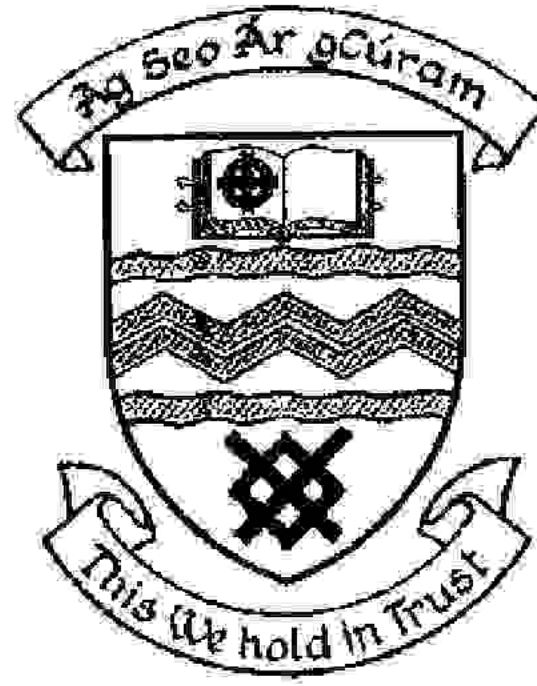


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0276	
1. Location	Station Close, Station Road, Clondalkin, Dublin 22.		
2. Development	Addition to existing permitted development of 12 houses (reg ref no. S00A/0018) comprising 5 no. two storey 4 bedroom houses with attic room, demolition of 2 no habitable houses and associated site works.		
3. Date of Application	09/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/07/2001 2.	1. 10/08/2001 2.
4. Submitted by	Name: McCrossan O'Rourke Manning, Address: Architects, 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Seskin Properties Ltd., Address: 20 Auburn Drive, Castleknock, Dublin 15.		
6. Decision	O.C.M. No. 3101 Date 08/10/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3469 Date 26/11/2001	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.

SOUTH DUBLIN COUNTY COUNCIL
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McCrossan O'Rourke Manning,
Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3469	Date of Final Grant 26/11/2001
Decision Order Number 3101	Date of Decision 08/10/2001
Register Reference S01A/0276	Date 10/08/01

Applicant Seskin Properties Ltd.,

Development Addition to existing permitted development of 12 houses (reg ref no. S00A/0018) comprising 5 no. two storey 4 bedroom houses with attic room, demolition of 2 no habitable houses and associated site works.

Location Station Close, Station Road, Clondalkin, Dublin 22.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/07/2001 /10/08/2001

A Permission has been granted for the development described above,
subject to the following (16) 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, save as amended by additional information submitted on 10/08/2001 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 The car parking spaces nos. 29 and 30 shall be omitted and vehicular access to the rear of the Block 1 shall be also omitted. Boundary walls to the side (behind front building line) and rear shall be rendered, capped and 2 metres in height.
- 3 The proposed development shall comply with the requirements of the Environmental Services Department, South Dublin County Council with regard to the following:
 - (a) All requirements of the Drainage Area Engineer, Deansrath Depot with regard to the protection of and setback from existing and proposed sewers shall be ascertained prior to the commencement of development and strictly adhered to.
 - (b) Applicant to ensure full and complete separation of foul and surface water systems.
 - (c) 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.
 - (d) Each house shall have its own individual service connection to the public watermain and 24hour storage.
 - (e) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - (f) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

REASON:

In the interest of public health and in order to comply with the Sanitary Services Acts 1878-1964.

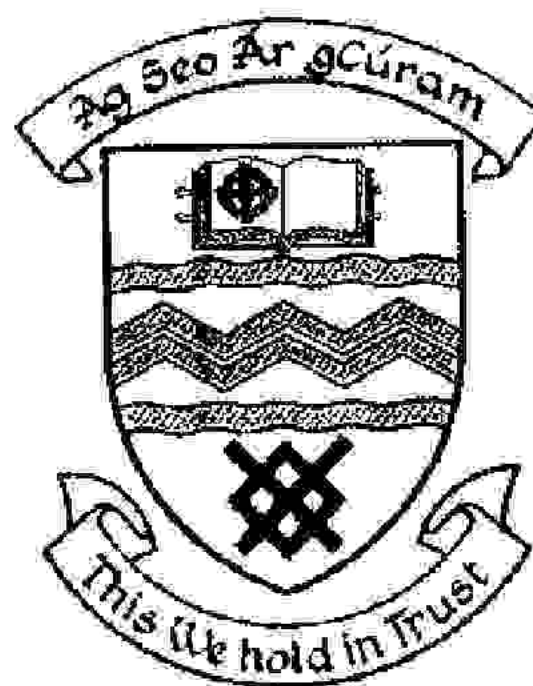
- 4 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

