

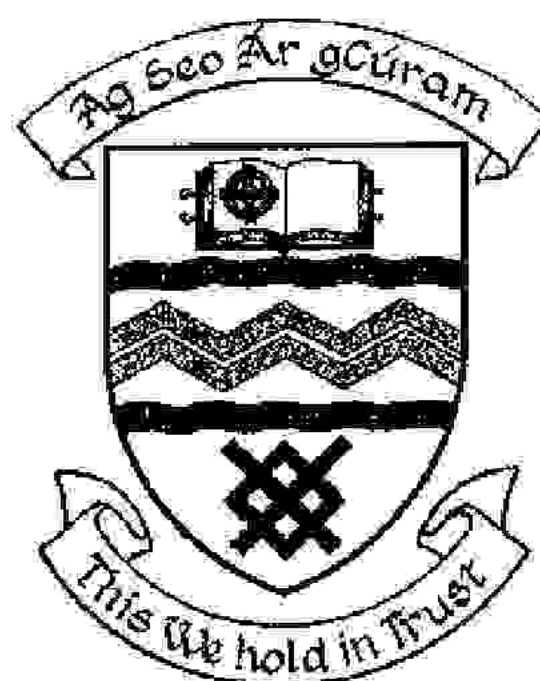
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0125	
1. Location	Rowlagh Village Centre, fronting Neilstown Road, Colinstown Road and Harelawn Park, Dublin 22.		
2. Development	To construction 20 no. residential units in a two/three storey building		
3. Date of Application	06/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/04/2001 2.	1. 09/04/2001 2.
4. Submitted by	Name: Grainne Mallon & Assoc. Address: 6 Merrion Square, Dublin 2.		
5. Applicant	Name: Brendan Farrelly Address: 1B Malahide Road, Clontarf, Dublin 3.		
6. Decision	O.C.M. No. 2363 Date 10/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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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 2363	Date of Decision 10/07/2001
Register Reference S01A/0125	Date: 06/03/01

Applicant Brendan Farrelly

Development To construction 20 no. residential units in a two/three
storey building

Location Rowlagh Village Centre, fronting Neilstown Road, Colinstown
Road and Harelawn Park, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 10/07/2001

Additional Information Requested/Received 03/04/2001 /09/04/2001

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 (20) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

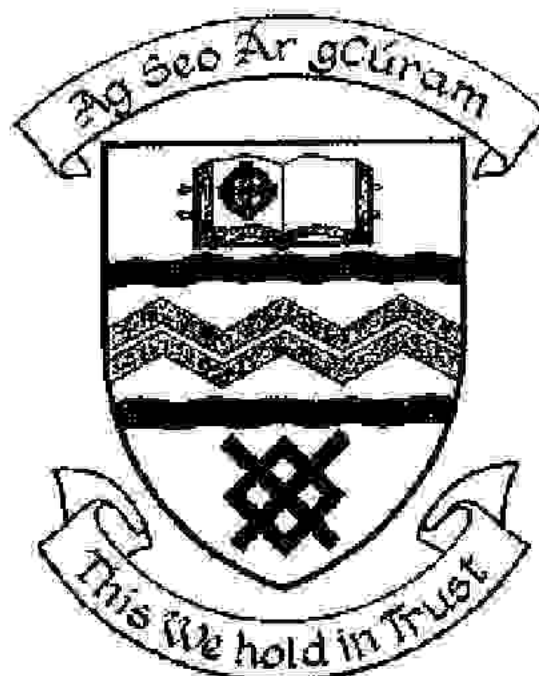
 10/07/01
For SENIOR ADMINISTRATIVE OFFICER

Grainne Mallon & Assoc.
6 Merrion Square,
Dublin 2.

