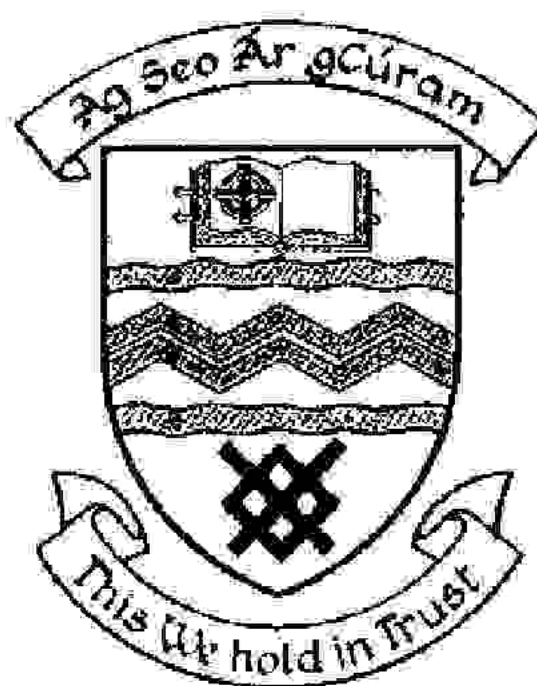


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0481	
1. Location	Old Naas Road, Kingswood, Baldonnell, Co Dublin.		
2. Development	Alterations to approved housing development Reg. Ref. S00A/0360. Reduced height of houses 13, 14, 15 from three to two storey. Alterations to houses 22, 23 from two storey to three. Re-siting houses 25, 26, 27 to face the Old Naas Road. Change of house type for sites 25 to 29 to two storey detached. Turning circle in place of hammerhead at end of cul-de-sac.		
3. Date of Application	20/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 17/10/2001 2.
4. Submitted by	Name: Oisín Gray b.Arch, F.R.I.A.I. Address: 47 Shanganagh Vale, Loughlinstown,		
5. Applicant	Name: Mr Martin Doherty Address: The Paddock, Hazelhatch, Co. Dublin.		
6. Decision	O.C.M. No. 3601 Date 07/12/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0248 Date 30/01/2002	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

SOUTH DUBLIN COUNTY COUNCIL
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Oisín Gray b.Arch, F.R.I.A.I.
47 Shanganagh Vale,
Loughlinstown,
Dublin 18.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0248	Date of Final Grant 30/01/2002
Decision Order Number 3601	Date of Decision 07/12/2001
Register Reference S01A/0481	Date 17/10/01

Applicant Mr Martin Doherty

Development Alterations to approved housing development Reg. Ref. S00A/0360. Reduced height of houses 13, 14, 15 from three to two storey. Alterations to houses 22, 23 from two storey to three. Re-siting houses 25, 26, 27 to face the Old Naas Road. Change of house type for sites 25 to 29 to two storey detached. Turning circle in place of hammerhead at end of cul-de-sac.

Location Old Naas Road, Kingswood, Baldonnell, Co Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /17/10/2001

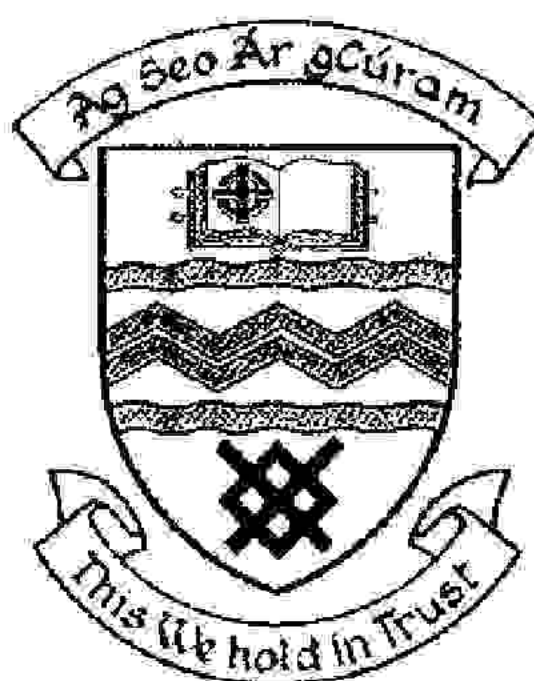
A Permission has been granted for the development described above,
subject to the following (25) Conditions.