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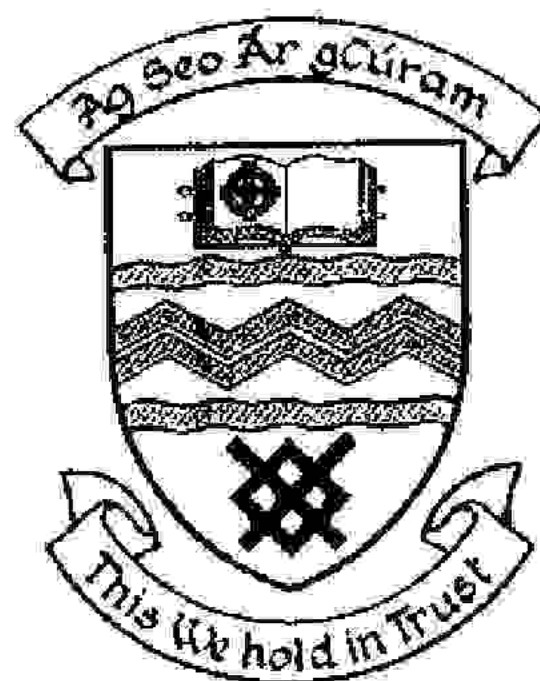
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 7 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.
- 8 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.
- 9 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
REASON:
In the interest of amenity.
- 10 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.

- 11 That a financial contribution in the sum of £2,250 (two thousand two hundred and fifty pounds) EUR 2,857 (two thousand eight hundred and fifty seven 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.

- 12 That a financial contribution in the sum of £6,300 (six thousand three hundred pounds) EUR 7,999 (seven thousand nine hundred and ninety nine 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.

- 13 That a financial contribution in the sum of £6,510 (six thousand five hundred and ten pounds) EUR 8,266 (eight thousand two hundred and sixty six 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.

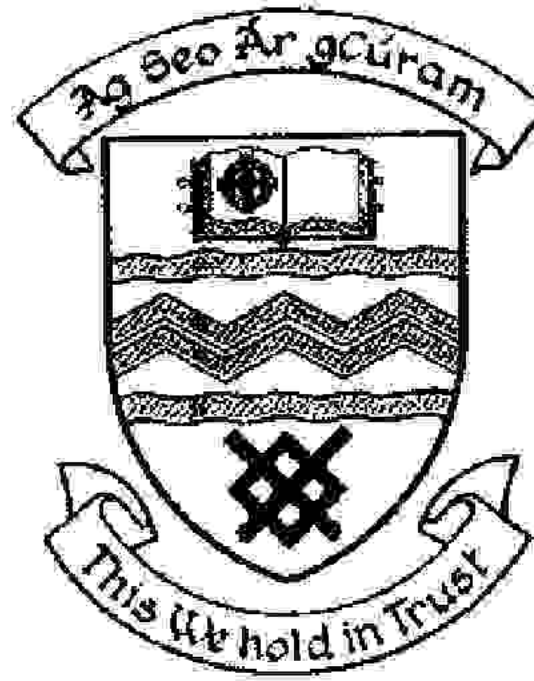
- 14 That a financial contribution to be determined be paid by the proposer to South Dublin County Council towards the cost

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REG. REF. S01A/0018 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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of upgrading Ballymanaggin Pumping Station 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.

- 15 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 £24,000 (twenty four thousand pounds) EUR 30,474 (thirty thousand four hundred and seventy four euros) 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 £15,000 (fifteen thousand pounds) EUR 19,046 (nineteen thousand and forty six euros) 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.

- 16 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. 17,18,19 and 20 of Register Reference S00A/0018 be strictly adhered to in respect of this development.

