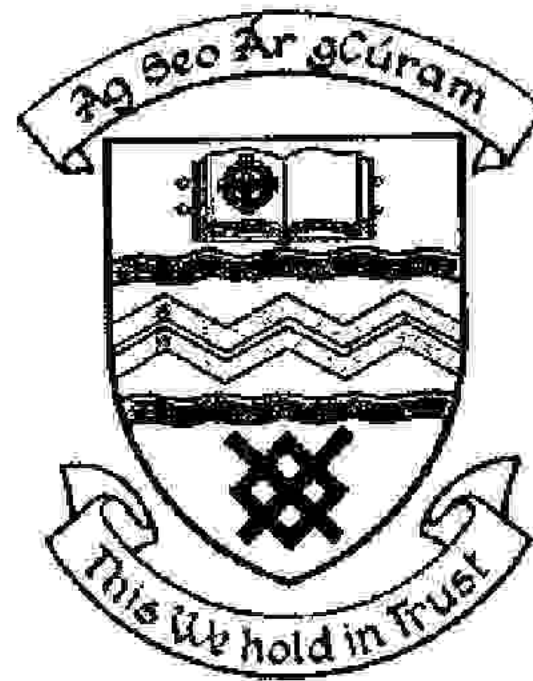


	Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	S01A/0071	
1. Location	Site adjacent to IBIS Hotel and Red Cow Roundabout (M50) and Monastery Gate Housing Estate		
2. Development	Additions and amendments to a Previously approved Planning permission made by order dated 26/08/1999 (Reg. Ref S99A/0269) for 97 apartments in buildings ranging from 4 storeys to 4 storeys and a penthouse in height so as to accommodate 6 additional dwellings units within the same area. Previously approved for 6 No. duplex units comprising part of the ground and first floor of the West block by converting these duplex units into 12 No. one bedroomed apartments independently accessed from each of these floors. All on a site of approximately 2.3 acres situated immediately north of the existing IBIS Hotel with access off Monastery Road, Clondalkin.		
3. Date of Application	12/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: O'Mahony Pike Architects Ltd., Address: Milltown House, Mount St. Anne's, Milltown, Dublin 6.		
5. Applicant	Name: Cherrybridge Properties Ltd., Address: Carmichael House, 60 Lower Baggot Street, Dublin 2.		
6. Decision	O.C.M. No. 0749 Date 10/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1095 Date 24/05/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	



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



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O'Mahony Pike Architects Ltd.,  
Milltown House, Mount St. Anne's, Milltown, Dublin 6.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1095	Date of Final Grant 24/05/2001
Decision Order Number 0749	Date of Decision 10/04/2001
Register Reference S01A/0071	Date 12/02/01

**Applicant** Cherrybridge Properties Ltd.,

**Development** Additions and amendments to a previously approved Planning permission made by order dated 26/08/1999 (Reg. Ref S99A/0269) for 97 apartments in buildings ranging from 4 storeys to 4 storeys and a penthouse in height so as to accommodate 6 additional dwellings units within the same area. Previously approved for 6 No. duplex units comprising part of the ground and first floor of the West block by converting these duplex units into 12 No. one bedroomed apartments independently accessed from each of these floors. All on a site of approximately 2.3 acres situated immediately north of the existing IBIS Hotel with access off Monastery Road, Clondalkin.

**Location** Site adjacent to IBIS Hotel and Red Cow Roundabout (M50) and Monastery Gate Housing Estate

**Floor Area** 0.00 Sq Metres

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

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,

REG REF. S01A/0071

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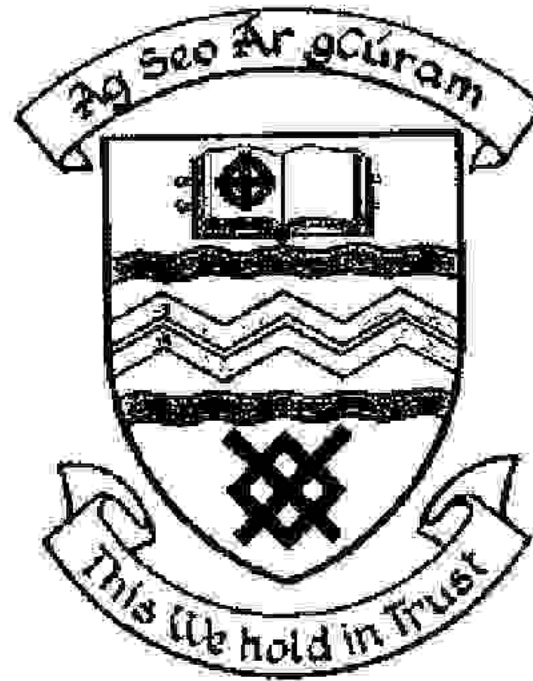
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subject to the following (14) Conditions.



