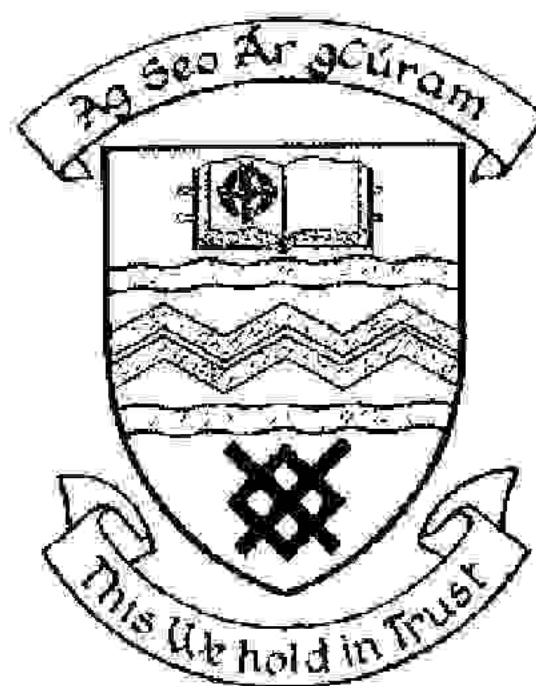


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9230
Facs: 01-414 9104

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

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning_dept@sdublincoco.ie

David S. O'Daly Architect,
Commons Road,
Navan,
Co. Meath.

**NOTIFICATION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999 AND
PLANNING & DEVELOPMENT ACT, 2000**

Final Grant Order No.:	3730	Date of Final Grant:	03-Dec-2002
Decision Order No.:	3369	Date of Decision:	15-Oct-2002
Register Reference:	S01A/0690	Date:	23-Jul-2002

Applicant: Mrs T Heatherington,

Development: Demolish habitable house and construct 7 no. townhouses consisting of six no. 3-bedroomed town houses and one no. 4 bedroom town house on site at 'Green Gables' Ballymount Cul De Sac, (adj to Dunmore Grove, Kingswood Castle and Sylvan Avenue), Kingswood, Tallaght, Dublin 24..

Location: Site at 'Green Gables', Ballymount Cul de Sac, (adj to Dunmore Grove, Kingswood, Castle and Sylvan Avenue), Kingswood, Tallaght, Dublin 24.

Floor Area:

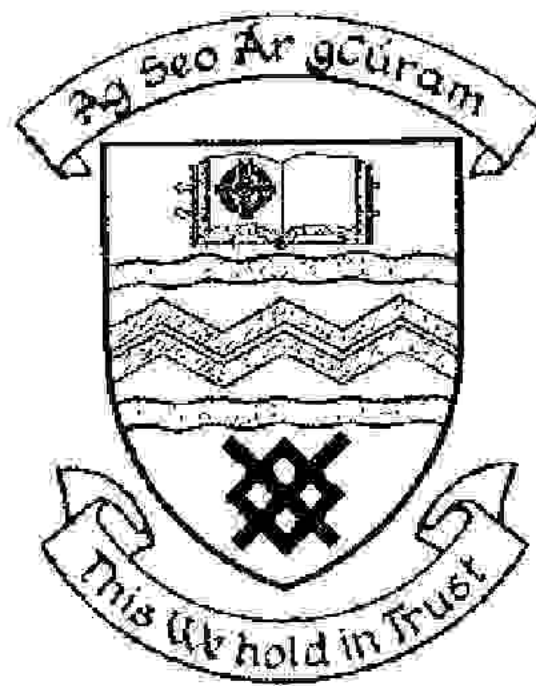
**Time extension(s) up to and including
Additional Information Requested/Received** /

A Permission has been granted for the development described above, subject to the following (22) conditions.

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 as amended by Additional Information received by the Planning Authority on 27/07/02 and unsolicited Additional Information received on 10/10/2002, 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.

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Tamhlacht, Baile Átha Cliath 24.

