

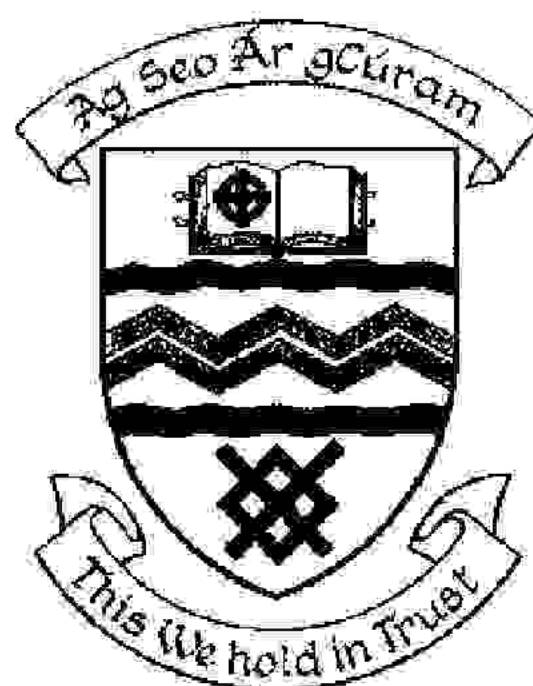
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0067/C1	
1. Location	Lealand Road, Bawnogue, Dublin 22.		
2. Development	Construct 32 no. two storey houses consisting of 6 no. 2 bedroom houses and 26 no. three bedroom house Compliance re Condition No. 12.		
3. Date of Application	11/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: M. T. Hamm Ltd., Address: 73 Darglewood, Templeogue,		
5. Applicant	Name: L.T. Construction Ltd., Address: 3 Cheltenham Place, Rathmines, Dublin 6.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
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.	

M

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
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Town Centre, Tallaght,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0725	Date of Decision 05/04/2001
Register Reference S01A/0067	Date 08/02/01

Applicant L.T. Construction Ltd.,
App. Type Permission
Development Construct 32 no. two storey houses consisting of 6 no. 2
bedroom houses and 26 no. three bedroom house

Location Lealand Road, Bawnogue, Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 19/04/2001

Yours faithfully

.....M?..... 06/04/01
for SENIOR ADMINISTRATIVE OFFICER

M. T. Hamm Ltd.,
73 Darglewood,
Templeogue,
Dublin 16.

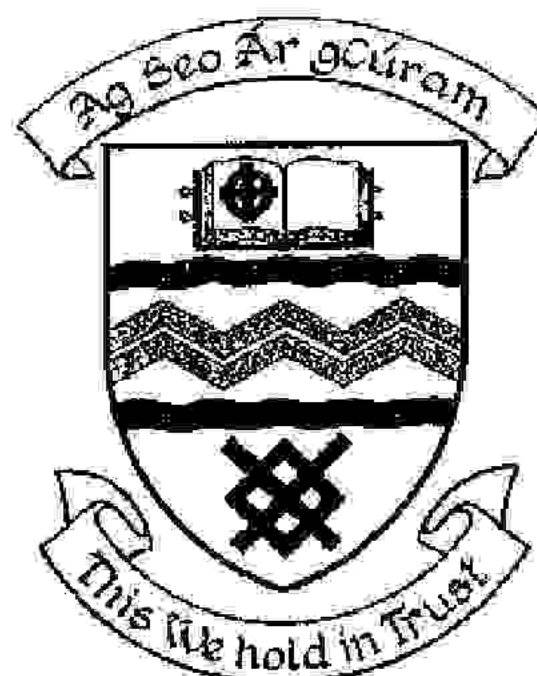
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0067/C1	
1. Location	Lealand Road, Bawnogue, Dublin 22.		
2. Development	Construct 32 no. two storey houses consisting of 6 no. 2 bedroom houses and 26 no. three bedroom house Compliance re Condition No. 12.		
3. Date of Application	11/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: M. T. Hamm Ltd., Address: 6 Old Court Centre, Firhouse,		
5. Applicant	Name: L.T. Construction Ltd., Address: 3 Cheltenham Place, Rathmines, Dublin 6.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
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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 0925	Date of Decision 03/05/2001
Register Reference S01A/0067	Date: 08/02/01

Applicant L.T. Construction Ltd.,

Development Construct 32 no. two storey houses consisting of 6 no. 2 bedroom houses and 26 no. three bedroom house

Location Lealand Road, Bawnogue, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 03/05/2001

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.

