

	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/0070	
1. Location	Site adjacent to ex. 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 26/08/99 (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 an additional 17 dwelling units comprising 15 No. 2 bedroom apartments, 1 No. 3 bedroom apartment and 1 No. 3 bedroom duplex by extending the fourth floor to provide an additional 8 No. 2 bedroom apartments, adding a fifth floor to provide a further 8 No. 2 bedroom apartments plus the lower floor of a duplex unit as well as adding a sixth floor to provide one extra 2 bedroom apartment, one extra 3 bedroom apartment as well as the upper floor of the duplex below. 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. 10/04/2001 2.	1. 11/07/2001 2.
4. Submitted by	Name: O'Mahony Pike Architects Ltd., Address: Milltown House, Mount St. Anne's,		
5. Applicant	Name: Cherrybridge Properties Ltd., Address: Carmichael House, Lower Baggot Street, Dublin 2.		
6. Decision	O.C.M. No. 2870 Date 07/09/2001	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.

C

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Telefon: 01-414 9000
Facs: 01-414 9104



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DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

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

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

Decision Order Number 2870	Date of Decision 07/09/2001
Register Reference S01A/0070	Date: 12/02/01

Applicant Cherrybridge Properties Ltd.,

Development Additions and amendments to a previously approved Planning Permission made by order dated 26/08/99 (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 an additional 17 dwelling units comprising 15 No. 2 bedroom apartments, 1 No. 3 bedroom apartment and 1 No. 3 bedroom duplex by extending the fourth floor to provide an additional 8 No. 2 bedroom apartments, adding a fifth floor to provide a further 8 No. 2 bedroom apartments plus the lower floor of a duplex unit as well as adding a sixth floor to provide one extra 2 bedroom apartment, one extra 3 bedroom apartment as well as the upper floor of the duplex below. 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 ex. 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 10/04/2001 /11/07/2001

Clarification of Additional Information Requested/Received /

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

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

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Dublin 24.

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

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

..... M T 07/09/01
for SENIOR ADMINISTRATIVE OFFICER

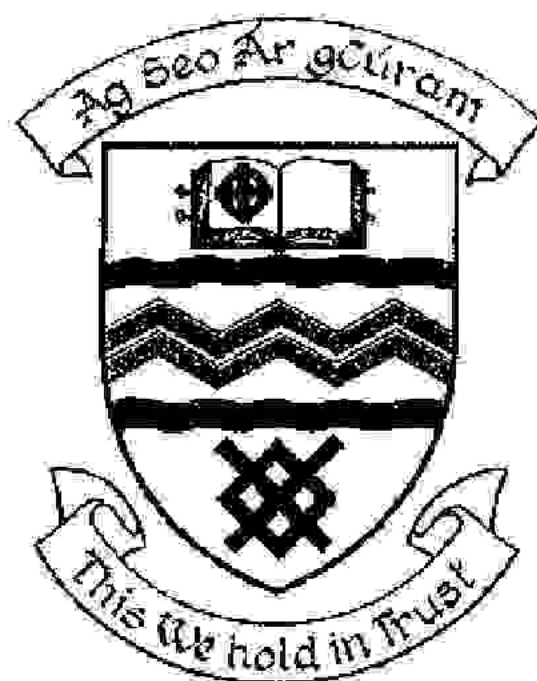
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received on the 11/07/2001, 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 proposed development shall be wholly consistent with the permission granted under Reg. Ref. S99A/0269 save as amended by this permission.
REASON:
In the interest of the proper planning and development of the area.
- 3 The proposed development shall comply with the requirements of the Environmental Services Department, South Dublin County Council, with regard to the following:

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Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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Town Centre, Tallaght,
Dublin 24.

