

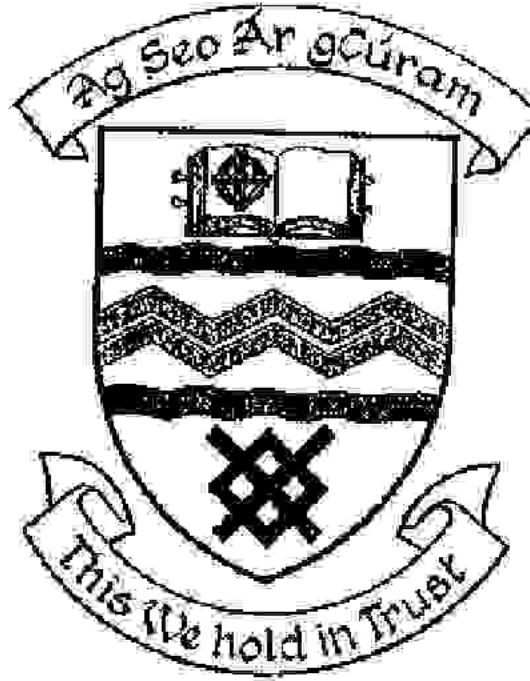
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0914	
1. Location	Located on the southern side of Scholarstown Road and bounded on the eastern side by Stocking Lane, on the southern side by Dublin Corporation Ballyboden Waterworks and on the western side bounded by existing houses at Woodfield.		
2. Development	Residential development of 355 no. units on site circa 23 acres approx. The application consists of a mix of 10 no 4,5 and 6 bed detached houses, with direct access off Scholarstown Road, 147 no. 2,3, and 4 bed terraced, semi detached and detached houses and 198 no. 2 bed apartments in 12 no. 3 storey blocks with access points off both the Scholarstown Road and Stocking Lane. The application to include all screen walls, car parking, open spaces, site works, storage units, cycle bays, foul and surface water outfalls. The application includes the demolition of existing house on the lands.		
3. Date of Application	22/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton Simons Ltd., Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Developments Ltd., Address: 222-224 Harold's Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 0363 Date	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.

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

Decision Order Number 0363	Date of Decision 16/02/2001
Register Reference S00A/0914	Date 22/12/00

Applicant
App. Type
Development

Maplewood Developments Ltd.,
Permission
Residential development of 355 no. units on site circa 23 acres approx. The application consists of a mix of 10 no 4,5 and 6 bed detached houses, with direct access off Scholarstown Road, 147 no. 2,3, and 4 bed terraced, semi detached and detached houses and 198 no. 2 bed apartments in 12 no. 3 storey blocks with access points off both the Scholarstown Road and Stocking Lane. The application to include all screen walls, car parking, open spaces, site works, storage units, cycle bays, foul and surface water outfalls. The application includes the demolition of existing house on the lands.


Location

Located on the southern side of Scholarstown Road and bounded on the eastern side by Stocking Lane, on the southern side by Dublin Corporation Ballyboden Waterworks and on the western side bounded by existing houses at Woodfield.