Subject to the conditions (23) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

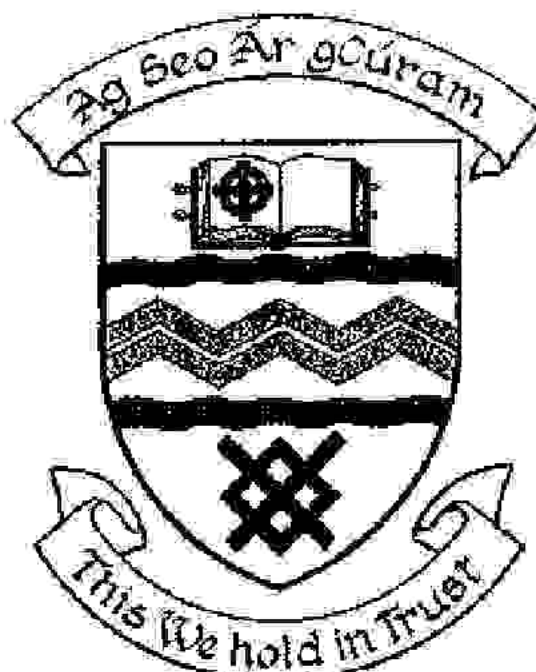
..... M.T. 03/05/01
for SENIOR ADMINISTRATIVE OFFICER

M. T. Hamm Ltd.,
73 Darglewood,
Templeogue,
Dublin 16.

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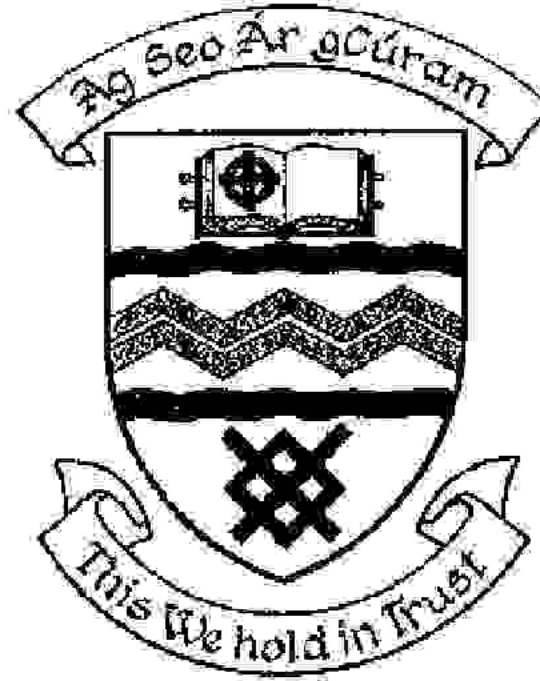
Conditions and Reasons

- 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 and as per unsolicited Additional Information received 24/04/2001.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 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.
- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:

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

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 9 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.
- 10 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
REASON:
In the interest of visual amenity.

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- 11 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

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

- 12 The applicant is requested to submit revised plans particular and details which meet the following requirements (numbering as per unsolicited Additional Information)
- move block housing units 1-4 forward by at least 12 metres,
 - to omit grassed/ landscaped area to the front of proposed access road,
 - relocate carriageway to front of dwellings,
 - front gardens reduced to 7 metres maximum,
 - feature window provided in east facing gable (unit no. 1).
 - Single vehicular entrance off Lealand Road
- (b) The building line of blocks housing units revised nos. 5-10, 11-15, 16-21, 22-27 (of unsolicited Additional Information) shall be brought forward to provide a maximum front garden of 7 metres in length to conform more satisfactorily with the building line established by the existing blocks of housing.