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

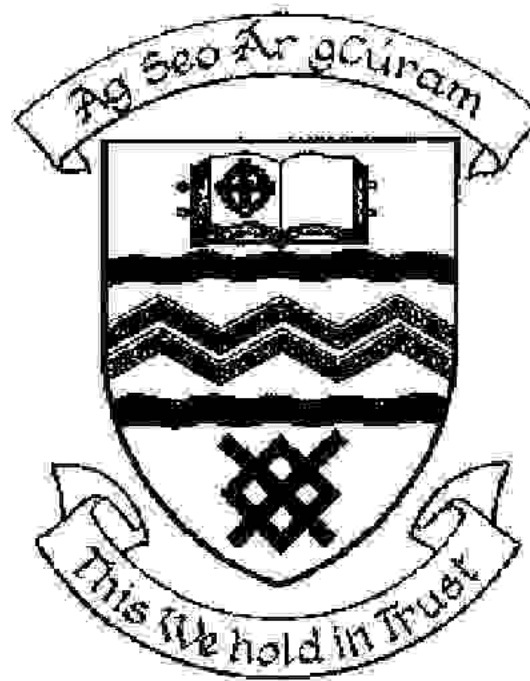
REG. REF. S01A/0070

- (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. All foul sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter.
- (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) As per the applicant's proposal the surface water discharges from the site shall be attenuated by way of oversized surface water pipes and fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not exceed 6 l/s/ha. The system will be maintained and cleaned regularly and kept free from siltation.
- (e) The applicant is proposing to pump surface water from the basement car park. Full details of this pumping system are to be provided for approval prior to the commencement of development. Adequate provision shall be allowed for an overflow storage facility in the event of pump failure. The installation, operation and maintenance of the system shall remain the responsibility of the applicant. If services are to be slung/suspended over the proposed basement any pumped system shall discharge to the foul drainage.
- (f) All surface water runoff from vehicle parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
- (g) The watermains 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.
- (h) 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.
- (i) Each apartment shall have its own individual service

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Telefon: 01-414 9000
Facs: 01-414 9104



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- (j) connection to the watermain and 24 hour 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.

REASON:

In the interests of public health and the proper planning and development of the area.

- 4 The proposed gradient of access ramp to 20 no. surface car parking spaces to be not greater than 10%.

REASON:

In the interests of public safety and the proper planning and development of the area.

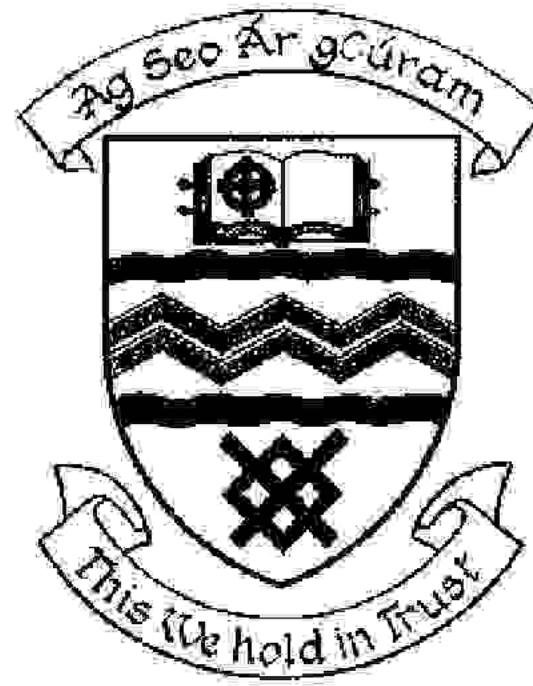
- 5 The proposed development shall comply with the requirements of the Parks Department, South Dublin County Council, with regard to the following:

- (a) 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 8/10/99, 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.
- (b) 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 space.
- (c) 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.
- (d) Prior to the commencement of works on site, the developer to agree with 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

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

Telefon: 01-414 9000
Facs: 01-414 9104



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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.

- (e) 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 the Planning Authority 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 interests of amenity and the proper planning and development of the area.

- 6 That a Bond or Cash Lodgement of £10,000 (Ten Thousand Pounds) EUR 12,697 (Twelve Thousand Six Hundred and Ninety Seven Euros) shall be lodged with the Planning Authority before development commences to ensure the protection of hedgerow 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.

- 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:

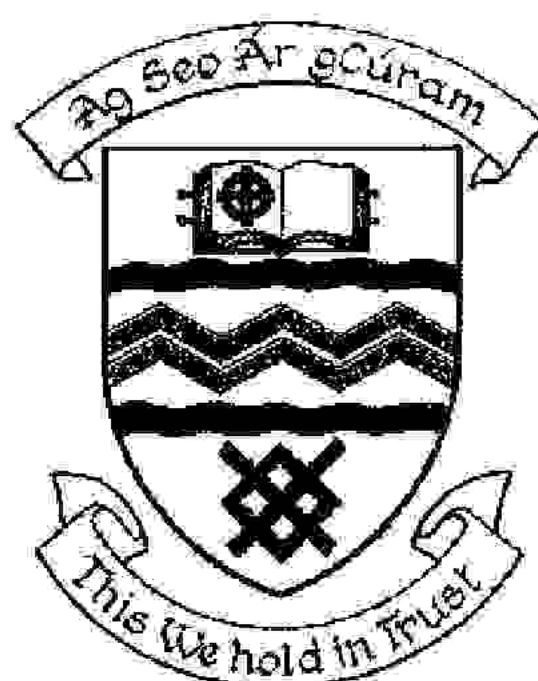
In the interest of the proper planning and development of the area.