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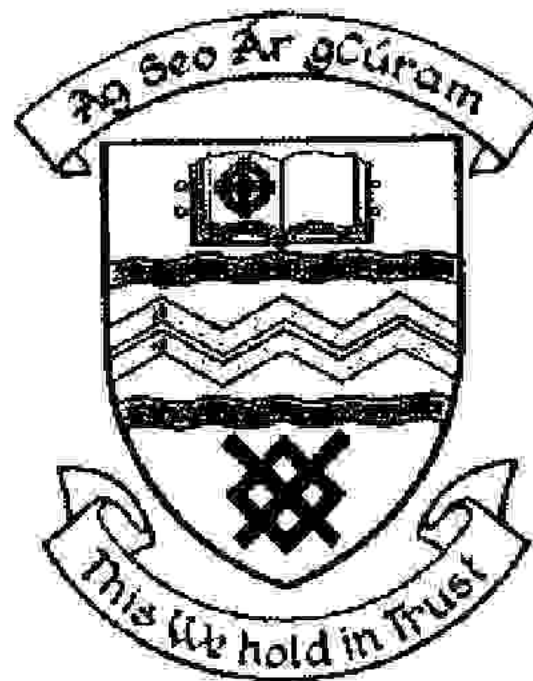
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 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.
- 4 That public lighting be provided as each street is 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.
- 5 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.
- 6 That an acceptable naming and apartment 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.

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- 7 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 8 That no apartment be occupied until all the services have been connected until all the services have been connected thereto and are operational;

Reason: In the interest of the proper planning and development of the area

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council. In this regard the following requirements of the Environmental Services Department shall be complied with:-

Foul Drainage:

■ Applicant shall clarify the ownership of the 225mm and 300mm diameter foul sewer which runs under the M50 and shall submit written consent from the owner of this sewer to discharge foul effluent from the development into it.

■ A revised layout showing the location of all proposed drains, sewers, manholes and AJs within the site. It shall clearly show how each building feeds into the proposed foul sewers. This shall be in compliance with Part H of the 1997 Building Regulations and shall clearly show pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.

■ A longitudinal section of the foul drainage clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer i.e. including the sewer which runs under the M50 and the sewers in Western Industrial Estate which are not yet in charge.

■ Design calculations for the foul drainage layout. These shall show the discharge from each housing block separately and the resulting flow in each sewer line. Flows into the sewers from existing / proposed adjoining properties shall also be included. Sufficient detail shall be included in these calculations to demonstrate that the receiving systems can accept the additional flows from the development without surcharge.

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

■ Applicant shall note that no buildings shall be

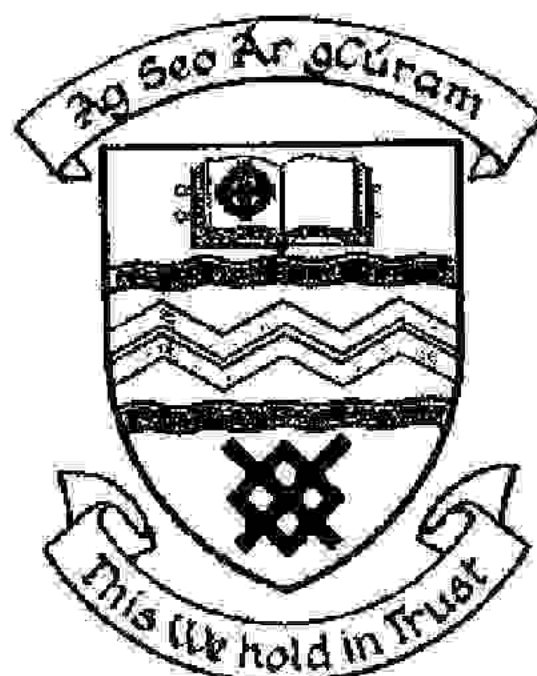


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erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