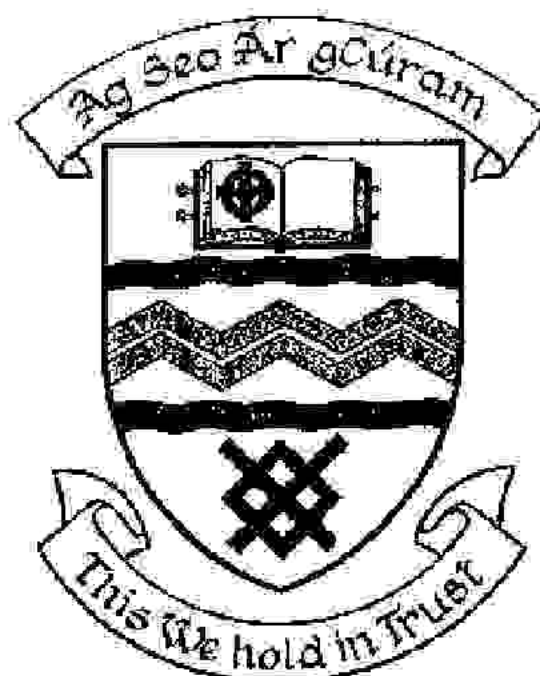
Reason: In the interest of the maintenance of visual amenity, the protection of residential amenity and the proper planning and development of the area

- 13 (a) The front boundary/ garden walls of the house shall be constructed in brick to reflect existing the boundary walls of houses in the vicinity. The applicant shall supply the Planning Authority with an example of the brick to be used for written agreement prior to commencement of development.
- (b) The side elevations of the housing blocks (gable elevations) shall be constructed entirely in brick.
- Reason: In the interest of the maintenance of visual amenity, the protection of residential amenity and the proper planning and development of the area

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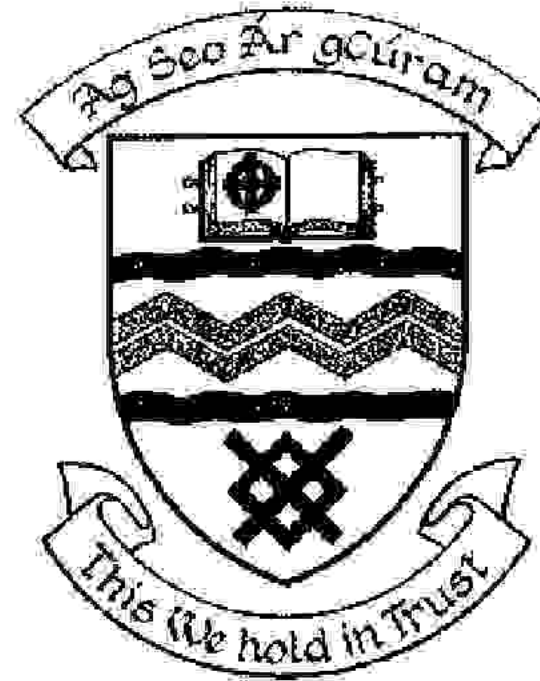
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- 14 Vehicular entrance shall not exceed 3 metre in width and at least one third of the front garden area shall be retained as landscaped or grassed area
Reason: In the interest of the maintenance of visual amenity, the protection of residential amenity and the proper planning and development of the area
- 15 Prior to the commencement of works on site, the applicant shall agree with the Planning Authority a detailed landscape plan with full works specification. This plan to include details in relation to the development and maintenance of the area of public open space, grass seeding, planting and street tree planting. 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
- 16 A detailed survey and assessment of the health and condition of the existing 6 no. mature trees on the site, together with proposals for tree surgery/felling works and suitable protection measures for the construction period should be submitted for approval, prior to the commencement of any works. The assessment should take into account the proximity of housing units and the likely impact of construction works, to be carried out in the vicinity of the trees.
- 17 The low wall and railings proposed around the open space north of no. 27 is considered unnecessary by the Parks Department and should be omitted.
- 18 The applicant shall comply with the requirements of the Environmental Services Departments, South Dublin County Council with regard to the following considerations
- Applicant to ensure full and complete separation of foul and surface water systems.
 - No building shall be within 5m of public sewer or sewer with potential to be taken in charge.
 - Surface water discharges from the development 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.

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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.

- The property shall its own individual service connection to the public watermain and individual 24hr storage.
- The connection, and tapping of the Council's watermains is to be carried out by South Dublin County Council personnel at the applicant's prior expense.
- The new watermain shall be looped to facilitate self-cleansing rather than terminating in a duckfoot hydrant as shown in Drawing no. 2042-05.