REASON:

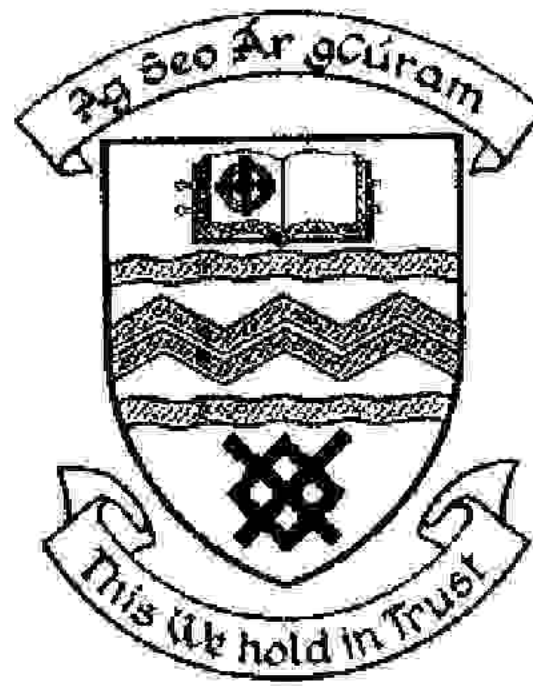
It is considered reasonable that the developer should contribute towards the cost of providing services and to

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ensure that a ready sanction may be available to the Council 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.
- (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.

.....26/11/01
for SENIOR ADMINISTRATIVE OFFICER

C

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

Decision Order Number 3101	Date of Decision 08/10/2001
Register Reference S01A/0276	Date: 09/05/01

Applicant Seskin Properties Ltd.,

Development Addition to existing permitted development of 12 houses (reg
 ref no. S00A/0018) comprising 5 no. two storey 4 bedroom
 houses with attic room, demolition of 2 no habitable houses
 and associated site works.

Location Station Close, Station Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/07/2001 /10/08/2001

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (16) on the attached Numbered Pages. —
Signed on behalf of the South Dublin County Council.

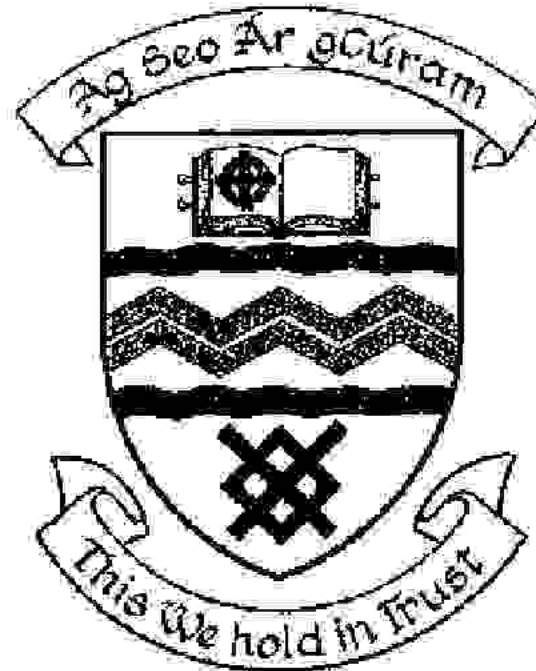
..... 09/10/01
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Manning,
Architects,
12 Richmond Row,
Portobello Harbour,
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REG REF. S01A/0276

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, save as amended by additional information submitted on 10/08/2001 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 The car parking spaces nos. 29 and 30 shall be omitted and vehicular access to the rear of the Block 1 shall be also omitted. Boundary walls to the side (behind front building line) and rear shall be rendered, capped and 2 metres in height.
- 3 The proposed development shall comply with the requirements of the Environmental Services Department, South Dublin County Council with regard to the following:
 - (a) All requirements of the Drainage Area Engineer, Deansrath Depot with regard to the protection of and setback from existing and proposed sewers shall be ascertained prior to the commencement of development and strictly adhered to.
 - (b) Applicant to ensure full and complete separation of foul and surface water systems.
 - (c) 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.
 - (d) Each house shall have its own individual service connection to the public watermain and 24hour storage.
 - (e) The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - (f) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

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REG. REF. S01A/0276

REASON:

In the interest of public health and in order to comply with the Sanitary Services Acts 1878-1964.

- 4 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 5 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.

- 6 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.