### Surface Water:

- A revised layout showing the location of all proposed drains, sewers, gullies, petrol interceptors, manholes and AJs within the site. It shall clearly show how each building and hard-surfaced area feeds into the proposed surface water sewers. The layout shall be in compliance with Part H of the 1997 Building Regulations and shall clearly show pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- Applicant shall clarify the ownership of the 525mm diameter surface water sewer and if relevant submit written consent from the owner of this sewer to discharge surface water from the development into it.
- Applicant shall clarify the meaning of "sump" shown on the surface water drainage drawings.
- A longitudinal section of the surface water drainage clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- All surface water runoff from car parking areas shall be routed via a petrol/oil/diesel interceptor before discharging to the sewer.
- Design calculations for the surface water drainage layout which should indicate the roads areas contributing to runoff separately from that contributing from buildings. Flows into the sewers from existing / proposed adjoining properties shall also be included.
- Surface water discharges from the site shall be limited to a maximum discharge of 6 litres per second per hectare of site area. The applicant shall submit details indicating surface water attenuation facilities (i.e. storage ponds 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 to the equivalent of 6 litres per second per hectare shall also be submitted. Full details of maintenance and cleaning provisions for the attenuation facility shall also be included.
- Applicant is to clarify how surface water is to be drained from the proposed basement. If adequate falls are not available the applicant shall submit full details of any

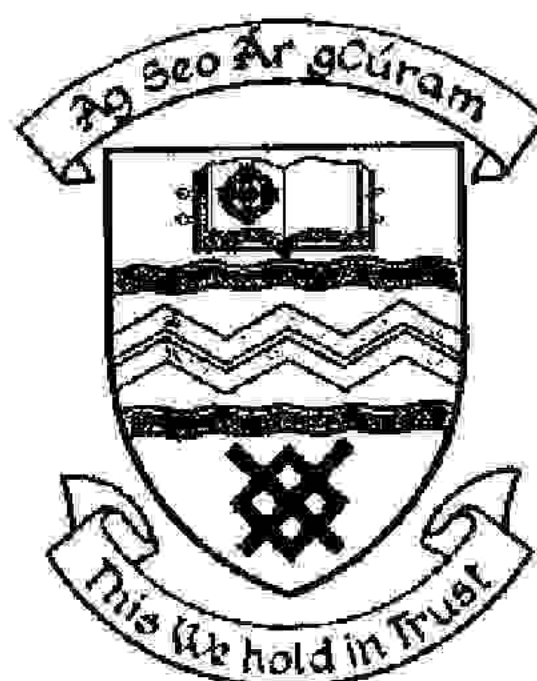


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proposed surface water pumping system for the basement. This shall include detailed plans, cross sections and calculations for the design of the pumping system. Information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main. Adequate provision shall also be allowed for an overflow storage facility in the event of pump failure. Information shall also show how basement shall be adequately protected from flooding.

- Applicant shall clarify the ownership of the existing 100mm diameter watermain and if relevant submit written consent from the owner of this watermain to connect to it.

#### Water Supply:

- The applicant shall satisfy the requirements of the Water Management Section of South Dublin County Council in relation to the metering of the development. This shall include:

- (i) A meter to record flow to the development.
- (ii) A remote reading device for the meter.
- (iii) A 'Technolog' logger compatible with South Dublin County Council logging equipment.

- Each apartment shall have its own individual service connection and 24hr storage. The '24hr storage' in the basement, shown on drawing 9843-02a, does not remove the requirement for each apartment to have individual 24hr storage.

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

#### REASON:

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

- 10 That the boundary treatment and landscaping of the proposed development be in accordance with the requirements of the Parks and Landscape Services Department of South Dublin County Council. In this regard the following requirements of the Parks Department shall be complied with:-

- (i) The transfer of lands between South Dublin County Council and the applicant (in accordance with layout map P002) and as agreed by Grant Order dated 08/10/1999, to be completed within 6 months of the date of taking-in-charge by the Council of the adjoining Monastery Gate open space. All legal costs in relation to the transfer to be borne by the applicant.
- (ii) As soon as the legal transfers are completed, the