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

- 19 The development approved by this permission shall be in accordance with the revised layout plan submitted as unsolicited additional information on 24/04/2001 by drawing No 2042-02B save as amended by condition 12 of this decision.

REASON:

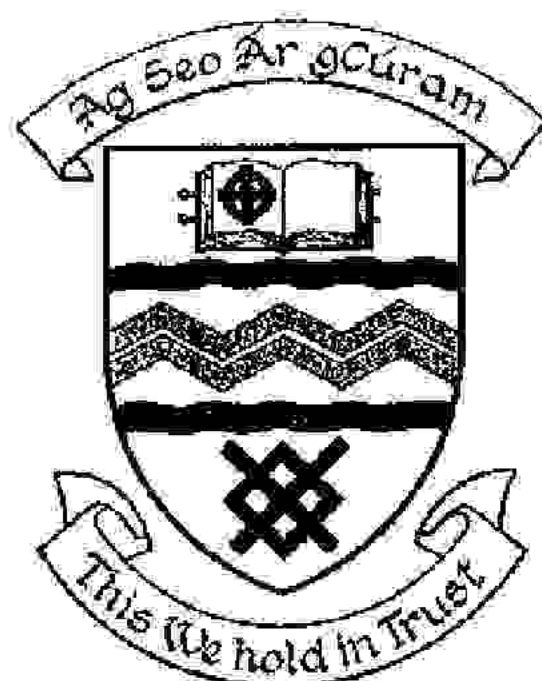
To clarify the development approved.

- 20 That a financial contribution in the sum of £20,250 (twenty thousand and two hundred and fifty pounds) EUR 25,712 (twenty five thousand seven hundred and twelve euros) paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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

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reasonable that the developer should contribute towards the cost of providing the services.

- 21 That a financial contribution in the sum of £56,700 (fifty six thousand and seven hundred pounds) EUR 71,994 (seventy one thousand nine hundred and ninety four 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.

- 22 That a financial contribution in the sum of £20,250 (twenty thousand two hundred and fifty pounds) EUR 25,712 (twenty five thousand seven hundred and twelve 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.

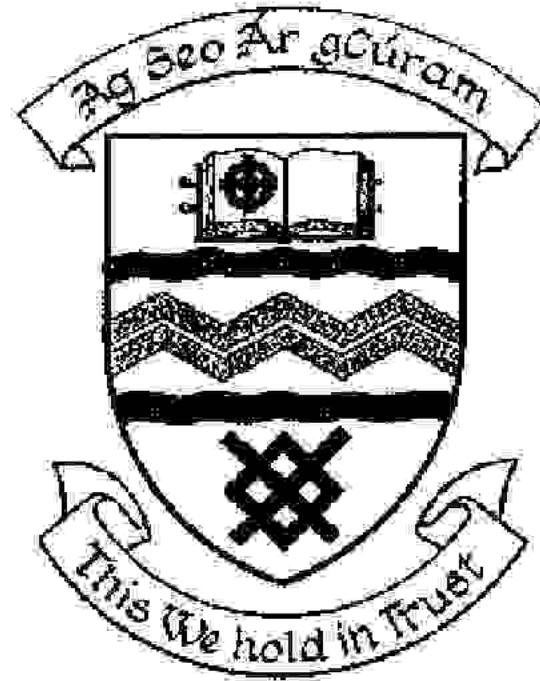
- 23 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains,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

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £139,500 (one hundred and thirty nine thousand and five hundred pounds) EUR 177,128 (one hundred and seventy seven thousand and

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one hundred and twenty eight euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

- b. Lodgement with the Council of a Cash Sum of £85,500 (eighty five thousand and five hundred pounds) EUR 108,563 (one hundred and eight thousand and five hundred and sixty three euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...

