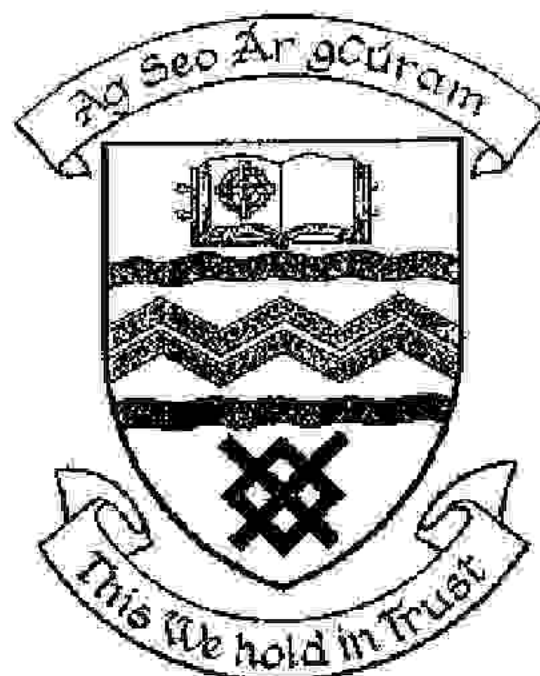


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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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**John D. O'Keeffe & Associate Architects**  
Mountainview House,  
Beaumont Ave.,  
Churchtown,  
Dublin 14.

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

<b>Decision Order No.</b> 3719	<b>Date of Decision</b> 02-Dec-2002
<b>Register Reference</b> S01A/0172	<b>Date</b> 23-Aug-2002

**Applicant:**

Mr. & Mrs. Caleb & Gill Powell

**Development:**

Provision of 7 no. 1-bedroom ground floor apartments and 2 no. 2-bedroom ground floor apartments with 7 no. 2-bedroom duplex apartments and 2 no. 3-bedroom duplex apartments over, in 3 no. blocks, including ancillary siteworks, carparking and landscaping and also the demolition of existing habitable dwelling and outbuildings

**Location:**

Latouka, Ballyowen Lane, Lucan, Co. Dublin.

**Time extension(s) up to and including:**

04-Dec-2002

**Additional Information**

28-Feb-2002, , /

**Requested/Received:**

**Clarification of Additional Information**  
**Requested/Received:**

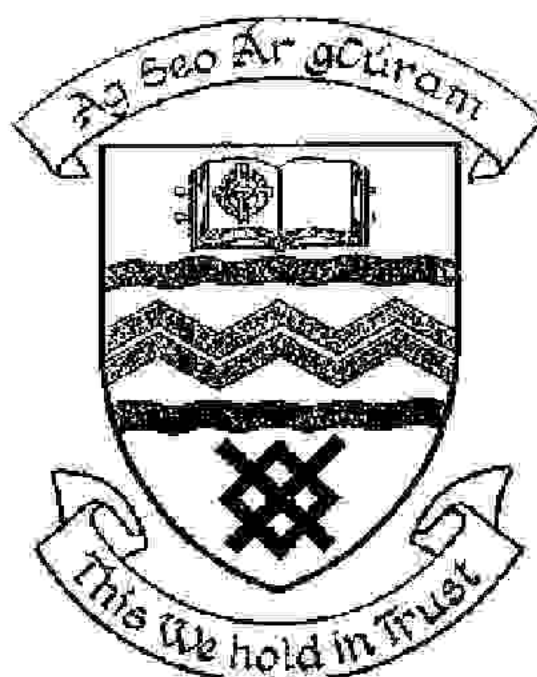
28-Feb-2002, , /

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

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Subject to the condition(s) (20) on the attached numbered pages.