- 8 That a financial contribution in the sum of £12,750 (Twelve Thousand Seven Hundred and Fifty) EUR 16,189 (Sixteen Thousand One Hundred and Eighty Nine) 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.

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Facs: 01-414 9104



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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.

- 9 That a financial contribution in the sum of £35,700 (Thirty Five Thousand Seven Hundred Pounds) EUR 45,330 (Forty Five Thousand Three Hundred and Thirty 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.

- 10 That a financial contribution in the sum of £12,750 (Twelve Thousand Seven Hundred and Fifty Pounds) EUR 16,189 (Sixteen Thousand One Hundred and Eighty Nine 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:

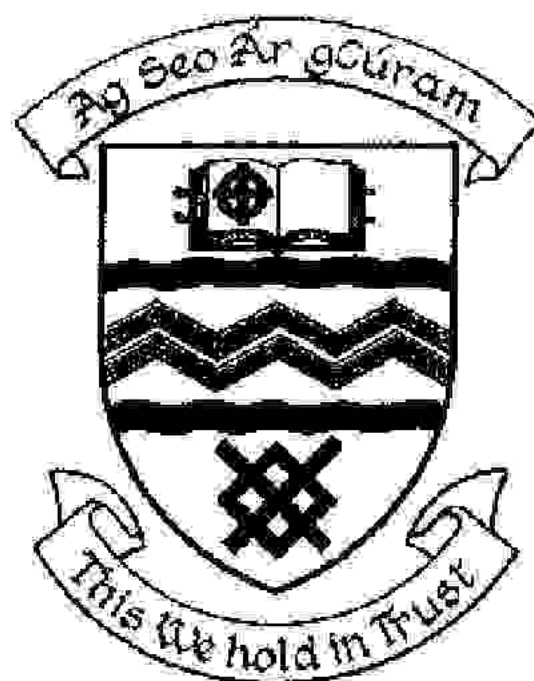
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 11 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £17,000 (Seventeen Thousand Pounds) EUR 21,586 (Twenty One Thousand Five Hundred and Eighty Six Euros), a bond of an Insurance Company of £25,500 (Twenty Five Thousand Five Hundred Pounds) EUR 32,378 (Thirty Two Thousand Three Hundred and Seventy Eight Euros), or other security to

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Telefon: 01-414 9000
Facs: 01-414 9104



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Fax: 01-414 9104

REG. REF. S01A/0070

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.

- 12 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 14, 15, 16, 17, 20 of Register Reference S99A/0269 and Condition No. 14 of Register Reference S01A/0071, arrangements to be made prior to commencement of 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 provision of services and prevent disamenity in the development.