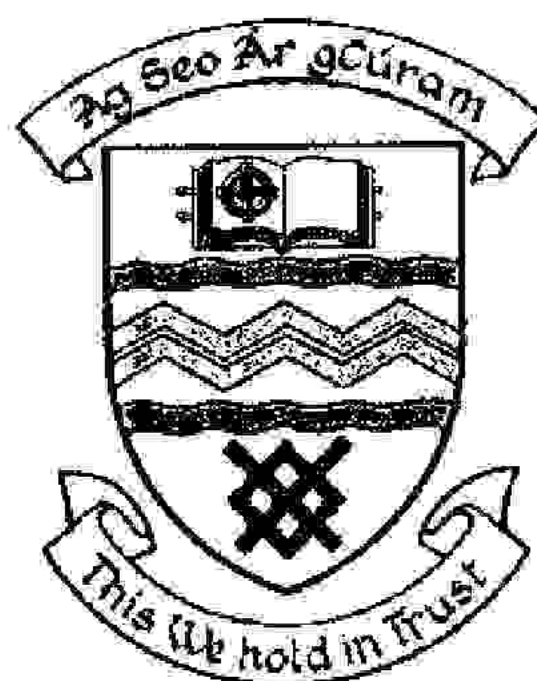
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

	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/0067	
1. Location	Lealand Road, Bawnogue, Dublin 22.		
2. Development	Construct 32 no. two storey houses consisting of 6 no. 2 bedroom houses and 26 no. three bedroom house		
3. Date of Application	08/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: M. T. Hamm Ltd., Address: 73 Darglewood, Templeogue,		
5. Applicant	Name: L.T. Construction Ltd., Address: 3 Cheltenham Place, Rathmines, Dublin 6.		
6. Decision	O.C.M. No. 0925 Date 03/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2187 Date 19/06/2001	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	
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M. T. Hamm Ltd.,
73 Darglewood,
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Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2187	Date of Final Grant 19/06/2001
Decision Order Number 0925	Date of Decision 03/05/2001
Register Reference S01A/0067	Date 08/02/01

Applicant L.T. Construction Ltd.,

Development Construct 32 no. two storey houses consisting of 6 no. 2 bedroom houses and 26 no. three bedroom house

Location Lealand Road, Bawnogue, Dublin 22.

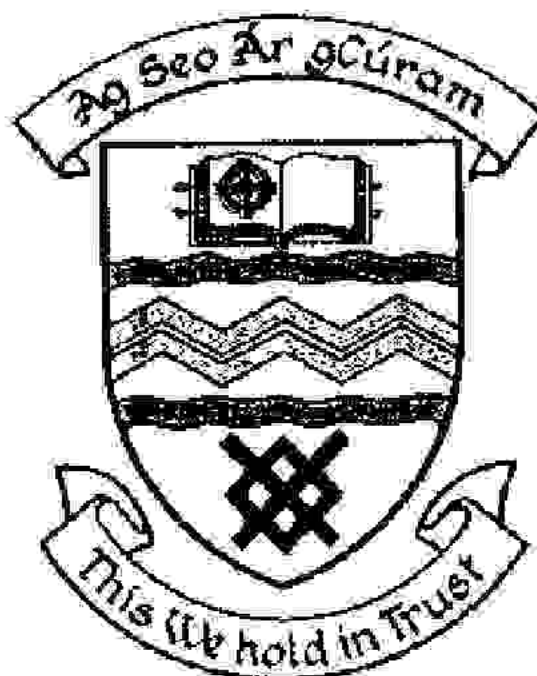
Floor Area 0.00 Sq Metres

Time extension(s) up to and including 03/05/2001

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (23) Conditions.

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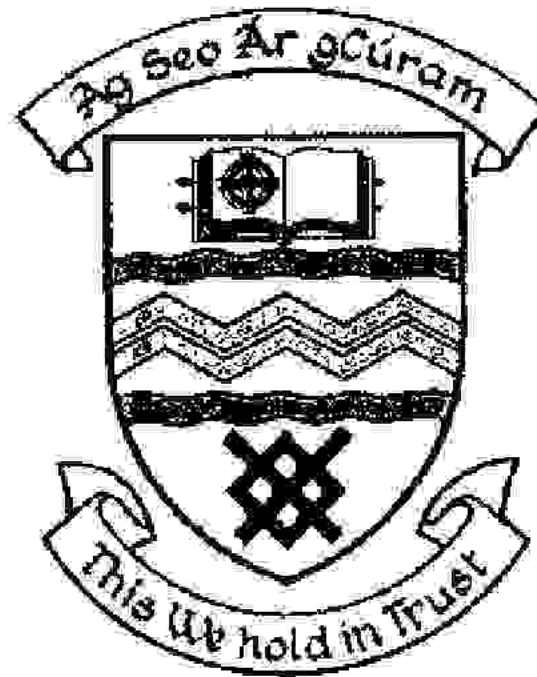
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Conditions and Reasons