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Facs: 01-414 9104

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

Telephone: 01-414 9230
Fax: 01-414 9104

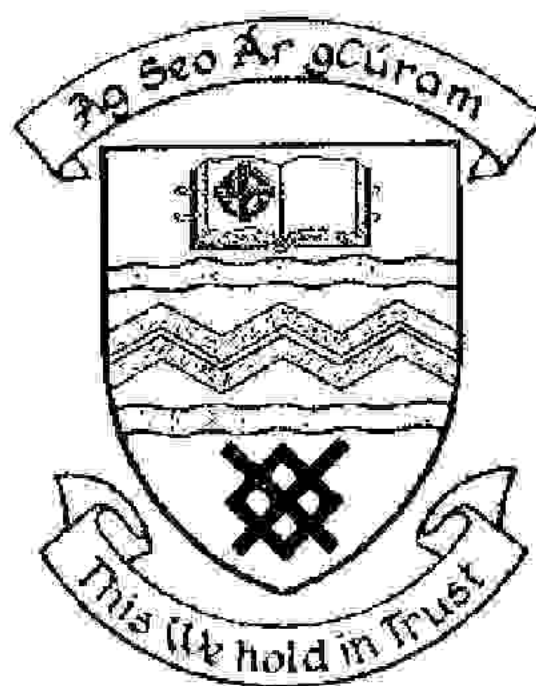
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2. That each dwelling house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
3. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON: To protect the amenities of the area.
4. 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.
5. That the water supply and drainage arrangements, including the disposal of surface water shall be in accordance with the following requirements of the County Council:
 - i) No building shall be within 5m of a public foul sewer and surface water sewer with potential to be taken in charge.
 - ii) All sewers with the potential shall be taken in charge shall be a minimum of 225mm in diameter.
 - iii) Applicant shall ensure full and complete separation of foul and surface water systems.
 - iv) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - v) The applicant is proposing to connect to the existing public foul sewer by laying new foul sewer for this development across junction of Sylvan Avenue & Ballymount Road. Prior to commencement of this development the applicant shall submit details for connection to the public sewer, this shall include design calculations, longitudinal sections, pipe diameter, gradient, invert & cover levels. The new foul sewers servicing the site shall be laid at an adequate gradient to achieve self-cleansing velocity.
 - vi) As a 100mm diameter watermain is within 5m (approx. 3.0m) of the proposed building prior to the commencement of development the applicant shall submit a detailed method statement for the construction of the building including full details of how it is proposed to protect the watermain from damage. These shall include constructing the foundations beneath the invert level of the watermain.
 - vii) The applicant shall submit for agreement a detailed 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 watermain.
 - viii) Each house shall have its own individual service connection to the public watermain and 24hour storage.
 - ix) The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

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Facs: 01-414 9104



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

6. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON: In the interest of reducing air pollution.

7. That details of the Management Agreement for the maintenance and Control of the communal areas on the site including open space and car parking area, be submitted and agreed with the Planning Authority prior to the commencement of development.

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

8. The following requirements of the Local Authority's Parks and Landscape Services Department shall be strictly adhered to:

i) A tree and hedge bond of €80,000 shall be lodged with South Dublin County Council prior to the commencement of works on site to ensure the protection of trees and hedgerows to be retained on site. This bond will be released twelve months after the completion of all site works once it has been ascertained that all trees and hedgerows specified for retention have been preserved.

ii) Prior to development works commencing on site the trees to be retained on site shall be protected by post and rail fencing to enclose at least the area covered by the crown spread. This fencing shall be erected by the developer and inspected by an official from the Parks and Landscape Services Department.

iii) Prior to the commencement of works on site the developer shall agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification. This plan shall include grading, topsoiling, seeding, paths, drainage and planting. These works are to be in accordance with South Dublin County Council's Guidelines for Open Space Development & Taking in Charge available from the Parks and Landscape Services Department.

Reason: In the interest of protecting trees and shrubs which add to the local amenity.

9. Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority, full details and samples of the proposed exterior finishes to the development.

REASON: In the interest of architectural harmony and visual amenity.

10. A 2-metre wide concrete footpath shall be provided along full site frontage and 1 no. road and a gully shall be installed just uphill from site entrance, at the applicant's expense.