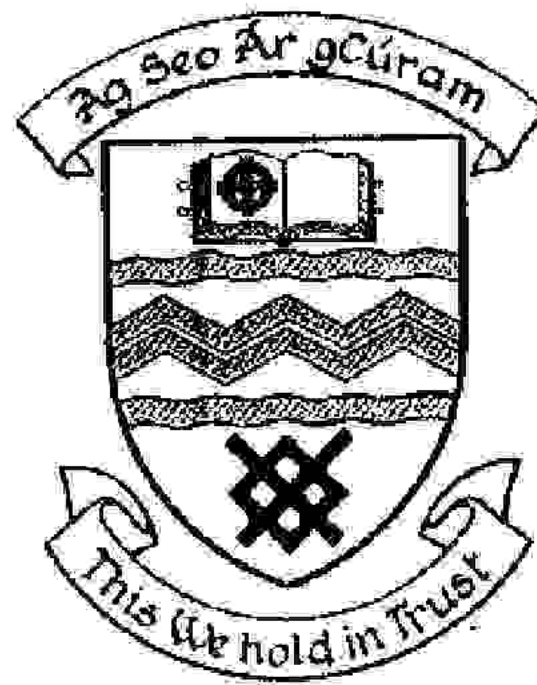
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0070	
1. Location	Site adjacent to ex. IBIS Hotel and Red Cow Roundabout (M50) and Monastery Gate Housing Estate.		
2. Development	Additions and amendments to a previously approved Planning Permission made by order dated 26/08/99 (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 an additional 17 dwelling units comprising 15 No. 2 bedroom apartments, 1 No. 3 bedroom apartment and 1 No. 3 bedroom duplex by extending the fourth floor to provide an additional 8 No. 2 bedroom apartments, adding a fifth floor to provide a further 8 No. 2 bedroom apartments plus the lower floor of a duplex unit as well as adding a sixth floor to provide one extra 2 bedroom apartment, one extra 3 bedroom apartment as well as the upper floor of the duplex below. 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. 10/04/2001 2.	1. 11/07/2001 2.
4. Submitted by	Name: O'Mahony Pike Architects Ltd., Address: Milltown House, Mount St. Anne's,		
5. Applicant	Name: Cherrybridge Properties Ltd., Address: Carmichael House, Lower Baggot Street, Dublin 2.		
6. Decision	O.C.M. No. 2870 Date 07/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3210 Date 22/10/2001	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.

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Facs: 01-414 9104



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Applications/Registry/Appeals
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Telephone: 01 414 9230
Fax: 01-414 9104

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 3210	Date of Final Grant 22/10/2001
Decision Order Number 2870	Date of Decision 07/09/2001
Register Reference S01A/0070	Date 11/07/01

Applicant Cherrybridge Properties Ltd.,

Development Additions and amendments to a previously approved Planning Permission made by order dated 26/08/99 (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 an additional 17 dwelling units comprising 15 No. 2 bedroom apartments, 1 No. 3 bedroom apartment and 1 No. 3 bedroom duplex by extending the fourth floor to provide an additional 8 No. 2 bedroom apartments, adding a fifth floor to provide a further 8 No. 2 bedroom apartments plus the lower floor of a duplex unit as well as adding a sixth floor to provide one extra 2 bedroom apartment, one extra 3 bedroom apartment as well as the upper floor of the duplex below. 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 ex. IBIS Hotel and Red Cow Roundabout (M50) and Monastery Gate Housing Estate.

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REG REF. S01A/0001

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Telefon: 01-414 9230
Facs: 01-414 9104



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Floor Area	0.00	Sq Metres
Time extension(s) up to and including		
Additional Information Requested/Received	10/04/2001	/11/07/2001

A Permission has been granted for the development described above,
subject to the following (12) 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 and Additional Information received on the 11/07/2001, 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 proposed development shall be wholly consistent with the permission granted under Reg. Ref. S99A/0269 save as amended by this permission.
REASON:
In the interest of the proper planning and development of the area.
- 3 The proposed development shall comply with the requirements of the Environmental Services Department, South Dublin County Council, with regard to the following:
 - (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. All foul sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter.
 - (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) As per the applicant's proposal the surface water discharges from the site shall be attenuated by way of oversized surface water pipes and fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not exceed 6 l/s/ha. The system will be maintained and cleaned regularly and kept free from siltation.
 - (e) The applicant is proposing to pump surface water from the basement car park. Full details of this pumping system are to be provided for approval prior to the commencement of development. Adequate provision shall be allowed for an overflow storage facility in the event of pump failure. The installation, operation and maintenance of the system shall remain the responsibility of the applicant. If services are to be slung/suspended

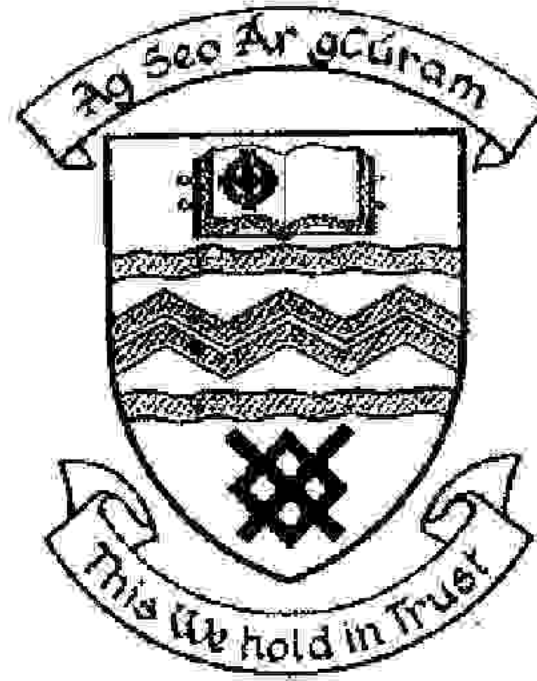
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Lár an Bhaile, Tamhlacht,
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Telefon: 01-414 9230
Facs: 01-414 9104