- 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 and as per unsolicited Additional Information received 24/04/2001.
 REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That each proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 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.
- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 REASON:

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

- 8 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
 REASON:
 To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 9 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.
- 10 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
 REASON:
 In the interest of visual amenity.
- 11 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
 REASON:
 In the interest of the proper planning and development of the area.
- 12 The applicant is requested to submit revised plans particular and details which meet the following requirements (numbering as per unsolicited Additional Information)

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- move block housing units 1-4 forward by at least 12 metres,
- to omit grassed/ landscaped area to the front of proposed access road,
- relocate carriageway to front of dwellings,
- front gardens reduced to 7 metres maximum,
- feature window provided in east facing gable (unit no. 1).
- Single vehicular entrance off Lealand Road

(b) The building line of blocks housing units revised nos. 5-10, 11-15, 16-21, 22-27 (of unsolicited Additional Information) shall be brought forward to provide a maximum front garden of 7 metres in length to conform more satisfactorily with the building line established by the existing blocks of housing.

Reason: In the interest of the maintenance of visual amenity, the protection of residential amenity and the proper planning and development of the area

- 13 (a) The front boundary/ garden walls of the house shall be constructed in brick to reflect existing the boundary walls of houses in the vicinity. The applicant shall supply the Planning Authority with an example of the brick to be used for written agreement prior to commencement of development.

(b) The side elevations of the housing blocks (gable elevations) shall be constructed entirely in brick.

Reason: In the interest of the maintenance of visual amenity, the protection of residential amenity and the proper planning and development of the area

- 14 Vehicular entrance shall not exceed 3 metre in width and at least one third of the front garden area shall be retained as landscaped or grassed area

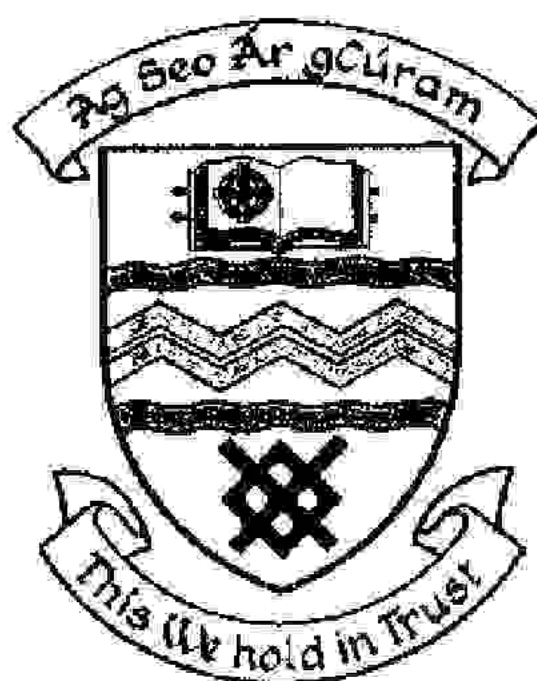
Reason: In the interest of the maintenance of visual amenity, the protection of residential amenity and the proper planning and development of the area

- 15 Prior to the commencement of works on site, the applicant shall agree with the Planning Authority a detailed landscape plan with full works specification. This plan to include details in relation to the development and maintenance of the area of public open space, grass seeding, planting and street tree planting. 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

- 16 A detailed survey and assessment of the health and condition of the existing 6 no. mature trees on the site ,together