- 7 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:

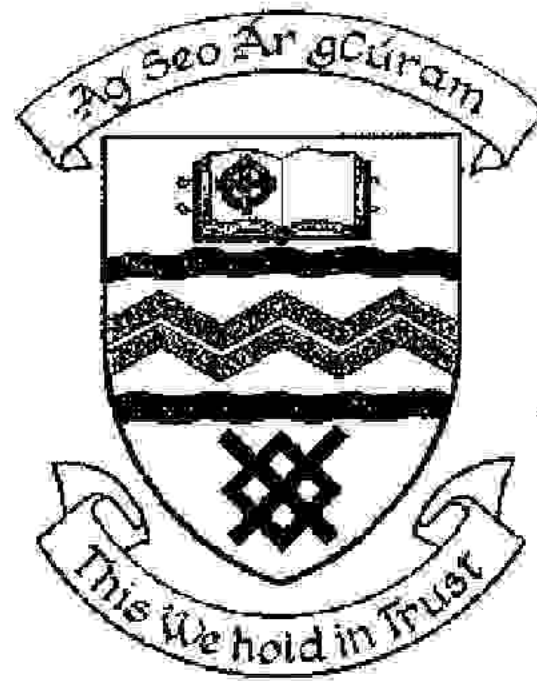
In the interest of the proper planning and development of the area.

- 8 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.

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- 9 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

REASON:

In the interest of amenity.

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

- 11 That a financial contribution in the sum of £2,250 (two thousand two hundred and fifty pounds) EUR 2,857 (two thousand eight hundred and fifty seven 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.

- 12 That a financial contribution in the sum of £6,300 (six thousand three hundred pounds) EUR 7,999 (seven thousand nine hundred and ninety nine 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.

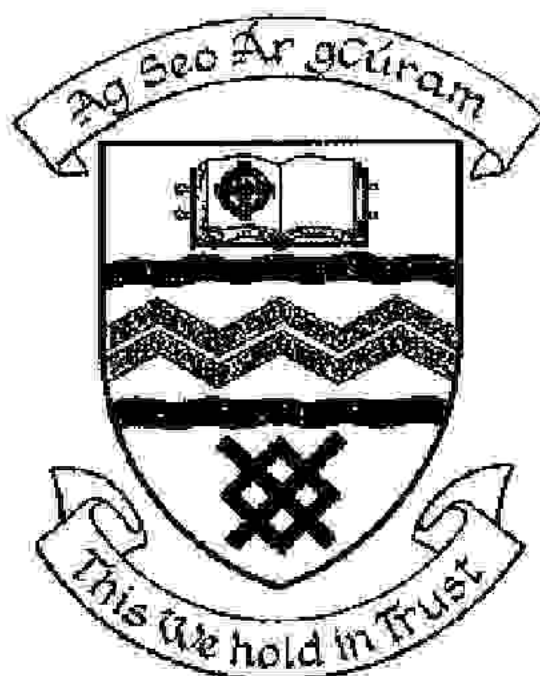
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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REG. REF. S01A/0276

that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 13 That a financial contribution in the sum of £6,510 (six thousand five hundred and ten pounds) EUR 8,266 (eight thousand two hundred and sixty six 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.

- 14 That a financial contribution to be determined be paid by the proposer to South Dublin County Council towards the cost of upgrading Ballymanaggin Pumping Station 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.

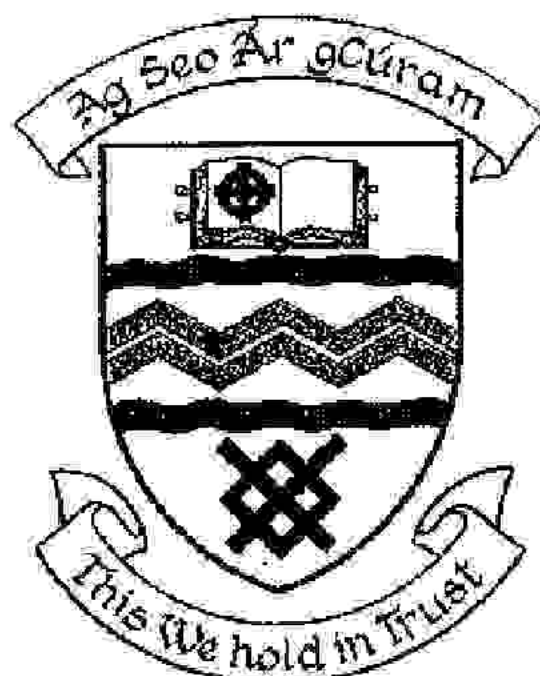
- 15 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £24,000 (twenty four thousand pounds) EUR 30,474 (thirty thousand four hundred and seventy four euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

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Or./...

- b. Lodgement with the Council of a Cash Sum of
£15,000 (fifteen thousand pounds) EUR 19,046
(nineteen thousand and forty six euros) 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.

- 16 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.
17,18,19 and 20 of Register Reference S00A/0018 be strictly
adhered to in respect of this development.