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Telephone: 01 414 9230
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- over the proposed basement any pumped system shall discharge to the foul drainage.
- (f) All surface water runoff from vehicle parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
 - (g) 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.
 - (h) 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.
 - (i) Each apartment shall have its own individual service connection to the watermain and 24 hour storage.
 - (j) The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

In the interests of public health and the proper planning and development of the area.

- 4 The proposed gradient of access ramp to 20 no. surface car parking spaces to be not greater than 10%.

REASON:

In the interests of public safety and the proper planning and development of the area.

- 5 The proposed development shall comply with the requirements of the Parks Department, South Dublin County Council, with regard to the following:

- (a) 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 8/10/99, 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.
- (b) 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 space.
- (c) 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

REG. REF. SOLA **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Telephone: 01 414 9230
Fax: 01-414 9104

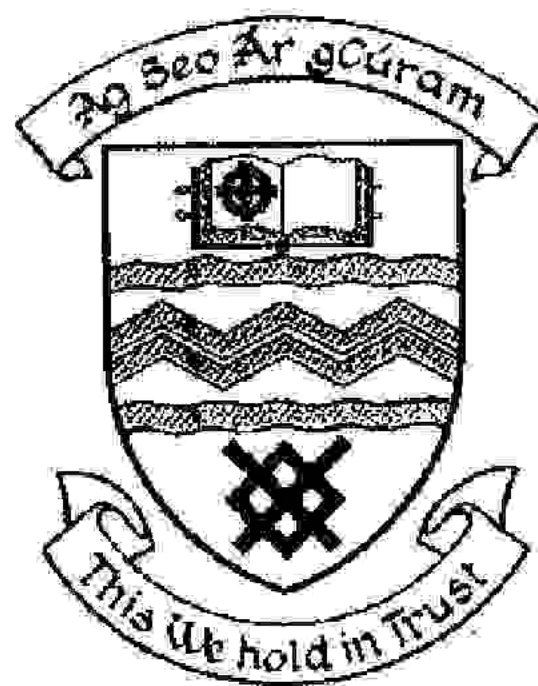
8 That a financial contribution in the sum of £12,750 (Twelve Thousand Seven Hundred and Fifty) EUR 16,189 (Sixteen Thousand One Hundred and Eighty Nine) paid by the proposer to South Dublin County Council towards the cost of provision

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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.

- 9 That a financial contribution in the sum of £35,700 (Thirty Five Thousand Seven Hundred Pounds) EUR 45,330 (Forty Five Thousand Three Hundred and Thirty 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.

- 10 That a financial contribution in the sum of £12,750 (Twelve Thousand Seven Hundred and Fifty Pounds) EUR 16,189 (Sixteen Thousand One Hundred and Eighty Nine 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.

- 11 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £17,000 (Seventeen Thousand Pounds) EUR 21,586 (Twenty One Thousand Five Hundred and Eighty Six Euros), a bond of an Insurance Company of £25,500 (Twenty Five Thousand Five Hundred Pounds) EUR 32,378 (Thirty Two Thousand Three Hundred and Seventy Eight 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

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other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

- 12 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 14, 15, 16, 17, 20 of Register Reference S99A/0269 and Condition No. 14 of Register Reference S01A/0071, arrangements to be made prior to commencement of 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 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.