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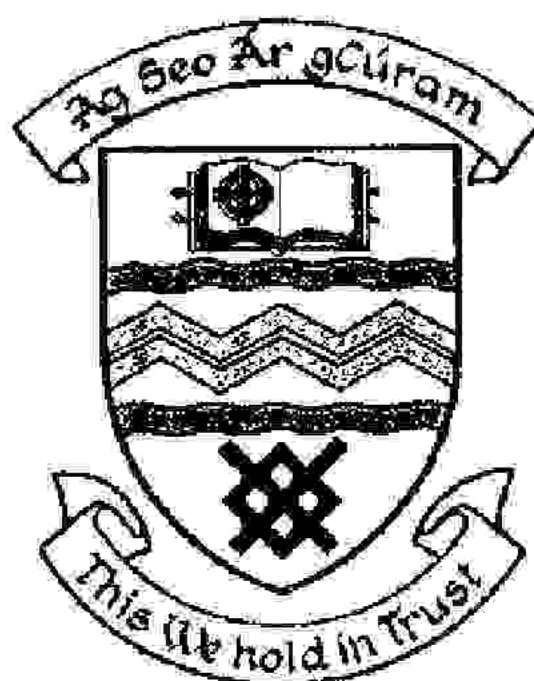
with proposals for tree surgery/felling works and suitable protection measures for the construction period should be submitted for approval, prior to the commencement of any works. The assessment should take into account the proximity of housing units and the likely impact of construction works, to be carried out in the vicinity of the trees.

- 17 The low wall and railings proposed around the open space north of no. 27 is considered unnecessary by the Parks Department and should be omitted.
- 18 The applicant shall comply with the requirements of the Environmental Services Departments, South Dublin County Council with regard to the following considerations
 - Applicant to ensure full and complete separation of foul and surface water systems.
 - No building shall be within 5m of public sewer or sewer with potential to be taken in charge.
 - Surface water discharges from the development 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.
 - The property shall its own individual service connection to the public watermain and individual 24hr storage.
 - The connection, and tapping of the Council's watermain is to be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - The new watermain shall be looped to facilitate self-cleansing rather than terminating in a duckfoot hydrant as shown in Drawing no. 2042-05.

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

- 19 The development approved by this permission shall be in accordance with the revised layout plan submitted as

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unsolicited additional information on 24/04/2001 by drawing
 No 2042-02B save as amended by condition 12 of this
 decision.

REASON:

To clarify the development approved.

- 20 That a financial contribution in the sum of £20,250 (twenty thousand and two hundred and fifty pounds) EUR 25,712 (twenty five thousand seven hundred and twelve euros) paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 21 That a financial contribution in the sum of £56,700 (fifty six thousand and seven hundred pounds) EUR 71,994 (seventy one thousand nine hundred and ninety four 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:

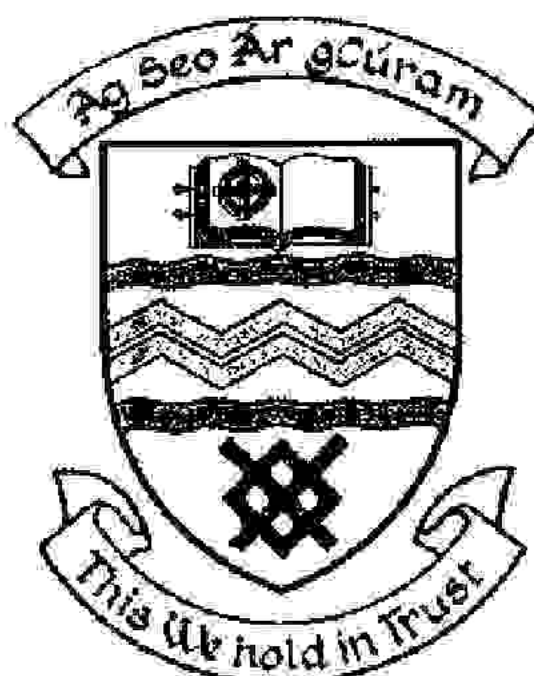
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 22 That a financial contribution in the sum of £20,250 (twenty thousand two hundred and fifty pounds) EUR 25,712 (twenty five thousand seven hundred and twelve 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.

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

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £139,500 (one hundred and thirty nine thousand and five hundred pounds) EUR 177,128 (one hundred and seventy seven thousand and one hundred and twenty eight euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

b. Lodgement with the Council of a Cash Sum of £85,500 (eighty five thousand and five hundred pounds) EUR 108,563 (one hundred and eight thousand and five hundred and sixty three euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...

c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.

REG REF. S01A/0067

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Signed on behalf of South Dublin County Council.


.....20/06/01
for SENIOR ADMINISTRATIVE OFFICER