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 16/03/2001

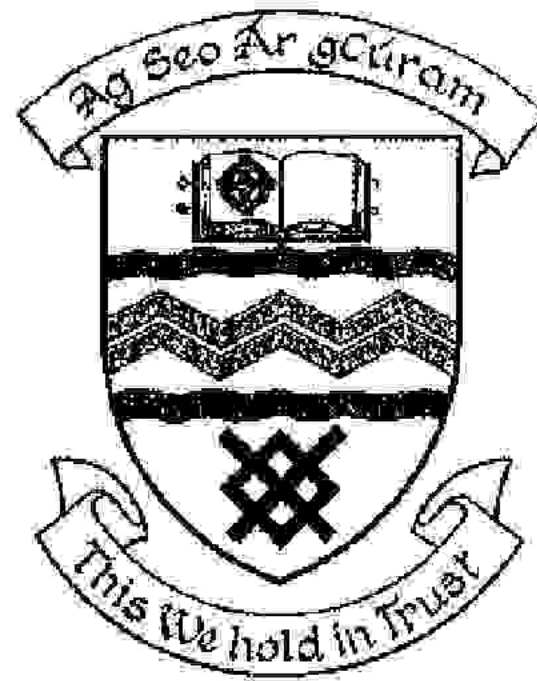
Yours faithfully


16/02/01
for SENIOR ADMINISTRATIVE OFFICER

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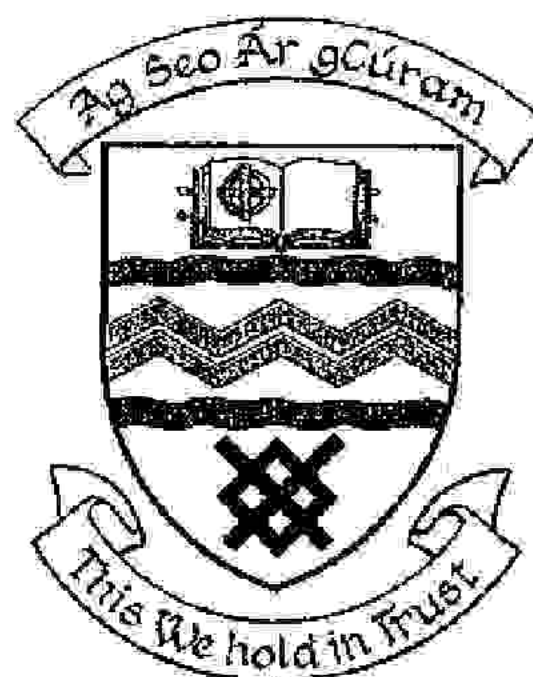
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Fenton Simons Ltd.,
29 Fitzwilliam Place,
Dublin 2.

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by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (37) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.


..... 18/02/02
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, as amended by Additional Information received by the Planning Authority on 19/06/01 Clarification of Additional Information received on 19/12/01, and Unsolicited Additional Information received on 24/12/01, 14/02/01 and 15/02/01 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 houses/apartments be used as single dwelling units.
REASON:
To prevent unauthorised development.
- 3 The applicant shall meet the following requirements of the Environmental Services Department of South Dublin County Council:

Foul Drainage:

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- a) All sewers serving the development with the potential to be taken in charge shall be a minimum of 225mm in diameter and at least 5m from the nearest building.
- b) Where new sewers to serve the development shall cross public roads or open spaces the requirements of the Roads and Parks Departments shall be adhered to. This shall apply particularly in relation to the protection of trees and woodlands.
- c) Where new sewers cross Dublin City Council (Corporation) Watermains the requirements of the Waterworks Department of Dublin City Council with regard to their protection shall be strictly adhered to.
- d) The application shall comply with the requirements of Dublin City Council in relation to the diversion of the scour line from the Ballyboden Waterworks. Applicant to ensure full and complete separation of foul and surface water systems.
- e) The applicant may be required to install and maintain a suitable flow recorder on the outfalls from the site together with a rain gauge.

Surface Water:

- a) The surface water run-off from the site shall not exceed 300 litres per second. Prior to the commencement of development the applicant shall agree the details, in writing, with the Environmental Services Department, as to how the run-off shall be limited to this figure.
- b) All surface water runoff from car parking areas shall be routed via a petrol/oil/diesel interceptor before discharging to the sewer.
- c) Where new sewers cross Dublin Corporation Watermains the requirements of the Waterworks Department of Dublin Corporation with regard to their protection shall be strictly adhered to.
- d) Where new sewers to serve the development shall cross public roads or open spaces the requirements of the Roads and Parks Departments shall be adhered to. This shall apply particularly in relation to the protection of trees and woodlands.

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- e) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- f) Applicant to ensure full and complete separation of foul and surface water systems.