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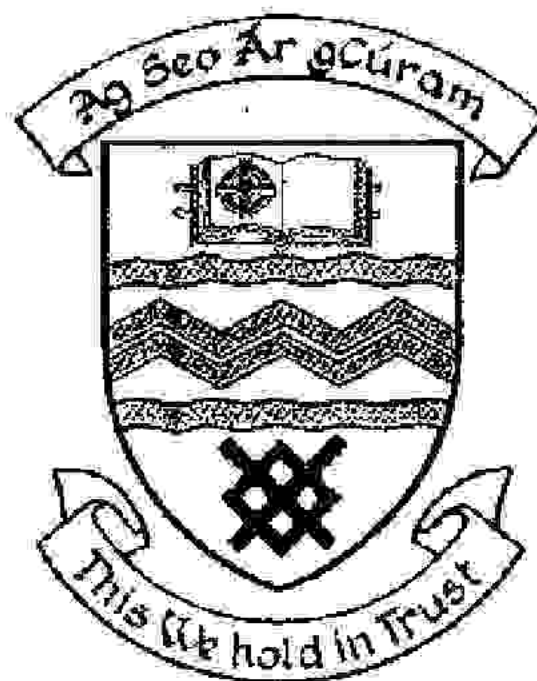
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Conditions and Reasons

- 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 17/10/01, 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.
- 2 That each proposed 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 public lighting be provided in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 6 That no dwellinghouse 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.
- 7 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

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REASON:

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

- 8 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 9 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 10 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

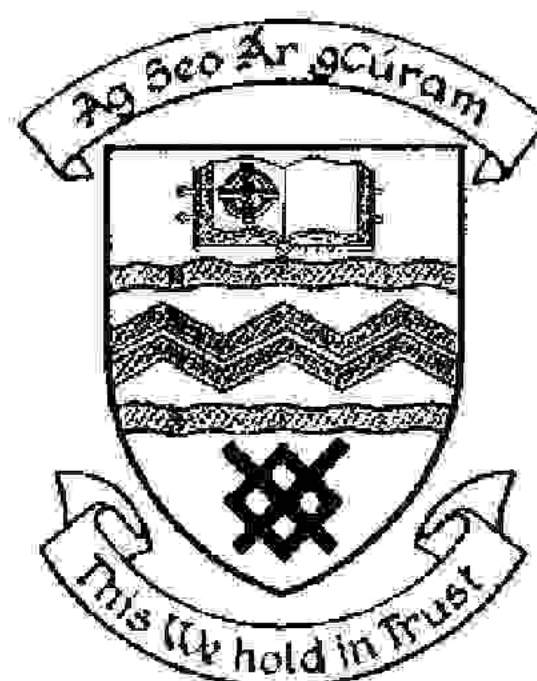
In the interest of the proper planning and development of the area.

- 11 Prior to the commencement of works on site, the developer is to agree with the Parks and Landscape Services Department and submit to the Planning Authority a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of at least eighteen months and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting as necessary. These works are to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department. Details shall be agreed in writing with the Planning Authority.

REASON:

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

- 12 No dumping shall take place on the designated Public Open Space for the duration of works on site and the open space is not to be used for the location of site compounds, storage of topsoil or other materials. This area shall be fenced off prior to the commencement of any construction works, details to be agreed with the Parks Department.
REASON:
In the interests of amenity.
- 13 That details of the Management Agreement for the maintenance and control of the site be agreed with the Parks and Landscape Services Department and the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 14 Existing hedgerows and trees shall be retained along the side and rear boundaries of the site and prior to the commencement of development the applicant shall submit details of measures to protect same during construction work.
REASON:
In the interest of the proper planning and development of the area.
- 15 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.
- 16 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
 - i) Prior to the commencement of development the applicant shall submit revised foul and surface water drainage layouts for the site. The layout shall clearly show the location of all proposed drains, sewers, AJs and manholes within the site. This shall be in compliance with Part H of the 1997 Building Regulations and with "Recommendations for Site Development Works for Housing Areas" published by the Department of the Environment and Local Government.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S017/018

