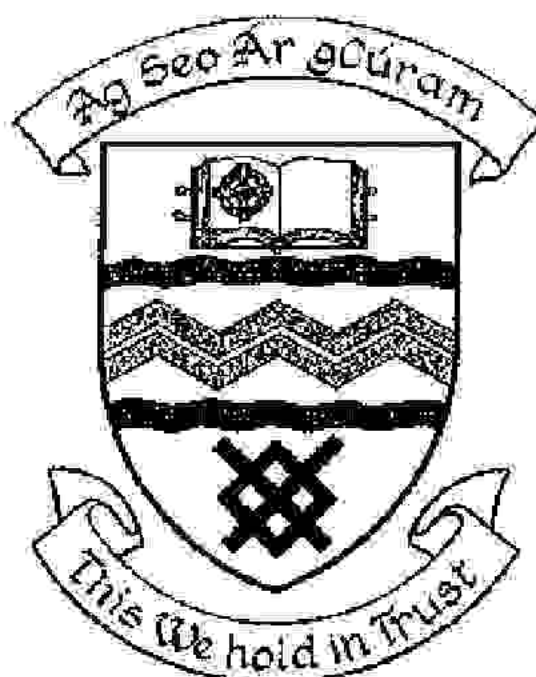


C

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.

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 3392	Date of Decision 15/11/2001
Register Reference S01A/0614	Date: 19/09/01

Applicant Emmet Memery Developments,
Development 34 residential apartment units with associated site works, a new vehicular access roadway from Old Celbridge Road, car parking, boundary walling and alterations to existing gateway at site entrance at Old Celbridge Road. The apartment units are to consist of three separate blocks, two blocks three storeys in height, one block four storeys in height. The upper storeys of each block are to be accommodated within Mansard style roof structures. The existing lime Kiln ruin is to be retained. The development is to include for the demolition of the existing dwelling house, outbuildings and septic tank on site.

Location 'Hawkridge', Old Celbridge Road, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/09/01 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:

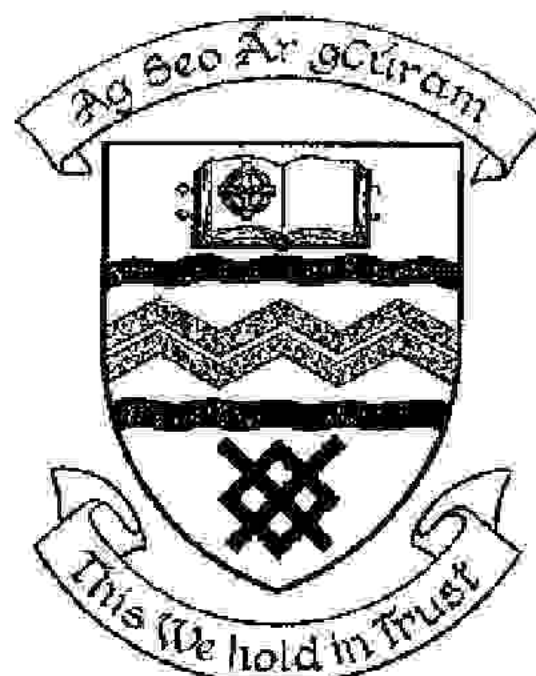
- 1 A revised site layout plan omitting the gate feature of the development and also showing how it is proposed to provide footpaths and vision splays at the site entrance in accordance with the requirements of the Roads Department, South Dublin County Council.
- 2 Insufficient details of adjoining sites have been given on the site plan as required by Article 23 (1) (a) of the Local Government (Planning and Development) Regulations, 1994 as

Lionel French Architects,
149 Griffith Avenue,
Drumcondra,
Dublin 9.

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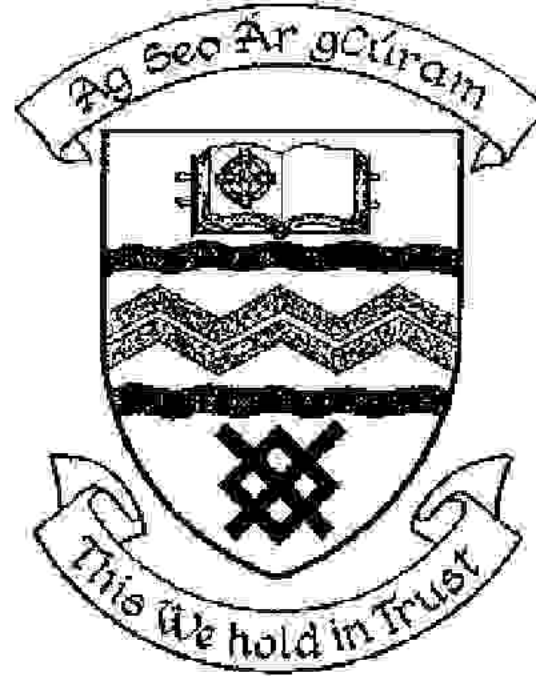
amended. The applicant shall submit full details in layout form with contour details of all neighbouring properties.