Water:

- a) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter. No hydrant or valve shall be located in a parking space.
- b) The applicant shall comply with the requirements of the Waterworks Department of Dublin City Council with regard to the setback from and protection of their various large diameter watermains located within and around the development.
- c) Prior to the commencement of development the applicant shall liaise with the Leakage Engineer, Deansrath Depot, to establish the water metering requirements for development. These may include fitting the watermains serving the site with check meters, remote readouts, loggers, telemetry etc.
- d) Apartments of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.
- e) Each property shall have its own individual service connection to the public watermain and 24 hour storage.
- f) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

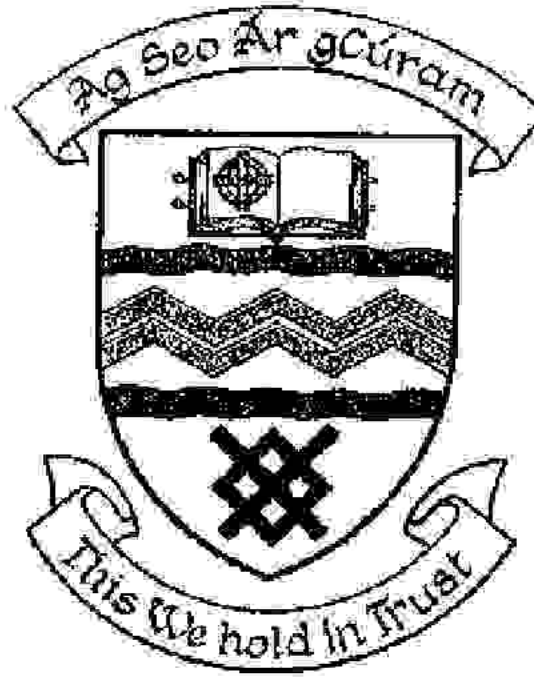
- 4 The applicant shall meet the following requirements of the Roads Department of South Dublin County Council:

- a) The applicant to construct the footpaths/cycleways as shown in the submitted documents and these to link up with existing footpaths and

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- cycleways. Details shall be submitted for approval prior to the commencement of development.
- b) The applicant shall provide a wall/ railing along the link on the southern side of Scholarstown Road, west of the proposed access to the development. Details to be submitted for written agreement of the Planning Authority prior to the commencement of development.
- c) The applicant shall submit a topographical survey prior to the commencement of development.

REASON:

It is considered reasonable that the developer should provide for the additional works so as to facilitate the development.

- 5 Houses that have driveways to their front gardens shall be finished as follows:

- a) Have a gate that is inwards opening only
b) The gates to be attached to pillars that are suitably capped.

REASON:

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

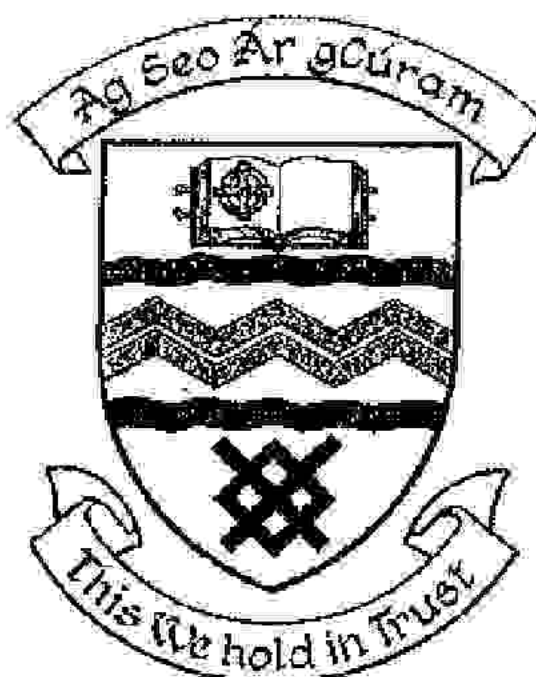
- 6 The applicant shall meet the following requirements of the Parks Department of South Dublin County Council:

- a) The applicant shall agree with the Parks and Landscape Services Department and submit to the Planning Department a report indicating the affects of the proposed development on existing trees.
- b) The applicant shall agree with the Parks and Landscape Services Department and submit to the Planning Department details on methods for the retention and preservation of the trees.
- c) The applicant shall agree with the Parks and Landscape Services Department and submit to the Planning Department the exact boundary alignment of the car park adjacent to the Apartment Block 9 and the open space located at the northwest corner of the site.
- d) The applicant shall agree with the Parks and

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Landscape Services Department and submit to the Planning Department a layout plan indicating the areas of public and/or communal open space in the development.