**Conditions and Reasons:**

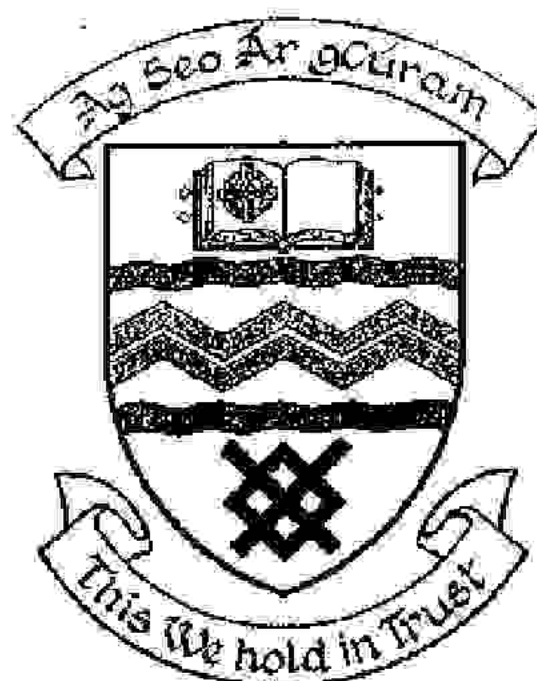
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 03/01/02, Clarification of Additional Information received on 23/08/2002 and Unsolicited Additional Information received on 20/11/2002, 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.
2. 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.
3. That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and be available for use by residents on completion of their dwellings.  
REASON: In the interest of the proper planning and development of the area.
4. That an acceptable street naming and apartment numbering scheme be submitted to and agreed in writing 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.
5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.  
Applicant to ensure full and complete separation of foul and surface water systems.  
Any drains that run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal).  
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,



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pipes shall be bedded and surrounded in C20 concrete 150mm thick.

. As per the applicants proposal the surface water discharges from the site shall be attenuated by the provision of 43.5m<sup>3</sup> capacity underground concrete tank fitted with a means of restricting the flow such that the maximum surface water discharge from the site does not exceed 1.44 l/s. The applicant shall submit detailed drawings of the surface water attenuation facility and flow control mechanism necessary to limit surface water discharges. Full details of how the attenuation facility shall be kept free from siltation and cleaned shall also be included.

. The applicant has proposed to discharge the surface water via 150mm dia. pipe to Hermitage Park. The applicant shall note that any public sewer or any sewer with the potential to be taken in charge shall be a minimum 225mm dia.

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

. Each apartment shall have its own individual service connection and 24hour storage.

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

. The watermain serving the site shall be fitted, to the satisfaction of the Water Management Section of South Dublin County Council with a meter, remote readout and logger.

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.

No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

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

6. The proposed wall on the adjoining land to the south on the (Carrols land) shall be constructed along the line shown on drawing PRQ-03 submitted on the 23/08/02. Prior to the commencement of development details of this wall shall be submitted to the planning authority for written agreement.

REASON:

To ensure the provision and maintenance of adequate vision splays in the interest of road safety.

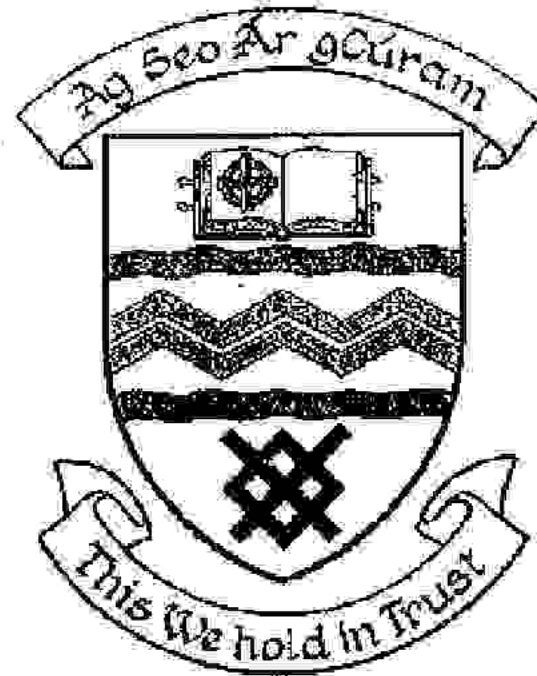
7. The applicant shall provide a traffic calming ramp on the approach to the access in the vicinity of the public light standard. The applicant shall bear the full cost of this



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including signage and road marking. Details of these traffic calming measures shall be submitted to the Planning Authority for written agreement prior to the commencement of development.

**REASON:**

In the interest of road safety and the proper planning and development of the area

8. Prior to the commencement of development the applicant shall submit for written agreement of the Planning Authority, a draft Management Agreement in relation to the future maintenance and management of all communal open spaces, landscape areas and associated plantings, provided within the development

**REASON:**

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

9. The trees to be retained on site are to be protected by post and rail fencing to enclose at least the area covered by the crown spread. This is to be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on site. A scheme of tree felling and surgery works based on a tree survey to be submitted by the applicant shall be carried out prior to the commencement of works on site.