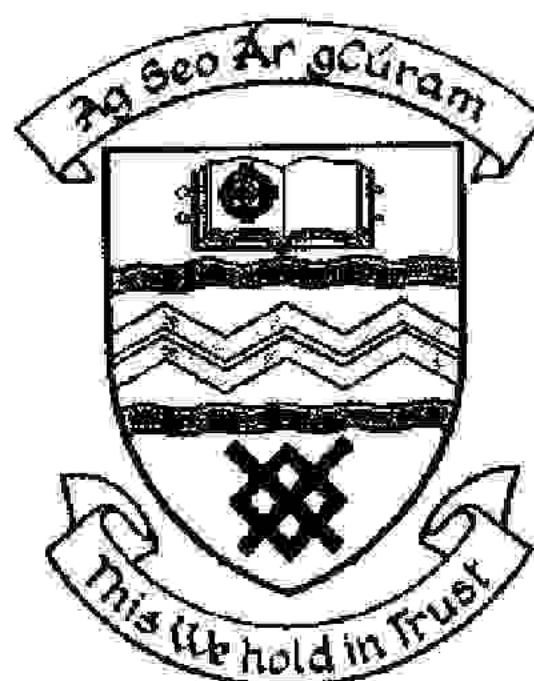


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applicant is to erect a suitable railing, to the requirements of the Parks Department, along the realigned boundary of the site adjoining the Monastery Gate open space.

(iii) Prior to the commencement of any works on site, the applicant is to erect temporary protective fencing on the boundary of the site inside the existing hedgerow (which is to be retained), precise details to be agreed with the Parks Department. This fencing will be inspected on a regular basis by an official from the Parks and Landscape Services Department and is to be kept intact for the duration of site works.

(iv) Prior to the commencement of works on site, the developer is to agree with the Parks and Landscape Services Department and submit to the Planning Authority a detailed landscape plan for the development with full works specification. This plan to include details in relation to the development and maintenance of the areas of private and communal open space, artistic feature(s), grass seeding, boundary tree planting etc. These 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.

(v) The proposed location of the site compound, the exact routes of all water mains, foul and surface water sewers must be marked out on site and agreed with Parks Department prior to the commencement of any works, so as to minimise damage to the hedgerow which would inevitably result from excavation works and storage of materials.

**REASON:**

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

- 11 That the road alignment arrangements, including construction of proposed roundabout, be in accordance with the requirements of the Roads Department, South Dublin County Council. In this regard the following requirements of the Roads Department shall be complied with:-

(i) Prior to development commencing the developer shall submit for the written agreement of the planning authority, full details providing for the satisfactory temporary realignment of Monastery Road pending the construction of the proposed roundabout and a satisfactory revised temporary access to existing and proposed development on adjacent land, in accordance with the requirements of the Roads Department, South Dublin County Council. These works to be completed prior to the occupation of any part of the proposed development.

**REASON:**



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

- 12 Prior to development commencing the developer shall submit for the written agreement of the Planning Authority an adequate site report and acceptable proposals in relation to the treatment/disposal of fill material located on the site in accordance with the requirements of the Environmental Services Department, South Dublin County Council.  
 Reason: In the interest of the proper planning and development of the area

- 13 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, (plus additional units granted on foot of this permission) as required by condition No. 14,15,16,17,20 of Register Reference S99A/0269, arrangements to be made prior to commencement of development.

**REASON:**

It is considered reasonable that the developer should contribute towards the costs 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.

- 14 That a financial contribution in the sum of £200,000 (two hundred thousand pound) Eur 253,947 (two hundred and fifty three thousand and nine hundred and forty seven euros) be lodged by the applicant towards the construction of a proposed roundabout at the junction of the access road/monastery road. This contribution to be paid before commencement of development on the site.

**REASON:**

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

- (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



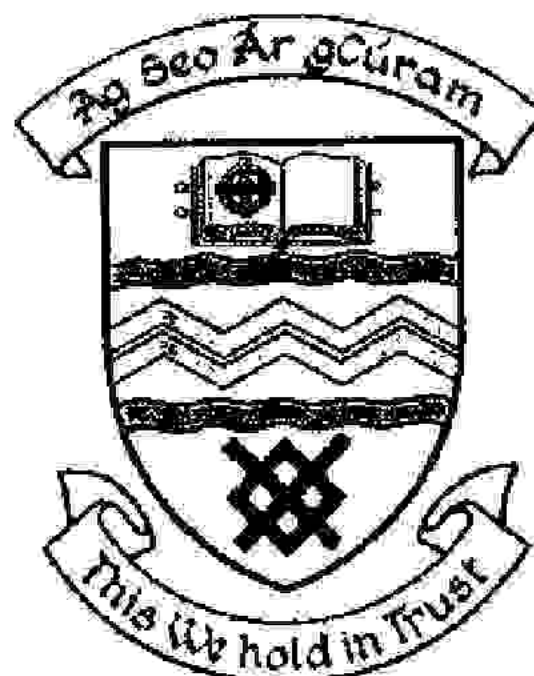
REG. REF. S01A/0071

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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.

