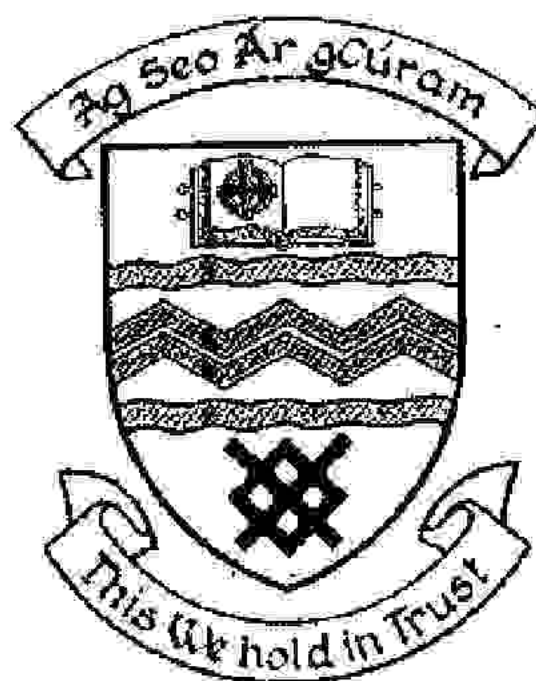


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0293	
1. Location	Ranch House, Old Kingswood, Clondalkin, Dublin 22.		
2. Development	7 no. two storey houses to rear and 4 no. commercial units with 6 no. apartments including three storey section over arched entrance and demolition of existing house.		
3. Date of Application	15/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/07/2001 2.	1. 17/09/2001 2.
4. Submitted by	Name: A. J. Whitaker & Associates Ltd., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: N. Tynan, Address: 72 Lindsay Road, Dublin 9.		
6. Decision	O.C.M. No. 3447 Date 22/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0101 Date 14/01/2002	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
14. Registrar Date Receipt No.	

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A. J. Whitaker & Associates Ltd.,
Lynwood House,
Ballinteer Road,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0101	Date of Final Grant 14/01/2002
Decision Order Number 3447	Date of Decision 22/11/2001
Register Reference S01A/0293	Date 17/09/01

Applicant N. Tynan,

Development 7 no. two storey houses to rear and 4 no. commercial units
with 6 no. apartments including three storey section over
arched entrance and demolition of existing house.

Location Ranch House, Old Kingswood, Clondalkin, Dublin 22.

Floor Area 312.57 Sq Metres

Time extension(s) up to and including 23/11/2001

Additional Information Requested/Received 13/07/2001 /17/09/2001

A Permission has been granted for the development described above,
subject to the following (23) Conditions.

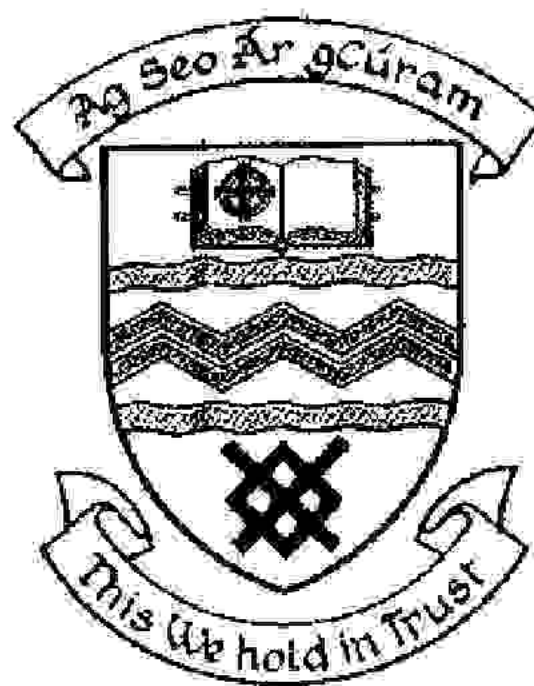
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, Additional Information received on the 17/09/2001 and Unsolicited Additional Information received on the 08/11/2001 and the 09/11/2001, 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 apartment/house shall be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