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Conditions and Reasons

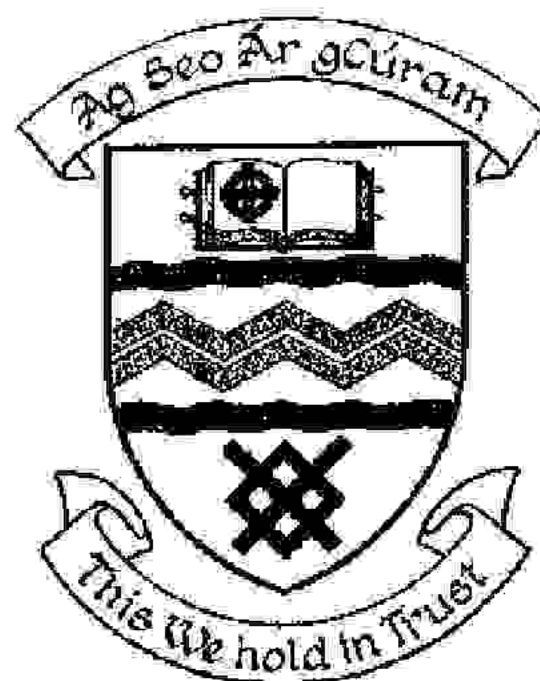
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and unsolicited additional information received 21/06/2001 save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That 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 Prior to the commencement of development the developer shall agree with the Roads Section and submit for the written approval of the planning authority, details of:-
 - a) Entrance to car park (at rear) from Harelawn Green to be detailed in regard to dishing/vision splay/radius of approach.
 - b) Relocation and replacement of crash barrier to be at minimum of 0.6m from kerblin. The existing crash barrier shall be replaced by an alternative, higher quality more aesthetically pleasing method.
 - c) Relocation of Eircom manhole covers/cabinets. Theses works shall be carried out at the developers own expense.
 - d) Harelawn Park traffic calming ramp including revised junction layout with Collinstown Road.
 - e) The omission of three parking spaces on eastern side of Harelawn Park.REASON:
In the interest of residential amenity and the proper planning and development of the area.
- 4 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 development of the

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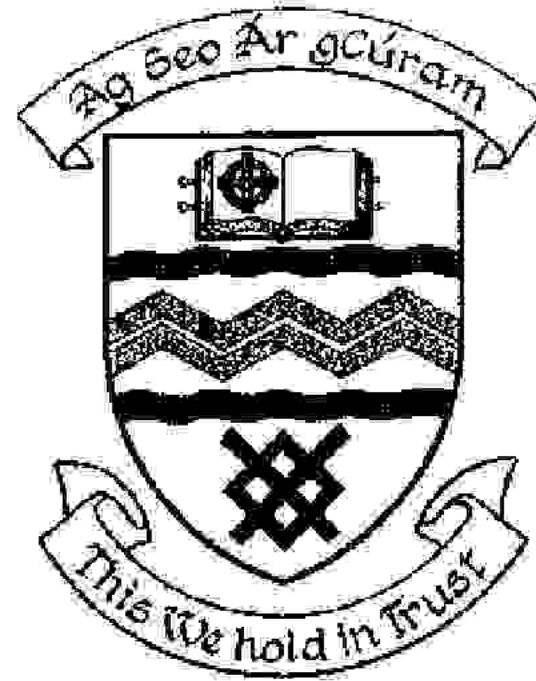
public, private and communal space. This plan to include paving, boundary treatment and planting as necessary. Particular attention should be paid to the planting of street trees around the site.

REASON:

In the interest of recreational and amenity and 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.
- a) The applicant is proposing to run a foul sewer (F20 to F19) under / through a walkway in the proposed supermarket. As discussed with the applicant's engineers this will only be acceptable if details of adequate protection by means of a reinforced concrete service duct, or similar, for the sewer, were supplied to South Dublin County Council's satisfaction. These details have not been supplied and are therefore required for agreement prior to the commencement of development.
- b) The diversion of the public foul sewer shall be carried out by the County Council at the applicant's prior expense. The diversion shall take place prior to the commencement of development. No part of any building shall be within 5m of this sewer or any other sewer with the potential to be taken in charge. Foul drainage pipe sizes (300mm) and gradients (1 in 265) shall be as per details supplied by the applicant.
- c) Any drains that run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal). Measures shall be taken to protect foul drain (F9 to F5) including constructing foundations beneath the level of the drain bed.
- d) Applicant to ensure full and complete separation of foul and surface water systems.
- e) 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.
- f) The applicant is proposing to run surface water sewers (S22 to S21 & S14 to S13)) under / through a walkway in the proposed supermarket. As discussed with the applicant's