REASON:

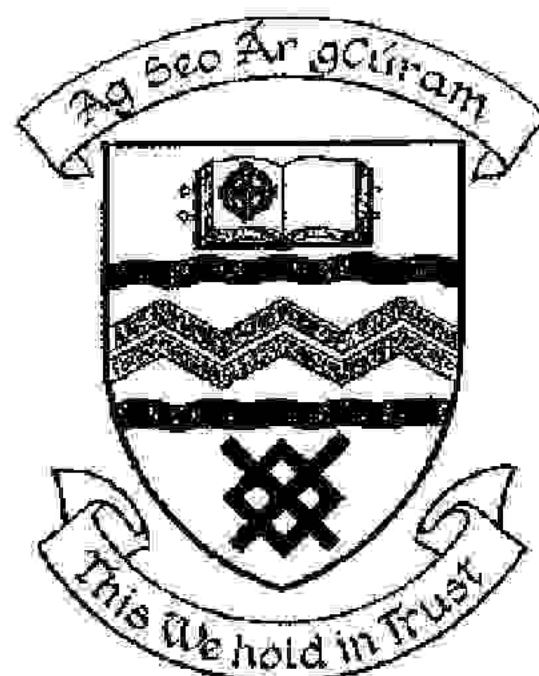
It is considered reasonable that the developer should
contribute towards the cost of providing services and to
ensure that a ready sanction may be available to the Council
to induce the provision of services and prevent disamenity
in the development.

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

Decision Order Number 2330	Date of Decision 05/07/2001
Register Reference S01A/0276	Date: 09/05/01

Applicant Seskin Properties Ltd.,
Development Addition to existing permitted development of 12 houses (reg
 ref no. S00A/0018) comprising 5 no. two storey 4 bedroom
 houses with attic room, demolition of 2 no habitable houses
 and associated site works.

Location Station Close, Station Road, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 09/05/01 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 shall submit a revised site layout to indicate off- street car parking spaces for the proposed dwellings in accordance with Development Plan standards. The applicant should also note that new houses are required to have a minimum of 60 metres of private open space. The applicant is requested to ensure the building lines are consistent with adjoining development.

2 The applicant is requested to submit Additional Information with regard to the following:

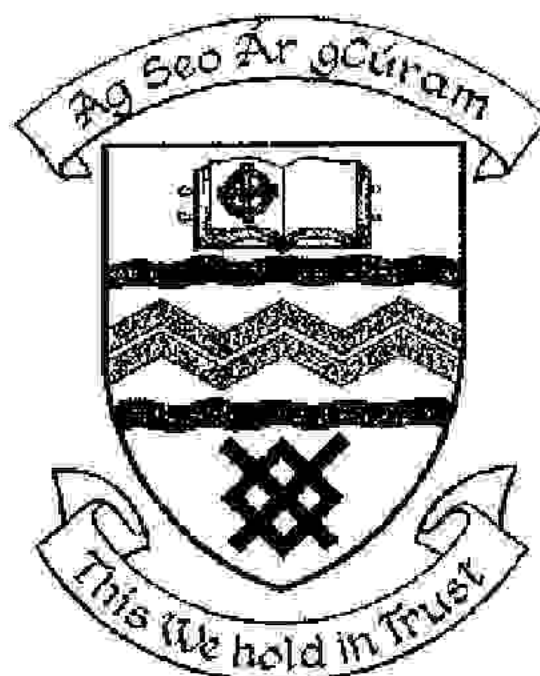
- The applicant proposes to drain the 2 new houses in the southern part of the development via a new 150mm drain. As this drain is to pass through the gardens of the 6 existing houses the applicant will be required to submit written evidence from the owners of each of these houses that they

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REG REF. S01A/0276

give their consent to lay this drain through their gardens.

■ The applicant shall supply "as constructed" drawings for the diverted foul sewer. These shall clearly show the location of all sewers and manholes within the site together with pipe sizes, gradients, cover and invert levels, up to and including connection to existing public sewer. The applicant shall also supply a longitudinal section for this sewer clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.

■ Applicant to ensure full and complete separation of foul and surface water systems.

■ No building to lie within 5m of watermain less than 225mm diameter and within 8m of watermain greater than 225mm diameter. In this regard the applicant shall be required to revise their house or watermain layout to achieve the required set-back.

- 3 The applicant shall submit a detailed landscape plan and specification including scheme of street tree planting following consultation with the Parks and Landscape Services Department.

Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

06/07/01