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- ii) No building shall be within 5m of a public sewer or sewer with potential to be taken in charge and all sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter.
- iii) The applicant to 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) Surface water run-off from the site shall be limited to 2.1 litres per second. The applicant shall provide a total on-site surface water storage of 102m³.
- vi) The applicant shall liaise with the Water Area Engineer (Deansrath Depot, Telephone: 01-4570784) to arrange, at the applicants prior expense, flow and pressure tests on the 100mm watermain. Based on these results the applicant shall provide a detailed pressure and flow calculations/model for the development. A minimum pressure of 15m is required at the connection point to each dwelling. The system shall also be able to provide the requirements of the Chief Fire Officer in relation to flow, pressure and volume of water required. The calculations/model shall also take account of the water demand from the approved development (S00A/0360).

REASON:

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

- 17 The following requirements of the Roads Department shall be strictly adhered to:
- i) A 2m wide concrete footpath shall be provided along full site frontage.
 - ii) Details of drainage (road gullies and outfall) to be provided along full site frontage shall be agreed with the Roads Traffic Department prior to the commencement of development.

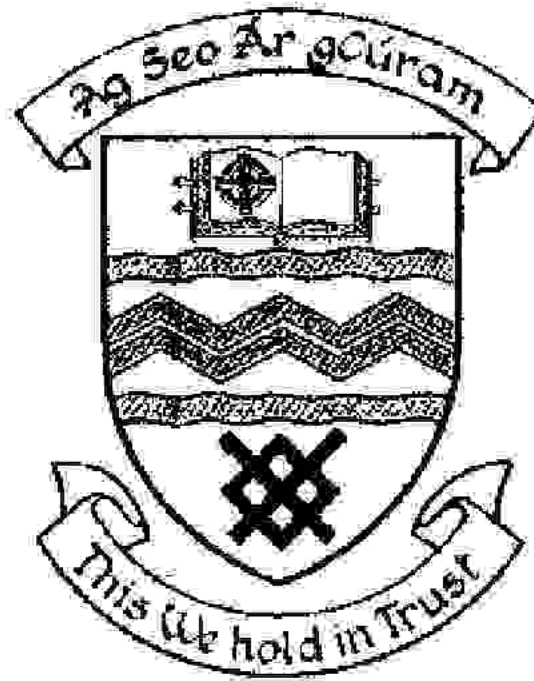
REASON:

In the interest of pedestrian and traffic safety.

- 18 A boundary wall and railings, not to exceed 1.8m in combined height, shall be provided along the length of the roadside boundary with the public open space and shall be so positioned as not to interfere with the provision of adequate vision spays at the entrance to the housing estate.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0360 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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REASON:

In the interest of residential amenity

- 19 The minimum rear garden depth for each house in the overall scheme, as measured from the rear building line of each dwelling up to, but not including, the rear boundary, shall not be less than 11 metres in length.

REASON:

In the interest of residential amenity.

- 20 The height of the proposed structures shall not exceed 131.6 metres O.D.

REASON:

In the interest of air traffic safety.

- 21 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.

- 22 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of public health.

- 23 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 24 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 21, 22, 23, 24 and 25 of Register Reference S00A/0360 be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 25 Prior to commencement of development the developer shall submit and agree in writing with the Planning Authority detailed proposals for compliance with the Council's Housing

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S017/02/01

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Strategy 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,

REASON:

To promote social integration and having regard to the policy/objectives of the Council's Housing Strategy as contained in the South Dublin County Development Plan 1998.

NOTE: The applicant is advised that the proposed development is located in an area where the level of aircraft noise, without adequate sound insulation, will be intrusive.

- (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 unreinforced 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.


.....01/02/02
for SENIOR ADMINISTRATIVE OFFICER