- (i) Applicant to ensure full and complete separation of foul and surface water systems.
- (ii) 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.
- (iii) No building shall be within 5m of a public sewer or sewer with potential to be taken in charge.
- (iv) All sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter and as a result the foul sewers within development will not be taken in charge.
- (v) As per the applicant's proposal the surface water discharges from the site shall be attenuated by the provision of 213m of 600mm diameter surface water pipes fitted with a hydrobrake flow control such that the maximum surface water discharge from the site shall not exceed 2.5 l/s. The surface water attenuation system shall be cleaned and maintained regularly to keep it free from siltation.
- (vi) No connection shall be made to the public water supply until such time as a watermain of adequate capacity exists to cater for the proposed development.
- (vii) Prior to the commencement of development the applicant shall submit for approval a watermain layout clearly showing watermain sizes, valve, meter and hydrant locations as well as the proposed points

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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.

- (viii) 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 a duckfoot hydrant.
- (ix) Each commercial unit, house and apartment shall have its own individual service connection to the public watermain and 24hour storage.
- (x) The water supply to the commercial units shall be commercially metered.
- (xi) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.
- (xii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 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 throughout the site be provided prior to any of the residential units being occupied 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 residential unit 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.

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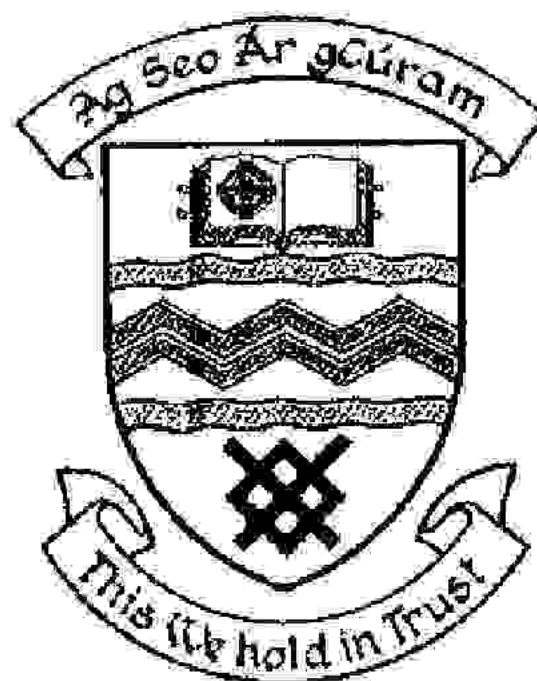
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- 7 That an acceptable house and apartment numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposal.

REASON:

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

- 8 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.

- 9 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.

- 10 The requirements of the Environmental Health Officer shall be ascertained and strictly adhered to. In that respect:

- i) A suitable location for the storage of refuse is to be provided.
- ii) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
- iii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays and 09:00 hours on Saturdays, nor after 18:00 hours on weekdays on 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- (iv) During the construction phase of the development Best Practices Means shall be employed to minimise air blown dust emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements and other public areas, and any precautions necessary to prevent dust nuisance. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
- (v) During demolition works on the site, all necessary steps to contain dust arising from the demolition shall be taken so as to prevent a nuisance being carried to occupiers of other buildings in the locality. This shall include covering skips and slack-heaps, daily washing down of pavements or other public areas, use of water spray at

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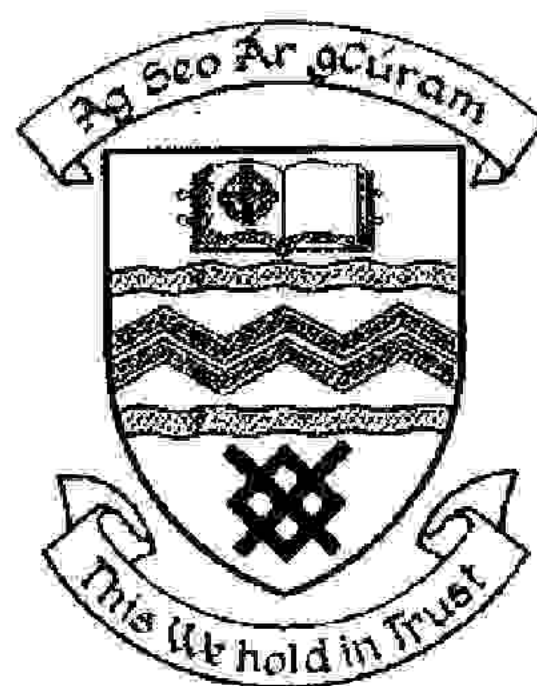
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demolitions site to suppress dust and any other precautions necessary to prevent dust nuisances. During the demolition phase the proposed development shall comply with BS 6187 Code of Practice for Demolition.