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engineers this will only be acceptable if details of adequate protection by means of a reinforced concrete service duct, or similar, for the sewers, were supplied to South Dublin County Council's satisfaction. These details have not been supplied and are therefore required for agreement prior to the commencement of development.

g) The diversion of the public surface water sewer shall be carried out by the County Council at the applicant's prior expense. The diversion shall take place prior to the commencement of development. No part of any building shall be within 5m of this sewer or any other sewer with the potential to be taken in charge. Foul drainage pipe sizes (300mm) and gradients (1 in 209) shall be as per details supplied by the applicant.

h) As per the applicant's proposal the surface water discharges from the site shall be attenuated by the provision of 268m³ storage tank fitted with a hydrobrake flow control such that the maximum surface water discharge from the site shall not exceed 4.62 l/s.

i) Prior to the commencement of development 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 / cleaning program for the system.

j) As the surface attenuation system is to serve both the apartment development (S01A/0125) and the supermarket / restaurant / residential development (S01A/0122), prior to the commencement of development the applicant shall clarify who will be responsible for the running / maintenance of the system in the event of one or more elements of the development being sold on to a third party. This may necessitate the formation of a management company or similar. Details to be agreed in writing with the Planning Authority prior to commencement of development.

k) Any drains that run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal). Measures shall be taken to protect surface water drain (S29 to S28) including constructing foundations beneath the level of the drain bed.

l) Surface water runoff from communal vehicle parking areas shall be routed via a petrol/oil/diesel interceptor before discharging to the sewer

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- m) Each unit shall have its own individual service connection to the public watermain and 24hour storage.
- n) Tee-connections on new watermain to be controlled by 3-way Sluice Valves.
- o) 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
- p) 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 the interest of public health and the proper planning and development of the area.

- 6 The applicant has not submitted details of the proposed boundary treatment of the site. These details shall be submitted for the written agreement of the Planning Authority prior to commencement of development and shall include, heights type of treatments, elevations and sections where relevant.

REASON:

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

- 7 The applicant shall provide details of bin storage and the operational procedure for the collection of domestic waste from the complex. These details shall include the location of and how it is proposed to screen these areas and shall be agreed in writing with the Planning Authority prior to the commencement of development.

REASON:

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

- 8 The applicant shall submit proposals which facilitate bicycle storage for the written agreement of the Planning Authority prior to commencement of development.

REASON:

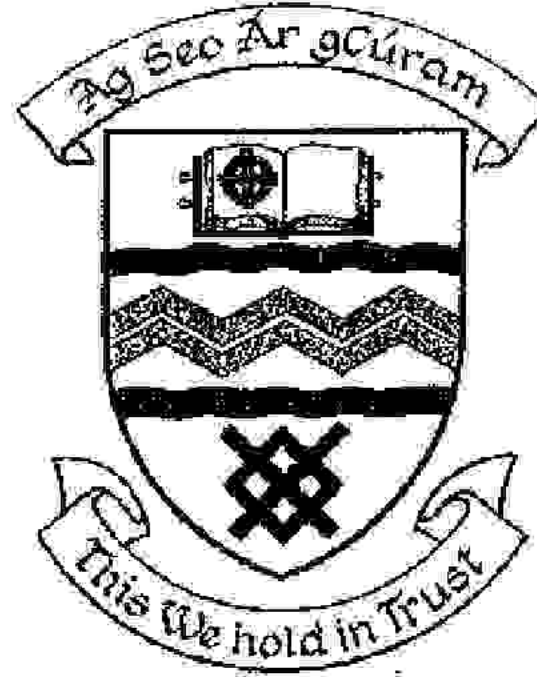
In the interest of proper planning and development of the area.