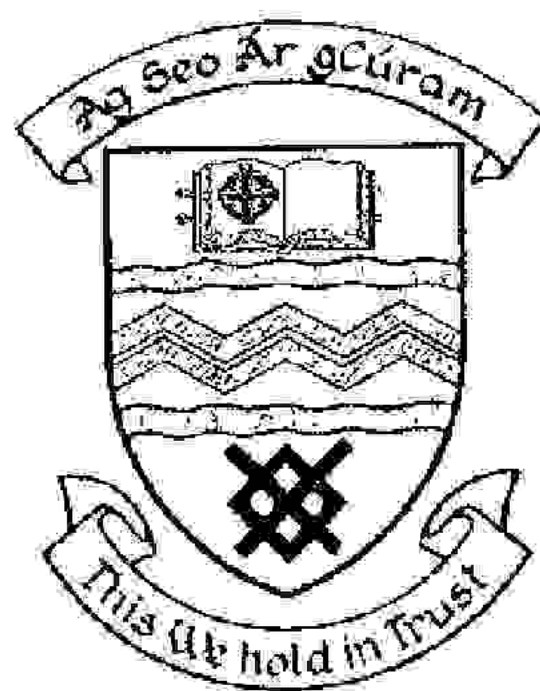
REASON: In the interest of pedestrian and traffic safety.

11. Prior to the occupation of the proposed dwellings public lighting shall be provided in accordance with a scheme approved by the County Council so as to provided street lighting to the standard required by South Dublin County Council.

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Facs: 01-414 9104



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REASON: In the interest of amenity and public safety.

12. No dwelling house shall 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.

13. Prior to any constructional work taking place on site that an acceptable dwelling house numbering scheme be submitted for written agreement to and approved by the County Council **REASON:** In the interest of the proper planning and development of the area.

14. That a financial contribution in the sum of €5,712 (five thousand seven hundred and twelve euro) 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.

15. That a financial contribution in the sum of €30,000 (thirty thousand euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.
REASON: It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

16. That a financial contribution in the sum of €5,712 (five thousand seven hundred and twelve euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.
REASON: It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

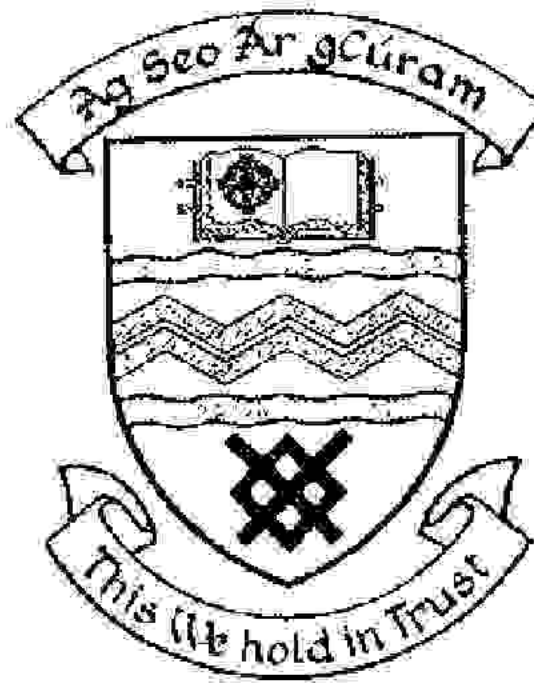
17. That a financial contribution in the sum of €4,500 (four thousand five hundred euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will facilitate this development; this contribution to be paid before the commencement of development on the site. **REASON:** The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

18. That a financial contribution in the sum of €660 (six hundred and sixty two) be paid by the proposer to South Dublin County Council towards the cost of the Camac River Phase II

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Tamhlacht, Baile Átha Cliath 24.

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Facs: 01-414 9104



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Improvement Scheme which services development.

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 the works.

19. That a financial contribution in the sum of EUR 1,320 (one thousand three hundred and twenty euro) be paid by the proposer to South Dublin County Council towards the cost of the '9B' Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

20. 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 EUR 60,948 (sixty thousand nine hundred and forty eight euro) 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 EUR 38,088 (thirty eight thousand and eighty eight euro) 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./... 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.

21. That a Bond or Cash Lodgement of EUR 80,000 (eighty thousand euro) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

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

22. Prior to construction on site, plans for a covered waste storage area shall be submitted for the written agreement of the Planning Authority for mid terrace units Nos. 3, 4 and 6 in the communal area of the site at a maximum distance of 20 metres from each of these units.