...*g.k.*...24/05/01  
for SENIOR ADMINISTRATIVE OFFICER

	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/0071
1. Location	Site adjacent to IBIS Hotel and Red Cow Roundabout (M50) and Monastery Gate Housing Estate	
2. Development	Additions and amendments to a Previously approved Planning permission made by order dated 26/08/1999 (Reg. Ref S99A/0269) for 97 apartments in buildings ranging from 4 storeys to 4 storeys and a penthouse in height so as to accommodate 6 additional dwellings units within the same area. Previously approved for 6 No. duplex units comprising part of the ground and first floor of the West block by converting these duplex units into 12 No. one bedroomed apartments independently accessed from each of these floors. All on a site of approximately 2.3 acres situated immediately north of the existing IBIS Hotel with access off Monastery Road, Clondalkin.	
3. Date of Application	12/02/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: O'Mahony Pike Architects Ltd., Address: Milltown House, Mount St. Anne's, Milltown, Dublin 6.	
5. Applicant	Name: Cherrybridge Properties Ltd., Address: Carmichael House, 60 Lower Baggot Street, Dublin 2.	
6. Decision	O.C.M. No. 0749  Date 10/04/2001	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1095  Date 24/05/2001	Effect AP GRANT PERMISSION
8. Appeal Lodged		
9. Appeal Decision		
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11. Enforcement	Compensation	Purchase Notice

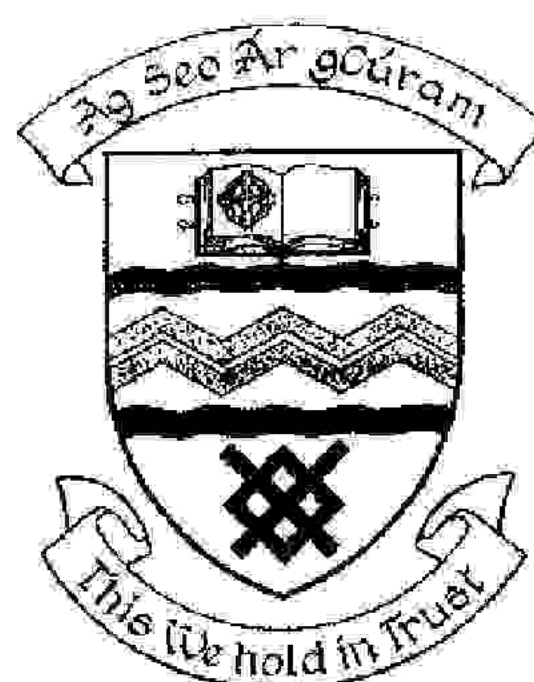


12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. .... Registrar	..... Date	..... Receipt No.

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

Decision Order Number 0749	Date of Decision 10/04/2001
Register Reference S01A/0071	Date: 12/02/01

**Applicant** Cherrybridge Properties Ltd.,

**Development** Additions and amendments to a Previously approved Planning permission made by order dated 26/08/1999 (Reg. Ref S99A/0269) for 97 apartments in buildings ranging from 4 storeys to 4 storeys and a penthouse in height so as to accommodate 6 additional dwellings units within the same area. Previously approved for 6 No. duplex units comprising part of the ground and first floor of the West block by converting these duplex units into 12 No. one bedroomed apartments independently accessed from each of these floors. All on a site of approximately 2.3 acres situated immediately north of the existing IBIS Hotel with access off Monastery Road, Clondalkin.

**Location** Site adjacent to IBIS Hotel and Red Cow Roundabout (M50) and Monastery Gate Housing Estate

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** /

**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.

O'Mahony Pike Architects Ltd.,  
Milltown House, Mount St. Anne's, Milltown, Dublin 6.



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Subject to the conditions ( 14 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

 10/04/01  
for SENIOR ADMINISTRATIVE OFFICER

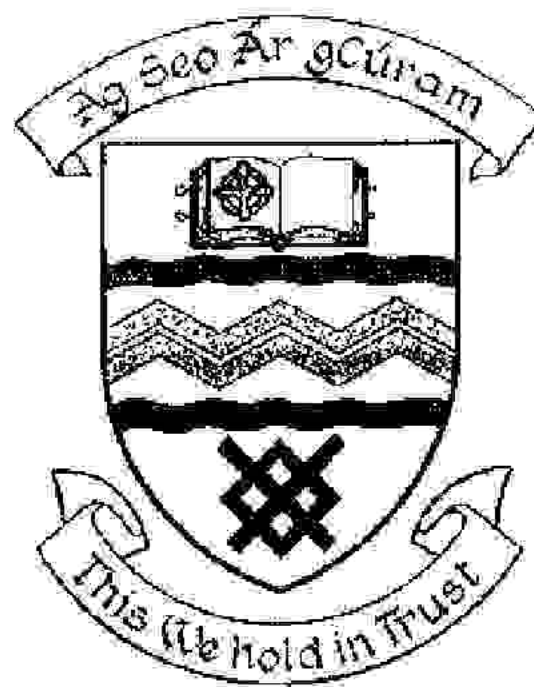
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as 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 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.