- 9 That all public services to the proposed development, including electrical, telephone cables and equipment be

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located underground throughout the entire site.

REASON:

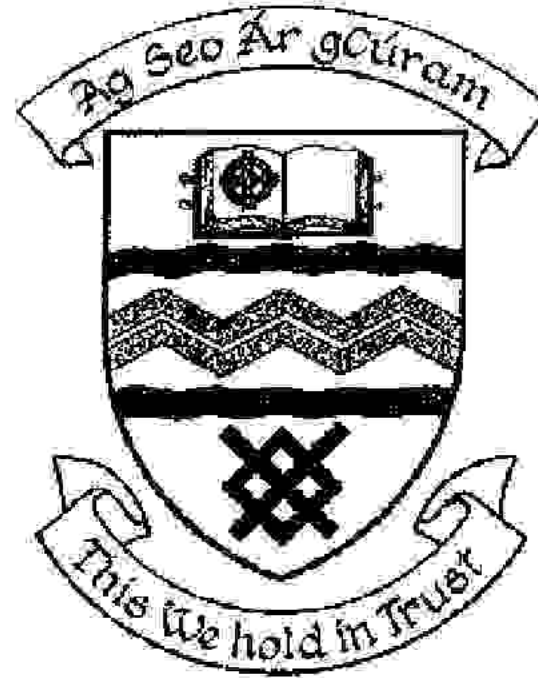
In the interest of amenity.

- 10 That public lighting be provided the details of which (including design of fittings) shall be submitted to the planning authority for written agreement prior to the commencement of development.
REASON:
In the interest of residential amenity and the proper planning and development of the area.
- 11 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.
REASON:
In the interest of the proper planning and development of the area.
- 12 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.
- 13 The proposed gates shall open inward only.
REASON:
In the interest of traffic safety.
- 14 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 the Part V of the Planning & 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.

- 15 That a financial contribution in the sum of £42,000 (forty two thousand pounds) EUR 53,329 (fifty three thousand three hundred and twenty 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.

- 16 That a financial contribution in the sum of £15,000 (fifteen thousand pounds) EUR 19,046 (nineteen thousand and forty 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.

- 17 That a financial contribution in the sum of £8,000 (eight thousand pounds) EUR 10,158 (ten thousand one hundred and fifty eight euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

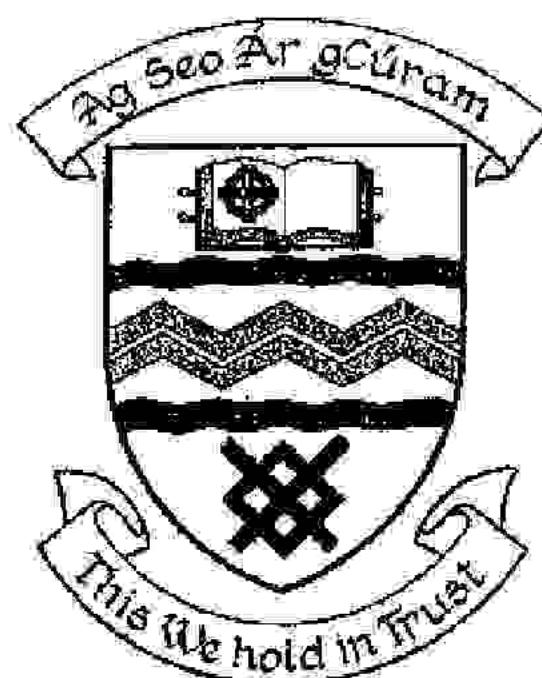
The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the development should contribute towards the cost of the works.