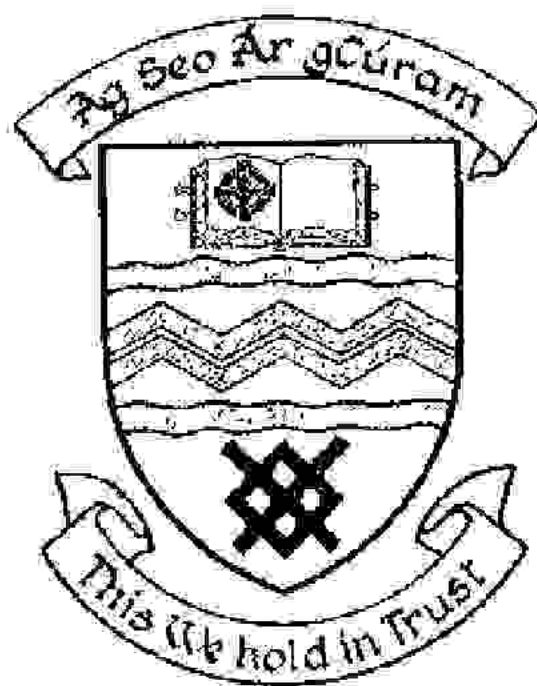
REASON:

To ensure that the residential amenity of each of these units, and in the interests of visual amenity and public health regarding waste management.

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Facs: 01-414 9104



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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

03-Dec-2002

for SENIOR EXECUTIVE OFFICER,

C

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



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County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 3617	Date of Decision 07/12/2001
Register Reference S01A/0690	Date: 15/10/01

Applicant Mrs T Heatherington,
Development Demolish habitable house and construct 7 no. townhouses
consisting of six no. 3-bedroomed and one no. 4 bedroomed
town houses.

Location Kilnamanagh, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/10/01 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:

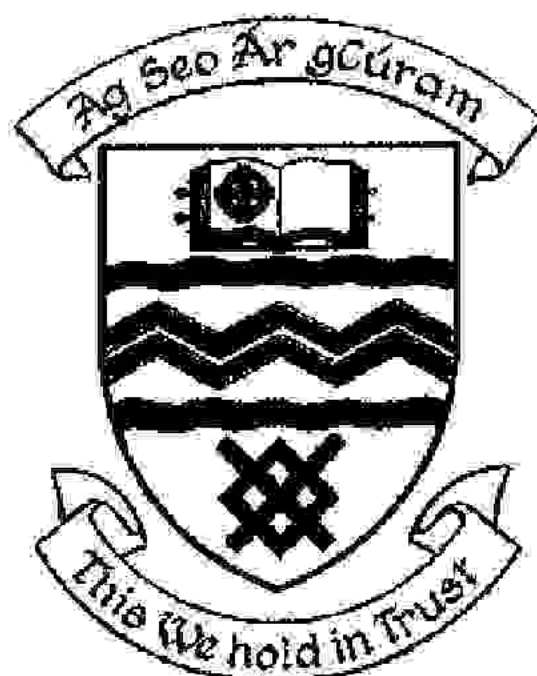
- 1 The site of the proposed development is covered with a large quantity of semi-mature/mature trees and shrubs. Although many of the plants may not be perfect specimens, it is considered to be in the interest of local residential amenity to retain as much of the existing vegetation as possible. The applicant is therefore requested to submit a fully detailed tree/shrub/hedgerow survey accurately indicating the location, species, age, condition, crown spread and height of existing trees, shrubs and hedgerow plants. Full details should be given on the proposals for removal/retention of these trees and measures proposed to protect them during the course of the development. The applicant should include a full assessment of the impact of the proposed development on the existing trees and shrubs on site.

David S. O'Daly Architect,
Commons Road,
Navan,
Co. Meath.

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Halla an Chontae,
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Telefon: 01-414 9000
Facs: 01-414 9104



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REG REF. S01A/0690

- 2 The applicant is requested to submit a fully detailed landscape plan. This plan should include topsoiling, mounding, infilling, seeding, drainage, and planting of both open space and street planting. Full details including plans and elevations should also be submitted of the proposed site and internal boundary treatments (in particular that of the roadside boundary) and details of the proposed paving materials for footpaths, car parking and access roadway.