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REG. REF. S01A/0071

- 4 That public lighting be provided as each street is 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.

- 5 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.

- 6 That an acceptable naming and apartment 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.

- 7 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 8 That no apartment be occupied until all the services have been connected until all the services have been connected thereto and are operational:

Reason: In the interest of the proper planning and development of the area

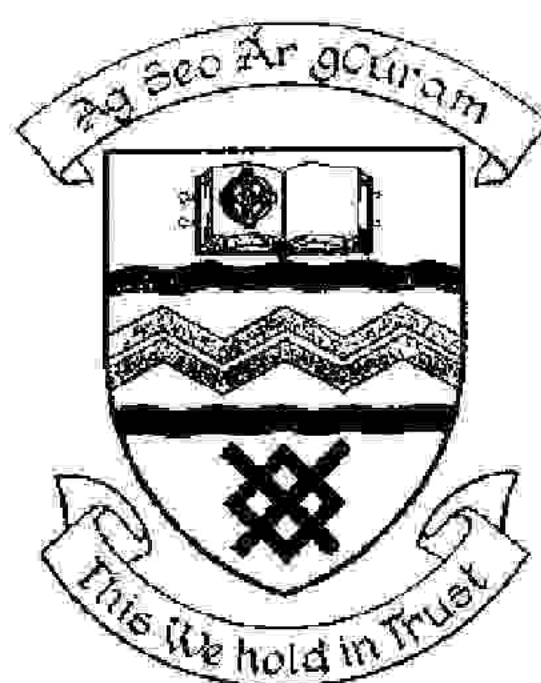
- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council. In this regard the following requirements of the Environmental Services Department shall be complied with:-



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**Foul Drainage:**

■ Applicant shall clarify the ownership of the 225mm and 300mm diameter foul sewer which runs under the M50 and shall submit written consent from the owner of this sewer to discharge foul effluent from the development into it.

■ A revised layout showing the location of all proposed drains, sewers, manholes and AJs within the site. It shall clearly show how each building feeds into the proposed foul sewers. This shall be in compliance with Part H of the 1997 Building Regulations and shall clearly show pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.

■ A longitudinal section of the foul drainage clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer i.e. including the sewer which runs under the M50 and the sewers in Western Industrial Estate which are not yet in charge.

■ Design calculations for the foul drainage layout. These shall show the discharge from each housing block separately and the resulting flow in each sewer line. Flows into the sewers from existing / proposed adjoining properties shall also be included. Sufficient detail shall be included in these calculations to demonstrate that the receiving systems can accept the additional flows from the development without surcharge.

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

■ Applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

**Surface Water:**

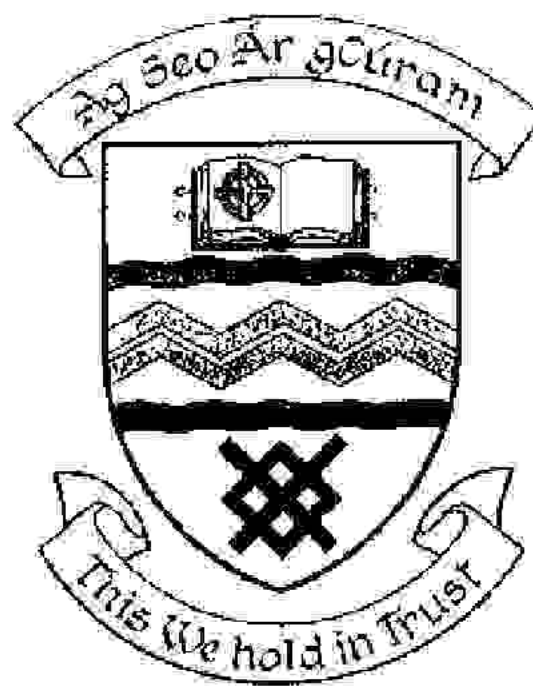
■ A revised layout showing the location of all proposed drains, sewers, gullies, petrol interceptors, manholes and AJs within the site. It shall clearly show how each building and hard-surfaced area feeds into the proposed surface water sewers. The layout shall be in compliance with Part H of the 1997 Building Regulations and shall clearly show pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.