REASON:

To protect the amenities of the area and in the interest of the proper planning and development of the area.

- 11 The requirements of the Parks and Landscape Services Department shall be strictly adhered to. In that respect:
- i) Prior to the commencement of any development works, the applicant shall provide a detailed assessment of the impact of the proposed development and associated construction works on the health condition and viability of the existing mature trees to be retained on the site, including those situated on the adjoining property to the north.
 - ii) Prior to the commencement of any development works, the applicant shall furnish a detailed survey of the existing trees, indicating the exact location and crown spread of all the trees on the site accurately plotted on the layout plan at an appropriate scale. The species, age, condition, crown spread and height of the trees should be specified together with proposals for tree retention/removal and any proposed remedial tree surgery works.
 - iii) The trees to be retained on site are to be protected by suitable fencing and any necessary felling/surgery works are to be carried out prior to the commencement of construction works. An official from the Parks and Landscape Services Department will inspect the protective fencing which is to be erected by the developer and kept intact for the duration of the construction works.
 - iv) Prior to the commencement of the development the applicant shall submit a detailed Landscape Plan with full works specification for the development and maintenance of the private/communal open space. This plan shall include proposed boundary treatments, open space development works and street tree planting. The works shall 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. Particular regard shall be had to measures along the northern boundary to avoid overlooking of the house on the site to the north.

REASON:

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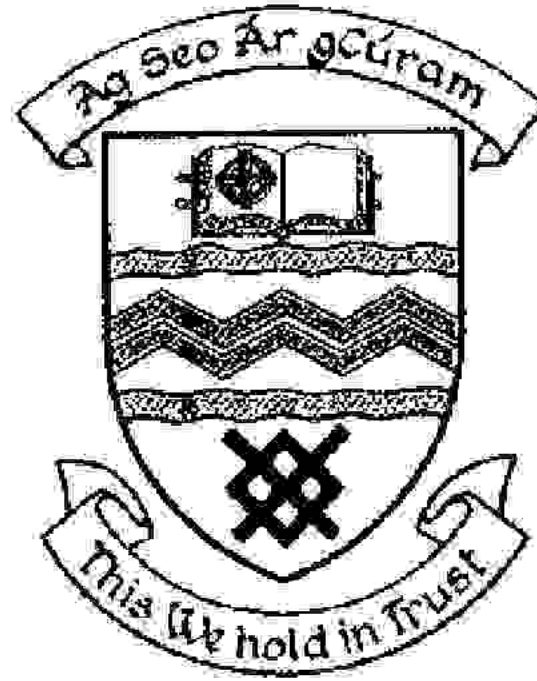
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In the interest of amenity and the proper planning and development of the area.

- 12 The applicant shall ascertain and comply with the requirements of the Department of Defence, prior to the commencement of development. In any event the proposed structures shall not exceed 131.6 O.D.

REASON:

In the interest of our safety.

- 13 That no windows be located above ground floor level on the north-east and south-west facing elevations of the structure overlooking the site boundaries.

REASON:

To protect the amenities of the adjoining properties and to accord with the terms of the revised drawings (plans and elevations) received by the Planning Authority on 09/11/01.

- 14 The proposed terracotta ridge tiles and leaded windows shall be replaced with ridge tiles to match the roof slates, and plain glass, respectively.

REASON:

In the interest of visual amenity.

- 15 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.

- 16 That details of the Management Agreement for the maintenance and Control of the site 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.

- 17 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 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.