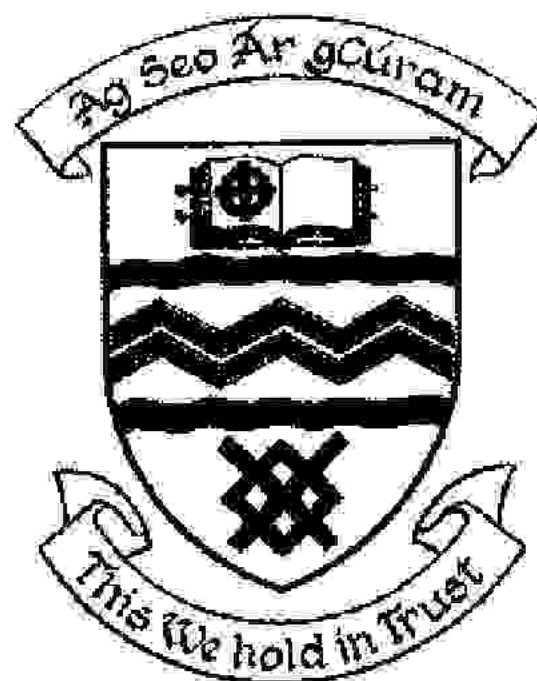
Note:

The applicant is advised to contact Bill Kearney, Senior Executive Parks Superintendent, Parks and Landscape Services Department, at (01) 4149000 ext. 3335 in respect of points nos. 1 & 2 above.

- 3 The applicant is requested to submit a revised site layout map showing the proposed development in relation to the existing structures on the site and the full extent of development on the adjoining sites. This layout plan should accurately show the location of the 750mm diameter public surface water sewer running close to the site and show all proposed dwellings located at a distance of at least 5 metres therefrom. This may require a re-examination of the proposed site layout.
- 4 The applicant is requested to submit a watermain layout clearly showing watermain sizes, valve, meter and hydrant locations as well as the proposed points of connection to existing watermains. The layout to be in accordance with Part B of 1997 Building Regulations and with "Recommendations for Site Development Works for Housing Areas" published by the Department of the Environment and Local Government. 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 46m from the nearest hydrant. The new watermain shall be looped or interconnected, to facilitate self-cleansing, rather than terminating in a duckfoot hydrant.

NOTE: The applicant is advised to contact Michael Tinsley, Executive Engineer, (01) 4149000 Ext. 4241 in respect of points No's. 3 and 4 above.

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REG. REF. S01A/0690

- 5 The northernmost block of townhouses are likely to have a significant impact on the privacy enjoyed by the existing dwelling on the adjoining site to the north-east.
- i) The applicant is requested to address this issue and submit revised proposals accordingly. This may entail a reduction in the number of the proposed units, the reduction of some of the units to single-storey, the relocation of some of the units, or a combination the above.
- ii) The applicant is requested to submit drawings of the south-western elevation of that dwelling on the adjoining site to the north-east, paying particular attention to the fenestration.
- 6 The applicant is requested to re-examine the layout of the proposed development in order to maximise the provision of public open space on the site. Particular attention should be paid to the location and dimensions of the turning hammer to the mid-east of the site and parking spaces nos. 7-10 to the south-west (as well as parking space no. 11). A more efficient layout would facilitate the provision of more open space adjacent to the north-eastern and south-western site boundaries. As a significant number of existing trees appear to be located in these positions and they could be integrated into the enlarged open space area thereby adding to the quality and amenity value of the open space. The enlarged open space area would also be more usable.
- 7 It is a requirement of the Council that 'not less than 60-sq.m. of private amenity space (exclusive of car parking) be provided behind the front building line of residential dwellings. The applicant is requested to submit revised drawings showing each proposed dwelling unit with, at the very least, 60-sq.m of private open space.
- 8 The applicant is requested to provide 12 no. off-street car parking spaces within the application site and to submit revised drawings accordingly.

Note:

The applicant is advised to contact John Desmond, Planning Officer, at (01) 4149196 in relation to the additional information request, with particular reference to points nos. 4, 5, 6, 7 and 9 above.

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- 9 The applicant is advised that the location of the proposed development (given as "Kilnamanagh" in the application form and public notices) is considered inadequate and is requested to provide amended application form and public notices making suitable reference to adjoining street names and postal address.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

11/12/01