■ Applicant shall clarify the ownership of the 525mm diameter surface water sewer and if relevant submit written consent from the owner of this sewer to discharge surface

**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

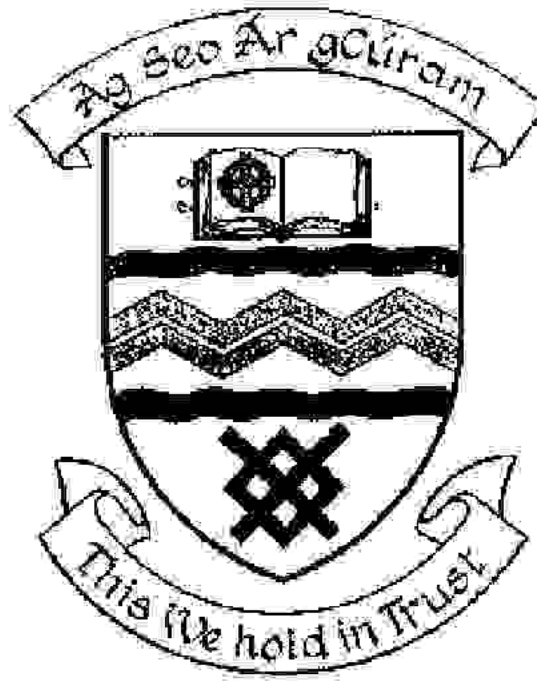
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water from the development into it.

- Applicant shall clarify the meaning of "sump" shown on the surface water drainage drawings.
- A longitudinal section of the surface water drainage clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- All surface water runoff from car parking areas shall be routed via a petrol/oil/diesel interceptor before discharging to the sewer.
- Design calculations for the surface water drainage layout which should indicate the roads areas contributing to runoff separately from that contributing from buildings. Flows into the sewers from existing / proposed adjoining properties shall also be included.
- Surface water discharges from the site shall be limited to a maximum discharge of 6 litres per second per hectare of site area. The applicant shall submit details indicating surface water attenuation facilities (i.e. storage ponds 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 to the equivalent of 6 litres per second per hectare shall also be submitted. Full details of maintenance and cleaning provisions for the attenuation facility shall also be included.
- Applicant is to clarify how surface water is to be drained from the proposed basement. If adequate falls are not available the applicant shall submit full details of any proposed surface water pumping system for the basement. This shall include detailed plans, cross sections and calculations for the design of the pumping system. Information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main. Adequate provision shall also be allowed for an overflow storage facility in the event of pump failure. Information shall also show how basement shall be adequately protected from flooding.



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Facs: 01-414 9104

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- Applicant shall clarify the ownership of the existing 100mm diameter watermain and if relevant submit written consent from the owner of this watermain to connect to it.

**Water Supply:**

- The applicant shall satisfy the requirements of the Water Management Section of South Dublin County Council in relation to the metering of the development. This shall include:

- (i) A meter to record flow to the development.
- (ii) A remote reading device for the meter.
- (iii) A 'Technolog' logger compatible with South Dublin County Council logging equipment.

- Each apartment shall have its own individual service connection and 24hr storage. The '24hr storage' in the basement, shown on drawing 9843-02a, does not remove the requirement for each apartment to have individual 24hr storage.

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

**REASON:**

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

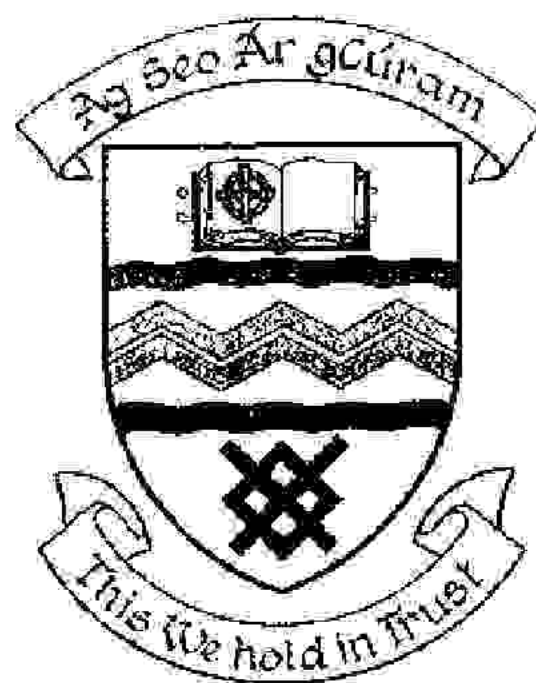
- 10 That the boundary treatment and landscaping of the proposed development be in accordance with the requirements of the Parks and Landscape Services Department of South Dublin County Council. In this regard the following requirements of the Parks Department shall be complied with:-