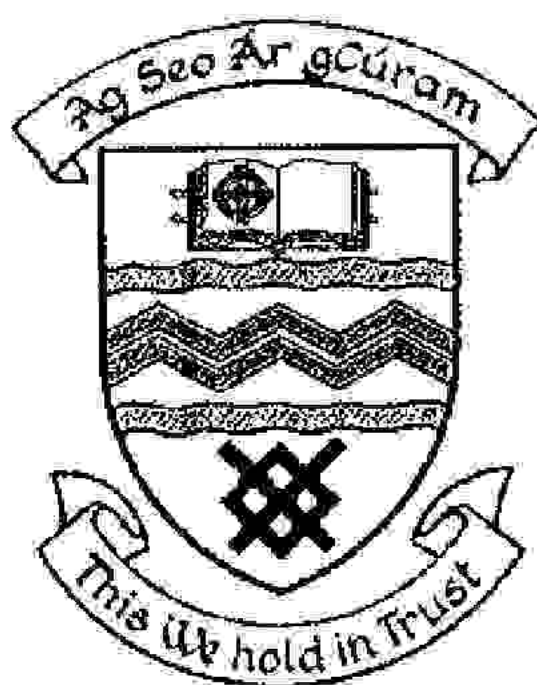
REASON:

To promote social integration and having regard to the

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policy/objectives of the Council's Housing Strategy as contained in the South Dublin County Development Plan 1998.

- 18 That a financial contribution in the sum of £11,556 (eleven thousand five hundred and fifty six pounds) EUR 14,673 (fourteen thousand six hundred and seventy three euros) 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.

- 19 That a financial contribution in the sum of £29,358 (twenty nine thousand three hundred and fifty eight pounds) EUR 37,277 (thirty seven thousand two hundred and seventy seven euros) 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.

- 20 That a financial contribution in the sum of £8,250 (eight thousand two hundred and fifty pounds) EUR 10,475 (ten thousand four hundred and seventy five euros) 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.

- 21 That a financial contribution in the sum of £9,658 (nine thousand six hundred and fifty eight pounds) EUR 12,263

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(twelve thousand two hundred and sixty three euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this 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.

- 22 That a financial contribution in the sum of £4,167 (four thousand one hundred and sixty seven pounds) EUR 5,291 (five thousand two hundred and ninety one euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme 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.

- 23 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £18,000 (eighteen thousand pounds) EUR 22,853 (twenty two thousand eight hundred and fifty three euros) or lodgement with the Council of a cash sum of £12,000 (twelve thousand pounds) EUR 15,237 (fifteen thousand two hundred and thirty seven euros).

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- (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.

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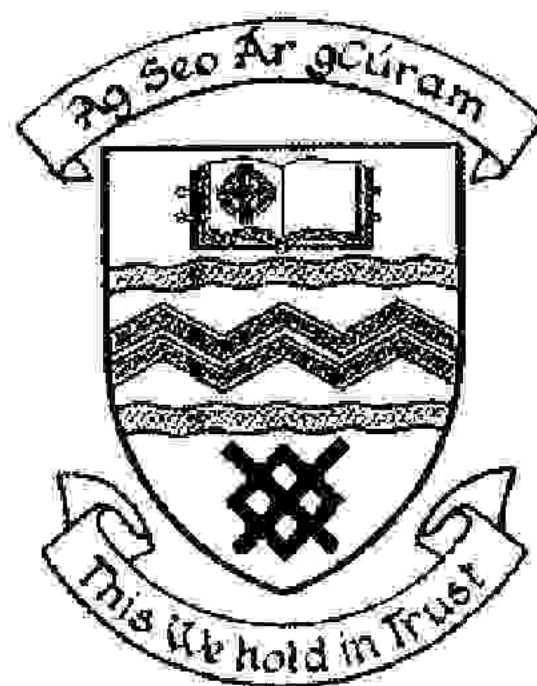
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- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

ACS
.....14/01/02
for SENIOR ADMINISTRATIVE OFFICER

M

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

Decision Order Number 2397	Date of Decision 13/07/2001
Register Reference S01A/0293	Date: 15/05/01

Applicant N. Tynan,
Development 7 no. two storey houses to rear and 4 no. commercial units with 6 no. apartments including three storey section over arched entrance and demolition of existing house.

Location Ranch House, Old Kingswood, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/05/01 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 submit revised site location maps clearly showing the location of the proposed development on a current Ordnance Survey (O.S.) Map.
- 2 The applicant is requested to submit revised site layout plans showing the proposed retail/apartment block set back 4.5m from the existing kerbline, and showing parallel parking and a 2 metre side footpath running the length of the said proposed structure.
- 3 The applicant is requested to submit a detailed tree/hedgerow survey indicating the location, species, age, condition, crown spread and height of existing trees/hedgerow plants. Information should be given on the proposals for removal/retention of these trees and measures proposed to protect them during the course of the development.