**REASON:**

To ensure the protection of the trees on the site which are to be retained and in the interest of the proper planning and development of the area.

10. Prior to the commencement of works on site, the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification for the treatment of open/grassed areas surrounding the buildings. The plan to include hard and soft landscaping, boundary treatments, planting etc.. The works 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. The developer must also submit a Management Plan and "Agreement" for the long-term maintenance of the private/communal open spaces and planting.

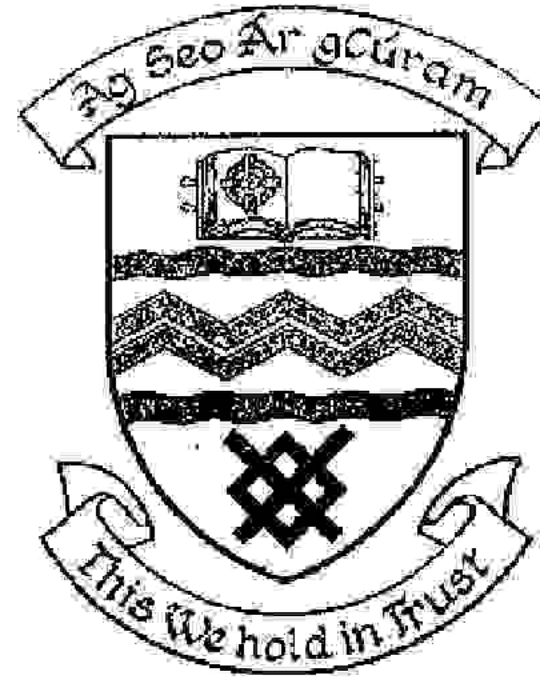
**REASON:**

In the interest of visual and residential amenity

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11. Prior to the commencement of development the applicant shall submit to the Planning Authority samples of the proposed materials to be used in the façades and roofs of the structure, and any proposed railings on site.

**REASON:**

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

12. All bin stores to be adequately screened. The precise details shall be submitted to the planning authority for written agreement prior to the commencement of development.

**REASON:**

In the interest of visual and residential amenity

13. That a financial contribution in the sum of €12,852 (twelve thousand eight hundred and fifty two 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.

14. That a financial contribution in the sum of € 67,500 (sixty seven thousand five hundred 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.

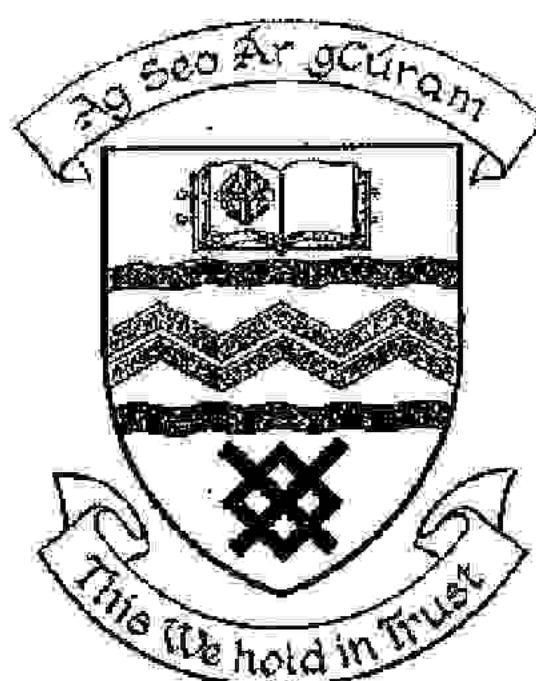
15. That a financial contribution in the sum of €12,852 (twelve thousand eight hundred and fifty two euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid



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before the commencement of development on site.