- (i) The transfer of lands between South Dublin County Council and the applicant (in accordance with layout map P002) and as agreed by Grant Order dated 08/10/1999, to be completed within 6 months of the date of taking-in-charge by the Council of the adjoining Monastery Gate open space. All legal costs in relation to the transfer to be borne by the applicant.
- (ii) As soon as the legal transfers are completed, the applicant is to erect a suitable railing, to the requirements of the Parks Department, along the realigned boundary of the site adjoining the Monastery Gate open

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Facs: 01-414 9104



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space.

(iii) Prior to the commencement of any works on site, the applicant is to erect temporary protective fencing on the boundary of the site inside the existing hedgerow (which is to be retained), precise details to be agreed with the Parks Department. This fencing will be inspected on a regular basis by an official from the Parks and Landscape Services Department and is to be kept intact for the duration of site works.

(iv) Prior to the commencement of works on site, the developer is to agree with the Parks and Landscape Services Department and submit to the Planning Authority a detailed landscape plan for the development with full works specification. This plan to include details in relation to the development and maintenance of the areas of private and communal open space, artistic feature(s), grass seeding, boundary tree planting etc. These 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.

(v) The proposed location of the site compound, the exact routes of all water mains, foul and surface water sewers must be marked out on site and agreed with Parks Department prior to the commencement of any works, so as to minimise damage to the hedgerow which would inevitably result from excavation works and storage of materials.

REASON:

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

- 11 That the road alignment arrangements, including construction of proposed roundabout, be in accordance with the requirements of the Roads Department, South Dublin County Council. In this regard the following requirements of the Roads Department shall be complied with:-

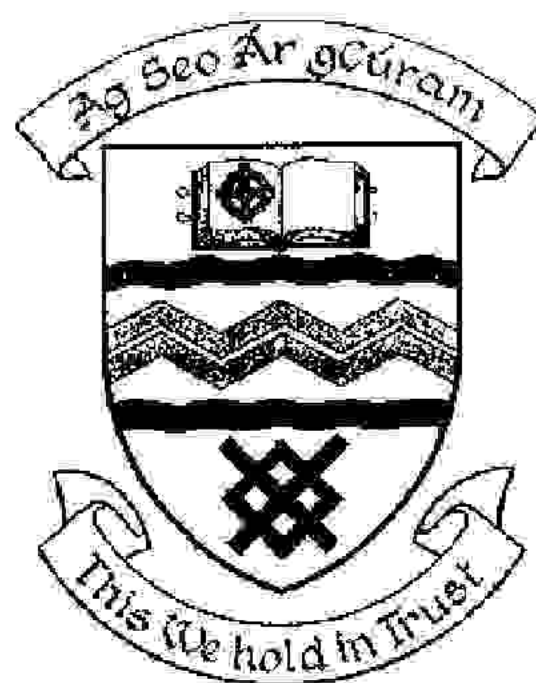
(i) Prior to development commencing the developer shall submit for the written agreement of the planning authority, full details providing for the satisfactory temporary realignment of Monastery Road pending the construction of the proposed roundabout and a satisfactory revised temporary access to existing and proposed development on adjacent land, in accordance with the requirements of the Roads Department, South Dublin County Council. These works to be



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Facs: 01-414 9104



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completed prior to the occupation of any part of the proposed development.

REASON:

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

- 12 Prior to development commencing the developer shall submit for the written agreement of the Planning Authority an adequate site report and acceptable proposals in relation to the treatment/disposal of fill material located on the site in accordance with the requirements of the Environmental Services Department, South Dublin County Council  
Reason: In the interest of the proper planning and development of the area

- 13 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, (plus additional units granted on foot of this permission) as required by condition No. 14,15,16,17,20 of Register Reference S99A/0269, arrangements to be made prior to commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the costs 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.

- 14 That a financial contribution in the sum of £200,000 (two hundred thousand pound) Eur 253,947 (two hundred and fifty three thousand and nine hundred and forty seven euros) be lodged by the applicant towards the construction of a proposed roundabout at the junction of the access road/monastery road. This contribution to be paid before commencement of development on the site.

REASON:

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