A. J. Whitaker & Associates Ltd.,
Lynwood House,
Ballinteer Road,
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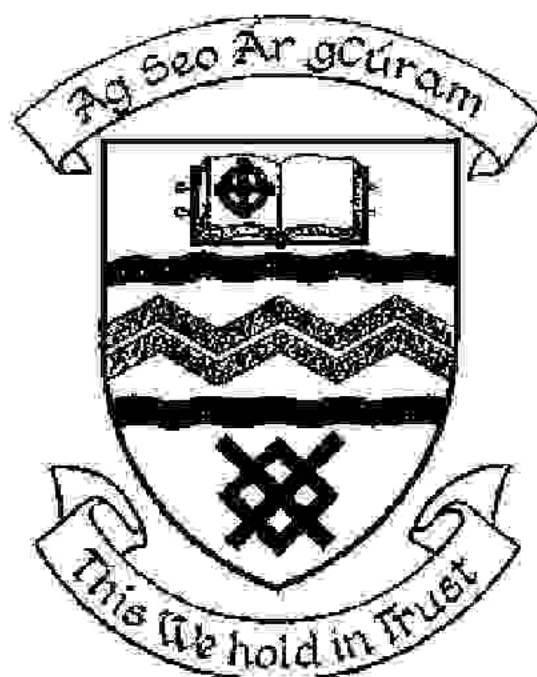
REG REF. S01A/0293

- 4 The applicant is requested to submit a revised site layout map showing that dwelling proposed for the extreme north east corner of the site re-oriented so that the front façade of the dwelling faces due west.
- 5 The proposed dormer windows to those rooms indicated as bedroom no.1 in the first floor, rear, 2-bedroom apartments, would result in the overlooking of the adjoining properties immediately to the north and south. The applicant is requested to submit revised drawings indicating proposals to avoid the overlooking of the adjoining properties.
- 6 The applicant shall submit the following information regarding foul and surface water drainage, in accordance with the requirements of the Environmental Services Department:
 - i) A revised foul drainage layout 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. It shall clearly show pipe sizes, gradients, cover, invert and finished floor levels, up to and including connection to the existing private sewer. The applicant shall note that 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.
 - ii) Longitudinal sections of all the foul drainage clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to existing sewer.
 - iii) Applicant to ensure full and complete separation of foul and surface water systems.
 - iv) As per the applicant's proposal the surface water discharges from the site shall be attenuated by the provision of 213m of 600mm diameter surface water pipes fitted with a hydrobrake flow control such that the maximum surface water discharge from the site shall not exceed 1.32 l/s.
 - v) The applicant shall submit details of how it is proposed to keep the surface water attenuation system free from siltation. Details submitted shall include a maintenance /

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REG. REF. S01A/0293

cleaning program for the system.

vi) The applicant shall clarify whether they intend to provide the outfall sewer from their proposed hydro-brake to the stream. If they are not providing it they shall be required to submit written consent from the owner of this sewer to discharge effluent from the development. The applicant's drawing (W329-No.4) shows a 100mm diameter pipe. The minimum pipe size acceptable will be 225mm diameter laid a sufficient gradient to provide self-cleansing.

vii) A revised surface water drainage layout for the site. The layout shall clearly show the location of all proposed drains, sewers, gullies, AJs, petrol interceptors 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. It shall clearly show pipe sizes, gradients, cover, invert and finished floor levels, up to and including connection to the stream. The applicant shall note that 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.

viii) Longitudinal sections of all the surface water drainage clearly showing pipe sizes, gradients up to and including outfall to the stream.

ix) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.

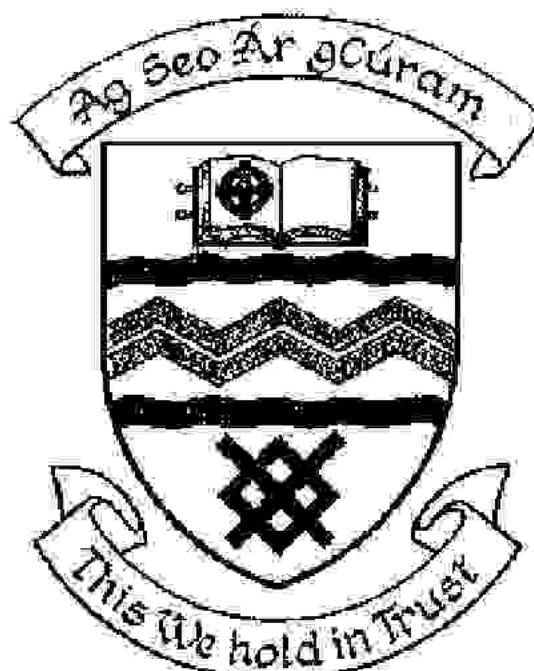
- 7 The applicant has not included adequate water supply details with the application. The only public watermain in the area is a 100mm diameter main located on the opposite side of the Old Naas Road from the proposed development. There is limited capacity in this main therefore if the applicant is proposing to serve the development from this main the following information will be required.