- 3 The applicant shall submit an assessment, prepared by a qualified arboriculturalist, outlining in detail the likely impact of the proposed development and associated construction works on the health, condition and future viability of the existing trees on the site. Particular attention should be given to the effects of proposed level changes and the construction of new access roads and car-parking spaces, front boundary wall etc., in respect of those trees situated on the boundaries of the site.
- 4 The applicant shall submit a site layout plan at a scale of 1:250, with the tree survey map superimposed showing the girth/location of the existing trees accurately plotted and numbered. Each tree to be colour-coded as follows; - Trees to be retained and whose health/condition will not be affected by the proposed development, shown in Green, - trees to be felled to accommodate the proposed development (including all trees felled since April 1999) shown in Red and those trees whose future health/condition is likely to be adversely affected by proposed development, shown in Yellow.
- 5 The applicant shall submit details of any proposed protection measures considered necessary, to prevent damage to the Limekiln structure during construction works.
- 6 The applicant shall submit details of any proposals to restore the limekiln feature, these details shall include materials to be used and elevations of the proposed finished feature and how it relates to the proposed open space.
- 7 The applicant shall confirm the total area of private/communal open space to be provided as part of the scheme, in accordance with County Development Plan standards
- 8 The applicant shall submit a series of photomontage images showing visual impact of the proposed development, as viewed from within the site, from the surrounding area and particularly from the Old Celbridge Road.

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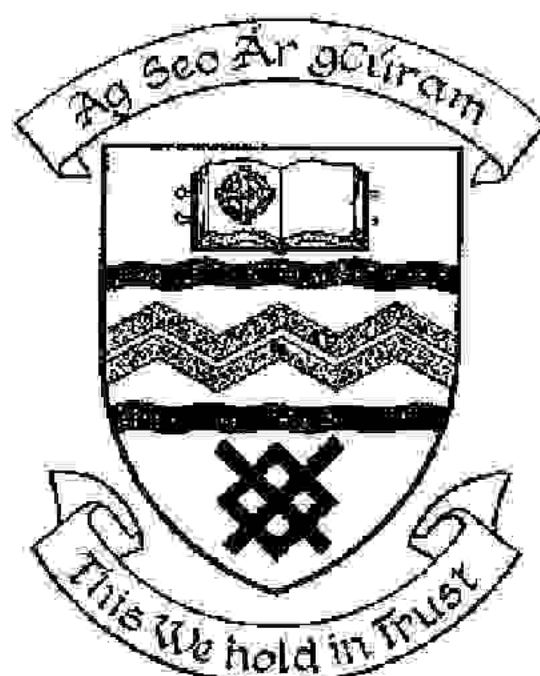
REG. REF. S01A/0614

- 9 The Mansard style roof structure is unacceptable in this location it detracts from the residential character of the site and will be a prominent feature on this elevated site.
- 10 3 and 4 stories appears to be excessive in the proposed location due to the elevated nature of the site, changing contours on the site and the existing pattern of development in the area. However this is difficult to determine in the absence of a series of photomontage images showing visual impact of the proposed development, from the surrounding area. The applicant shall contact the area planner Ms. Hazel McCarthy 4149000 ext.2335 to discuss this issue and agree upon modifications which will be required to address the above issues.
- 11 The applicant shall submit sections of the site which show the proposed building and the existing buildings on adjoining lands. These sections shall show proposed finished floor levels and the existing floor levels of the existing buildings.
- 12 The height and proximity of the proposed apartments to each other would appear to give an unacceptable level of amenity in terms of overlooking/ overshadowing, loss of daylight and aspect for the proposed residents of the proposed apartments. The applicant shall contact the area planner Ms. Hazel McCarthy 4149000 ext.2335 to discuss this issue and agree upon modifications which will be required to address the above issues.
- 13 The proposed play ground is in a peripheral location within the site, this is unacceptable as it should be located centrally within the site where supervision is at a maximum. Also the proposed playground is located on a bend which is unacceptable for reasons of safety and traffic hazard. The applicant shall submit revised proposals to address this issue.
- 14 The proposed parking arrangement is unacceptable as it results in a visually monotonous long strip of parking. The applicant shall submit revised proposals which provide for sections of parking which are divided by landscaping.

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- 15 The applicant shall submit in layout form details of all boundary treatments. Where walls/ fencing are to be erected the applicant shall submit elevations.
- 16 The applicant shall submit details and samples where relevant of all external finishes of the building.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

15/11/01