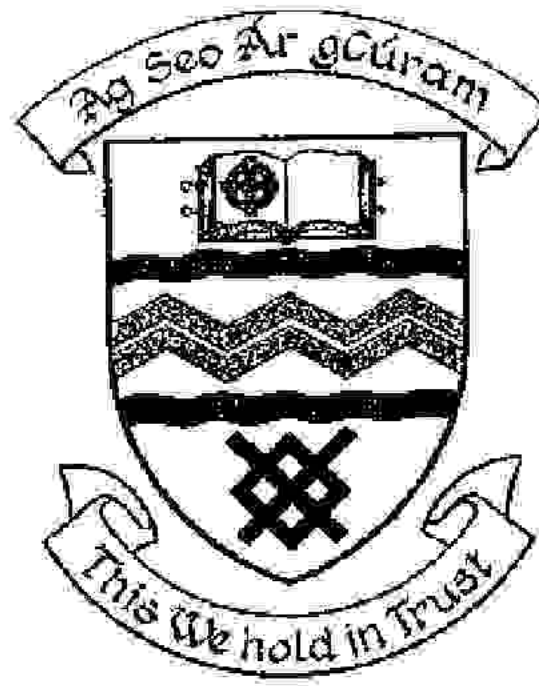
Yours faithfully

..... 15/04/02
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 0431	Date of Decision 15/02/2002
Register Reference S01A/0772	Date 21/11/01

Applicant Tenbury Developments Ltd.,
App. Type Permission
Development Residential development of 35 no. 2, 3 and 4 bed terraced houses with a number of three storey duplex units on site circa 1.84 acres being phase 1A of an overall development adjoining Phase 1 (a concurrent application Reg. Ref. S00A/0505) and bounding the rear gardens of houses on Main Road and Rathcoole Road with access from the Main Road through Phase 1. The proposed development is to include public open space, car parking, screen walls and all associated site works.

Location Ballinakelly and Commons Little, Newcastle, Co. Dublin.

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 period for considering this application has been extended, up to and including 17/03/2002

Yours faithfully

..... 22/02/02
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 0165	Date of Decision 22/01/2002
Register Reference S01A/0772	Date 21/11/01

Applicant Tenbury Developments Ltd.,
App. Type Permission
Development Residential development of 35 no. 2, 3 and 4 bed terraced houses with a number of three storey duplex units on site circa 1.84 acres being phase 1A of an overall development adjoining Phase 1 (a concurrent application Reg. Ref. S00A/0505) and bounding the rear gardens of houses on Main Road and Rathcoole Road with access from the Main Road through Phase 1. The proposed development is to include public open space, car parking, screen walls and all associated site works.

Location Ballinakelly and Commons Little, Newcastle, Co. Dublin.

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 period for considering this application has been extended, up to and including 17/02/2002

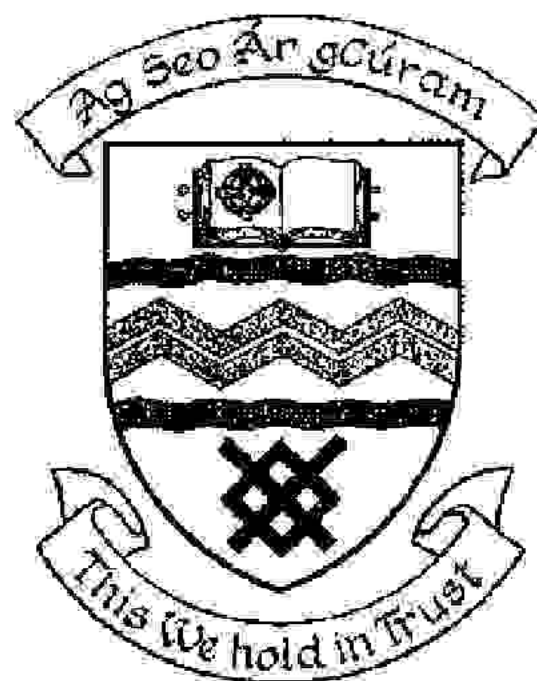
Yours faithfully

 22/01/02
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 0577	Date of Decision 13/03/2002
Register Reference S01A/0772	Date 21/11/01

Applicant Tenbury Developments Ltd.,
App. Type Permission
Development Residential development of 35 no. 2, 3 and 4 bed terraced houses with a number of three storey duplex units on site circa 1.84 acres being phase 1A of an overall development adjoining Phase 1 (a concurrent application Reg. Ref. S00A/0505) and bounding the rear gardens of houses on Main Road and Rathcoole Road with access from the Main Road through Phase 1. The proposed development is to include public open space, car parking, screen walls and all associated site works.

Location Ballinakelly and Commons Little, Newcastle, Co. Dublin.

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 period for considering this application has been extended, up to and including 17/04/2002

Yours faithfully


13/03/02
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons,
29 Fitzwilliam Place,
Dublin 2.