i) The applicant will liase 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

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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).

ii) 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.

iii) The watermain shall be a minimum of 100mm in diameter. No part of any building shall be more than 46 m from the nearest hydrant. The new watermain shall be looped or interconnected, to facilitate self-cleansing, rather than terminating in a duckfoot hydrant.

iv) Each commercial unit, house and apartment shall have its own individual service connection to the public watermain and 24hour storage.

v) The water supply to the commercial units shall be commercially metered.

vi) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.

vii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

- 8 The applicant is requested to submit full details of how the proposed development complies with the Council's Housing 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 Council Development Plan, 1998, as amended. The applicant should contact the Housing Strategy Unit of the Housing Department of the Local Authority in respect of this requirement.

Signed on behalf of South Dublin County Council

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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.

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

REG. REF. S01A/0293


.....
for Senior Administrative Officer

13/07/01

C

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

Decision Order Number 3408	Date of Decision 16/11/2001
Register Reference S01A/0293	Date 15/05/01

Applicant N. Tynan,
App. Type Permission
Development 7 no. two storey houses to rear and 4 no. commercial units
with 6 no. apartments including three storey section over
arched entrance and demolition of existing house.

Location Ranch House, Old Kingswood, Clondalkin, Dublin 22.

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 23/11/2001

Yours faithfully


..... 16/11/01
for SENIOR ADMINISTRATIVE OFFICER

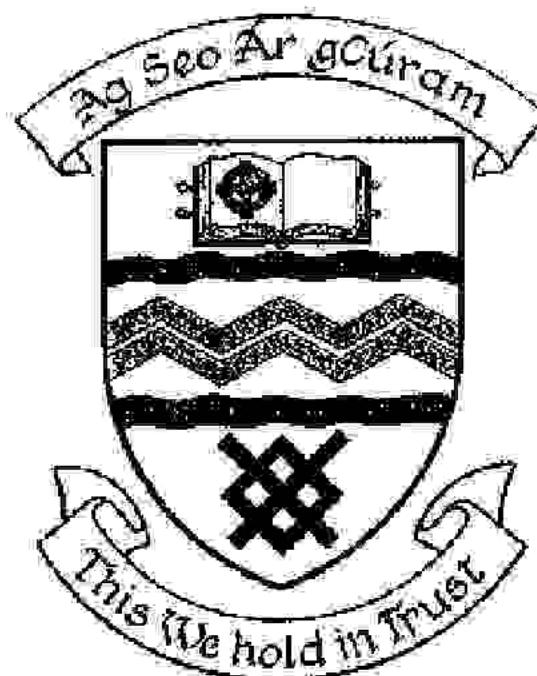
A. J. Whitaker & Associates Ltd.,
Lynwood House,
Ballinteer Road,
Dublin 16.

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 3168	Date of Decision 18/10/2001
Register Reference S01A/0263	Date 04/05/01

Applicant David Cullen,
App. Type Permission
Development Erect dormer bungalow, garage and septic tank
Location Colmanstown Lane, Rathcoole, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 21/08/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 (a) The applicant is requested to submit a certified land registry map with folio of the entire family landholding to prove ownership of the lands in question.
(b) From the details submitted, it is apparent that a substantial portion of the landholding is given over to an industrial operation, leaving very little land available for the horses. The applicant is requested to address this and indicate on a map any other lands which are available for the horses, including any lands which may be rented.
- 2 (a) The applicant is requested to substantiate the claim that he is engaged full time in the breeding of

David Cullen,
57 Beechwood Lawns,
Rathcoole,
Co. Dublin.