- e) The applicant shall agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan of the open space located at the northwest corner of the site.
- f) The applicant shall agree with the Parks and Landscape Services Department a scheme of street tree planting for Scholarstown Road, Stocking Lane and all streets within the development.

REASON:

To protect the natural amenities of the area and in the interest of residential amenity.

- 7 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.

- 8 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.

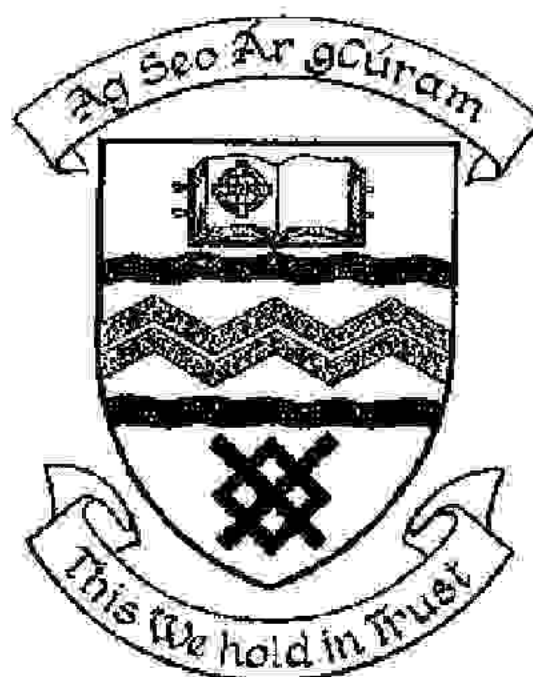
- 9 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 10 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 the dwellings.

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REASON:

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

- 11 That an acceptable street naming and house/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.

- 12 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 not less than 2m high shall form rear/side garden boundaries which are out of public view.

REASON:

In the interest of visual amenity.

- 13 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.

- 14 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.

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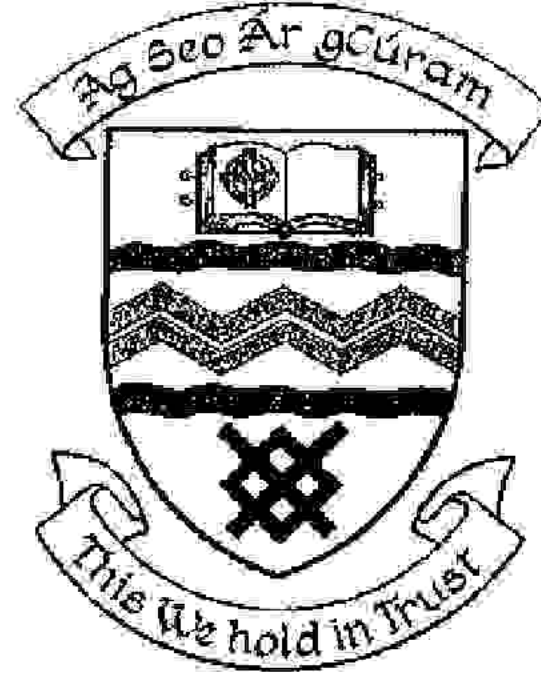
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- 15 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 16 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 17 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 18 That the requirements of the Homes for Incapacitated Persons Regulations 1985 of the Health (Homes for Incapacitated Persons) Act, 1964, be complied with.
REASON:
To ensure satisfactory standard of development.
- 19 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 20 That 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.
- 21 That a financial contribution in the sum of EUR 337,960 (three hundred and thirty seven thousand nine hundred and

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sixty euro) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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

- 22 That a financial contribution in the sum of EUR 946,430 (nine hundred and forty six thousand four hundred and thirty euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

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

- 23 That a financial contribution in the sum of EUR 337,960 (three hundred and thirty seven thousand nine hundred and sixty euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid 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.

- 24 That a financial contribution in the sum of EUR 304,235 (three hundred and four thousand two hundred and thirty five euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which

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serves this development.