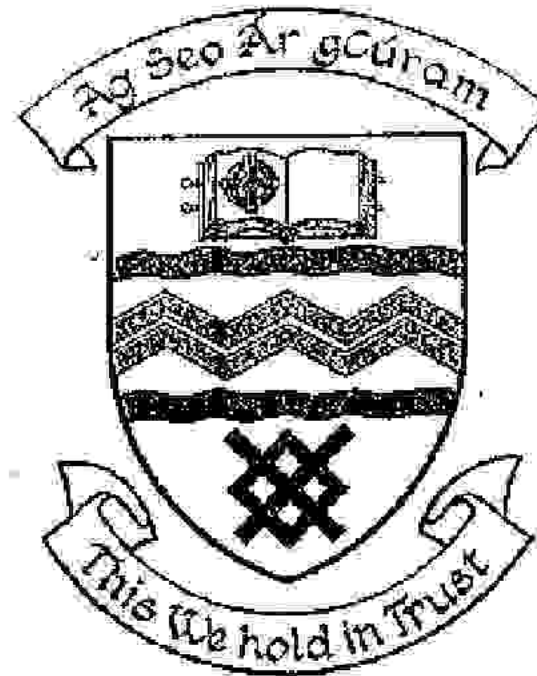
REASON: It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

16. That a financial contribution in the sum of €10,125 (ten thousand one hundred and twenty five 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.
17. That a financial contribution in the sum of €2,835 (two thousand eight hundred and thirty five euro) be paid by the proposer to South Dublin County Council towards the cost of the Griffeen River Flood Alleviation 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 development should contribute towards the cost of the works.
18. That a financial contribution in the sum of EUR 2,970 (two thousand nine hundred and seventy 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.
19. Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of EUR 21,590 (twenty one thousand five hundred and ninety euro), a bond of an Insurance Company of EUR 32,368 (thirty two thousand, three hundred and sixty eight euro), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with

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the development.

REASON: To ensure the satisfactory completion of the development.

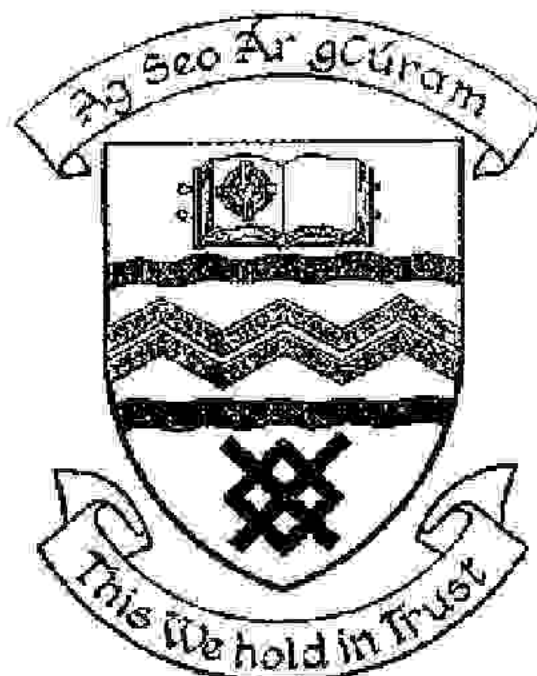
20. That a Bond or Cash Lodgement of EUR 25,395 (twenty five thousand, three hundred and ninety five euro) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

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

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Signed on behalf of the South Dublin County Council

**Register Reference: S01A/0172**

**02-Dec-2002**

*for* **Senior Executive Officer**



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

Decision Order Number 0477	Date of Decision 28/02/2002
Register Reference S01A/0172	Date 23/03/01

**Applicant** Mr. & Mrs. Caleb & Gill Powell  
**App. Type** Permission  
**Development** Provision of 7 no. 1-bedroom ground floor aparments and 2 no. 2-bedroom ground floor aparments with 7 no. 2-bedroom duplex apartments and 2 no. 3-bedroom duplex apartments over, in 3 no. blocks, including ancillary siteworks, carparking and landscaping and also the demolition of existing habitable dwelling and outbuildings

**Location** Latouka, Ballyowen Lane, Jucan, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 03/01/02 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:

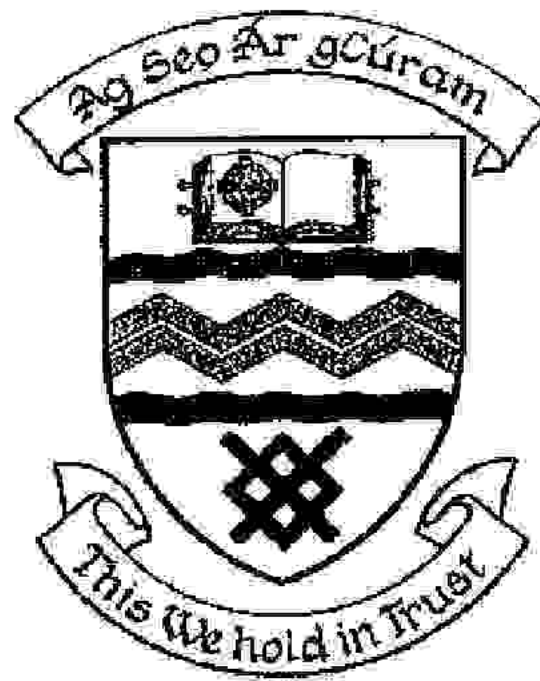
- 1 The visibility splays in both directions at the access point are sub-standard. In relation to the southerly direction, the applicant would need control over the land at the apex of the bend in order to improve this vision. The applicant is again requested to fully address how it is proposed to provide an access to the site which satisfies the requirements of the Roads Dept., and would not be considered a traffic hazard.

John D. O'Keeffe & Associate Architects  
Mountainview House,  
Beaumont Ave.,  
Churchtown,  
Dublin 14.

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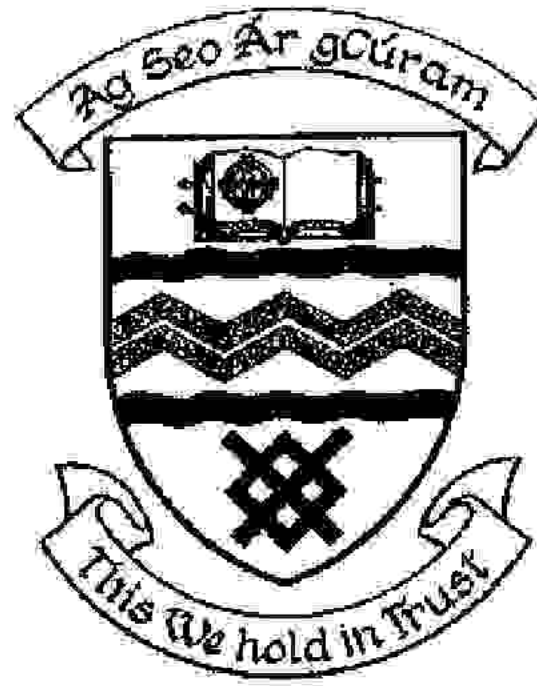
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REG REF. S01A/0172

- 2 The distance between the proposed development (block 3) and the existing dwelling house to the north is now approximately 5.5 m. This separation distance is still unacceptable. The applicant is therefore requested again to submit a revised treatment which provides for an increase in the distance between the two structures. The applicant has not provided details of how it is proposed to protect the existing hedge during and after construction. These details shall be provided.
- 3 The applicant is proposing to discharge the surface water runoff from the site into the existing surface water sewer in the Hermitage Estate.
- Applicant to demonstrate that this system has the hydraulic capacity to cater for the run-off from this development.
  - The current buildings do not drain to the Hermitage surface water system therefore surface water discharges from the developments shall be limited to 6 litres per second per hectare of the site area. Details of surface water attenuation facilities are therefore inadequate. Revised details to be submitted (i.e. storage ponds, tanks, oversized pipes or other such facility) and flow control mechanism necessary to limit surface water discharges based on a rainfall intensity for a 20 year return period, of 2 hour duration. Details to include discharge calculations, pipe sizes, invert levels and gradients, manhole locations, required storm water storage volume, location of storm water storage area together with a cross-section of the storm water storage area showing details of both inlets and outlets. Details of proposed flow control mechanisms to limit surface water discharges shall also be submitted. Any attenuation tank shall be a minimum of 1.2m in depth in order to facilitate cleaning.
  - All surface water run off from car parking areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
  - 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/0172

4 The applicant has not supplied a watermain layout for the development. Therefore the following information is required:-

- . A detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulation.

- . Each apartment shall have its own individual service connection and 24 hour storage.

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

- . The watermain serving the site shall be fitted, to the satisfaction of the Water Management Section of South Dublin County Council with a meter, remove readout and logger.

- . 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.

- . No building to lie within 5m of watermain less than 225mm diameter and within 8m of watermain greater than 225mm diameter.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

*alc*  
.....  
for SENIOR ADMINISTRATIVE OFFICER

28/02/02