- 18 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £20,000 (twenty thousand pounds) EUR 25,395 (twenty five thousand three hundred and ninety five euros), a bond of an Insurance Company of £30,000 (thirty thousand pounds) EUR 38,092 (thirty eight thousand and ninety two euros), 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 the development.

REASON:

To ensure the satisfactory completion of the development.

- 19 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.

- 20 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.

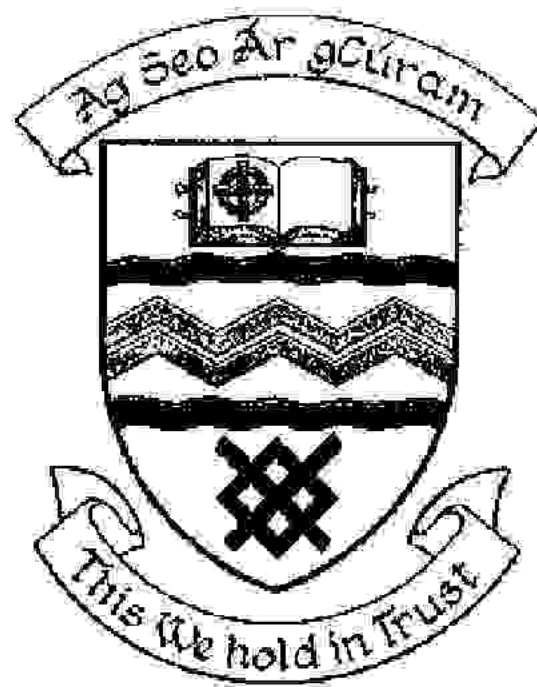
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0125	
1. Location	Rowlagh Village Centre, fronting Neilstown Road, Colinstown Road and Harelawn Park, Dublin 22.		
2. Development	To construction 20 no. residential units in a two/three storey building		
3. Date of Application	06/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/04/2001 2.	1. 09/04/2001 2.
4. Submitted by	Name: Grainne Mallon & Assoc. Address: 6 Merrion Square, Dublin 2.		
5. Applicant	Name: Brendan Farrelly Address: 1B Malahide Road, Clontarf, Dublin 3.		
6. Decision	O.C.M. No. 2363 Date 10/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
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14. Registrar Date Receipt No.			

M.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0691	Date of Order 03/04/2001
Register Reference S01A/0125	Date 06/03/01

Applicant Brendan Farrelly

Development To construction 20 no. residential units in a two/three
storey building

Location Rowlagh Village Centre, fronting Neilstown Road, Colinstown
Road and Harelawn Park, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 27/03/2001 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice is not legible from the public road. Before this notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

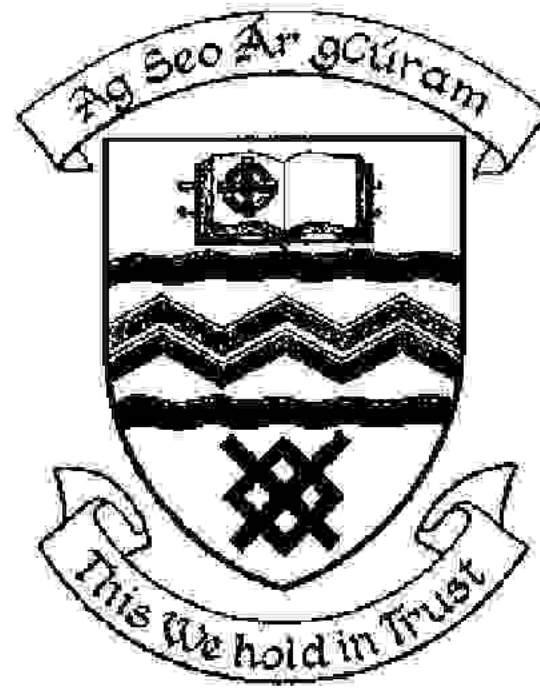
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Grainne Mallon & Assoc.
6 Merrion Square,
Dublin 2.

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

..... 04/04/01
for Senior Administrative Officer.