REASON:

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

- 25 That a financial contribution in the sum of EUR 515,460 (five hundred and fifteen thousand four hundred and sixty euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

REASON:

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

- 26 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of EUR 450,850 (four hundred and fifty thousand eight hundred and fifty euro), a bond of an Insurance Company of EUR 675,920 (six hundred and seventy-five thousand nine hundred and twenty euro), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

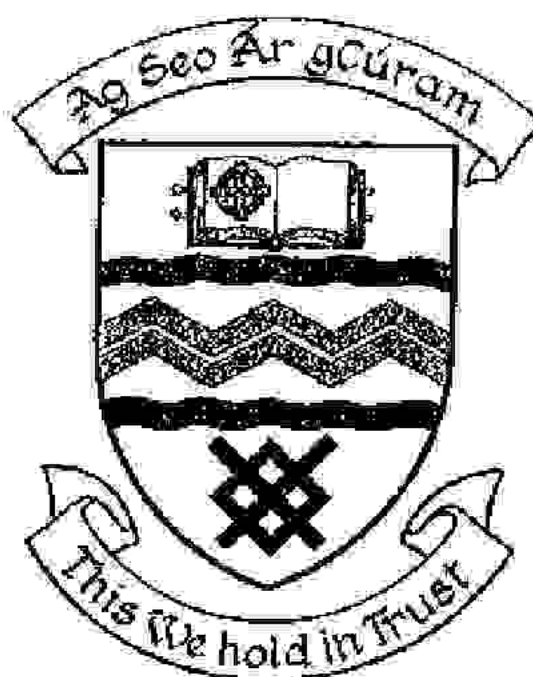
To ensure the satisfactory completion of the development.

- 27 Prior to the commencement of development, the developer shall submit and agree in writing with the Planning Authority detailed proposals for compliance with the Council's Housing Strategy prepared in accordance with Part V of the Planning and Development Act, 2000 as referred to in Section 2.2.7(ii) and as set out in Appendix F of the South Dublin County Development Plan, 1998.

REASON:

To promote social integration and having regard to the policy/objectives of the Council's Housing Strategy as contained in the South Dublin County Development Plan, 1998.

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- 28 Prior to commencement of development the developer shall submit proposals to the Planning Authority for the provision of childcare facilities on site in accordance with the standards set out in the document "Childcare Facilities-Guidelines for Planning Authorities" (June 2001) as incorporated into the South Dublin County Development Plan, 1998 facilities shall include at least one childcare unit on the overall site.

REASON:

In the interest of amenity and to comply with national and Council policy in relation to childcare.

- 29 Apartment Blocks 1 and 2 shall be reduced to two storeys in height. Revised plans and elevations shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.

REASON:

In order to protect the residential amenity of the surrounding proposed two storey housing.

- 30 Houses nos. 56 and 65 shall be omitted from the proposed development, and the garden of house no. 65 shall be retained as incidental public amenity space.

REASON:

In order to protect the residential amenity of surrounding proposed properties.

- 31 A separation distance of at least 2 metres shall be provided between each detached house, pair of semi-detached houses or group of terraced houses.

REASON:

In the interest of residential amenity.

- 32 A traffic calming scheme for the development consisting of such devices as chicanes, ramps, pinch points and shared surfaces shall be submitted to and approved by the Planning Authority prior to the commencement of development.

REASON:

In the interest of safety and residential amenity.

- 33 Adequate provision for the storage of bins and bicycles shall be provided for the proposed development.

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REASON:

In the interest of residential amenity.

- 34 Details of boundary treatment shall be submitted to and approved by the Planning Authority prior to the commencement of Development.

REASON:

In the interest of amenity.

- 35 Non-curtilage car parking spaces shall not be allocated to specific dwellings.

REASON:

In the interest of optimal parking efficiency in order to ensure traffic and pedestrian safety

- 36 A revised layout shall be submitted for houses nos. 310-323 which would improve residential amenity for the adjoining properties on Woodfield Estate. This may require a reduction in the number of units proposed and a revised application for this section of the overall site.

REASON:

In the interest of residential amenity.

- 37 Details of materials, including samples shall be submitted to and approved by the Planning Authority prior to commencement of development.

REASON:

In the interest of residential amenity.