23/10/01
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/0070
1. Location	Site adjacent to ex. 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 26/08/99 (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 an additional 17 dwelling units comprising 15 No. 2 bedroom apartments, 1 No. 3 bedroom apartment and 1 No. 3 bedroom duplex by extending the fourth floor to provide an additional 8 No. 2 bedroom apartments, adding a fifth floor to provide a further 8 No. 2 bedroom apartments plus the lower floor of a duplex unit as well as adding a sixth floor to provide one extra 2 bedroom apartment, one extra 3 bedroom apartment as well as the upper floor of the duplex below. 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,	
5. Applicant	Name: Cherrybridge Properties Ltd., Address: Carmichael House, Lower Baggot Street, Dublin 2.	
6. Decision	O.C.M. No. 0744 Date 10/04/2001	Effect FI REQUEST ADDITIONAL INFORMATION
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION
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
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

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

Decision Order Number 0744	Date of Decision 10/04/2001
Register Reference S01A/0070	Date: 12/02/01

Applicant Cherrybridge Properties Ltd.,
Development Additions and amendments to a previously approved Planning Permission made by order dated 26/08/99 (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 an additional 17 dwelling units comprising 15 No. 2 bedroom apartments, 1 No. 3 bedroom apartment and 1 No. 3 bedroom duplex by extending the fourth floor to provide an additional 8 No. 2 bedroom apartments, adding a fifth floor to provide a further 8 No. 2 bedroom apartments plus the lower floor of a duplex unit as well as adding a sixth floor to provide one extra 2 bedroom apartment, one extra 3 bedroom apartment as well as the upper floor of the duplex below. 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 ex. IBIS Hotel and Red Cow Roundabout (M50) and Monastery Gate Housing Estate.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 12/02/01 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 proposed development of 17 no. additional apartments would require 34 no. extra car spaces but none are provided. The overall parking requirement would therefore be 218 no. spaces as estimated by the Roads Department South Dublin

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

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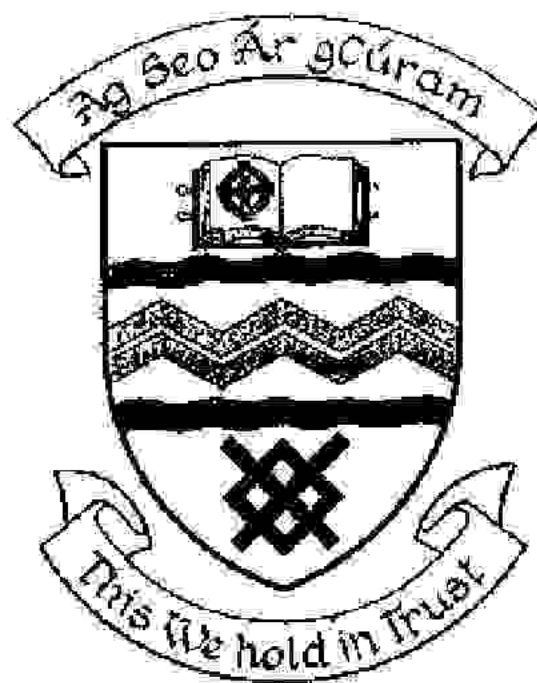
County Council. The applicant has provided for 154 no. off street car parking spaces only. Applicant is therefore proposing to provide only 70% of the overall parking requirement. Some reduction in the parking requirement could be allowed due to proximity to the Luas line but not of the order of 30%. Roads Department consider that the proposed development would endanger public safety by reason of a traffic hazard and obstruction of road users. In this regard the applicant is requested to submit a revised parking layout which meets the development plan requirements in relation to car parking provision.

- 2 The applicant is requested to submit Additional Information to comply with the requirements of the Environmental Services Department South Dublin County Council. The applicant is requested to submit the following in this regard

(a) The foul drainage information submitted with the application is inadequate. The following additional information is required:

- 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

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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.

(b) The surface water drainage information submitted with the application is inadequate. The following additional information is required:

- 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

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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.

(C) The water supply information submitted with the application is inadequate. The following additional information is required:

- 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.
- 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

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tanks and booster pumps on rising main to upper storey units
to ensure adequate pressure to upper storey units.

- 3 The applicant has not provided the Planning Authority with
photomontages or perspective views of the proposed
development. The applicant is requested to submit a
comprehensive selection of accurate perspectives and
photomontages of the proposed development on its site which
include at least two perspectives from the area zoned for
public open space (area zoned F west of M50 at Clondalkin).
One of these perspectives should be from a location adjacent
to the junction of the New Nangor Road and the M50. The
applicant is requested to submit perspective views of the
proposed development from the locations which were
previously submitted in the two previous applications Reg.
Refs. S98A/0689 and S99A/0269.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

10/04/01