

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0913	
1. Location	Quarryfield, Knockmeenagh Lane, Clondalkin, Dublin 22.		
2. Development	28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.		
3. Date of Application	22/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/04/2001 2.	1. 30/05/2001 2.
4. Submitted by	Name: Fenton Simons Ltd. Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd. Address: Ballymount House, Ballymount Rd, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 2928 Date 17/09/2001	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

14. ....

Registrar

.....  
Date

.....  
Receipt No.

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

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Lár an Bhaile, Tamhlacht,  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2928	Date of Decision 17/09/2001
Register Reference S00A/0913	Date 22/12/00

Applicant Kelland Homes Ltd.  
App. Type Permission  
Development 28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.  
  
Location Quarryfield, Knockmeenagh Lane, Clondalkin, 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 25/10/2001

Yours faithfully

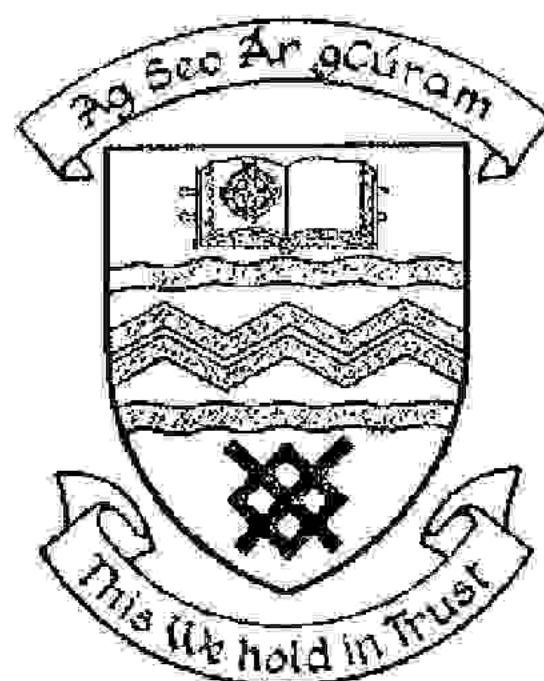
.....*M7*..... 17/09/01  
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd.  
29 Fitzwilliam Place,  
Dublin 2.

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

Decision Order Number 3294	Date of Decision 03/10/2002
Register Reference S00A/0913	Date: 22/12/00

Applicant Kelland Homes Ltd.

Development 28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.

Location Quarryfield, Knockmeenagh Lane, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 07/10/2002

Additional Information Requested/Received 23/04/2001 / 30/05/2001

Clarification of Additional Information Requested/Received 31/05/2002 / 01/08/2002

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 26 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 04/10/02  
for SENIOR PLANNER

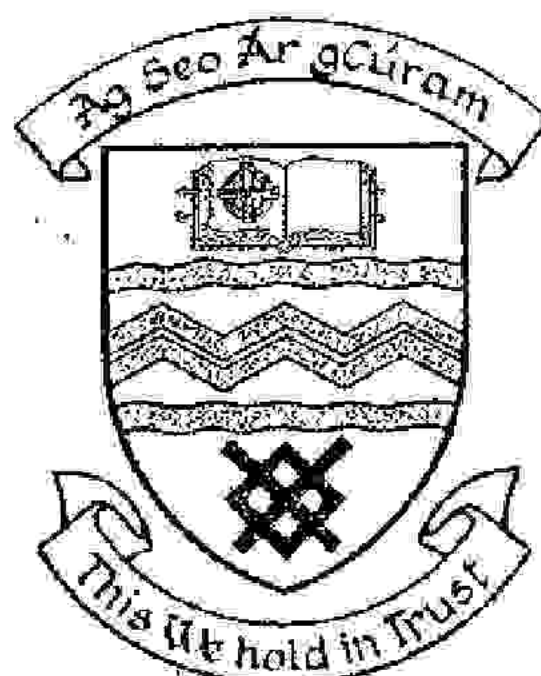
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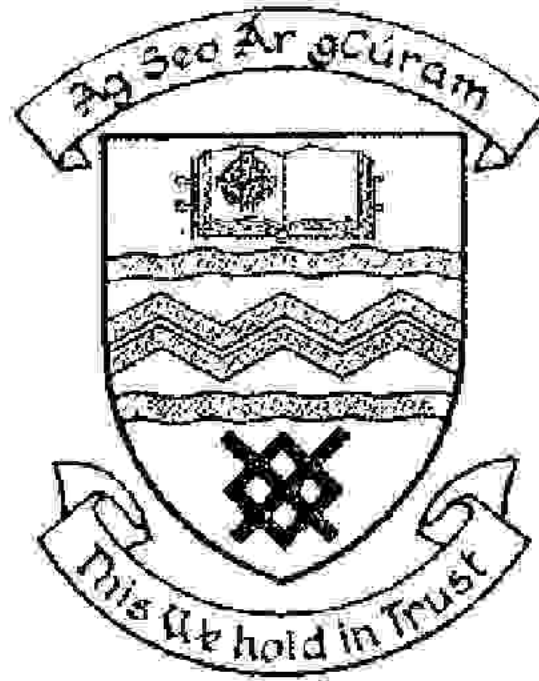
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information lodged on the 30/05/01, Unsolicited Additional Information lodged 3/04/01 and 28/11/01, and Clarification of Additional Information lodged 1/08/02 save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 3 That each proposed townhouse be used as a single dwelling unit.  
Reason:  
To prevent unauthorised development.
- 4 Details of all proposed external finishes, including samples shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.  
REASON:  
In the interest of visual amenity.
- 5 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.
- 6 That public lighting be provided as each street is occupied in accordance with a scheme to be agreed in writing by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

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REASON:

In the interest of amenity and public safety.

- 7 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.

- 8 That an acceptable street naming and house numbering scheme be submitted to and agreed in writing 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.

- 9 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.

- 10 That all bathroom windows be fitted and permanently maintained with obscure glass.

REASON:

In the interest of residential amenity.

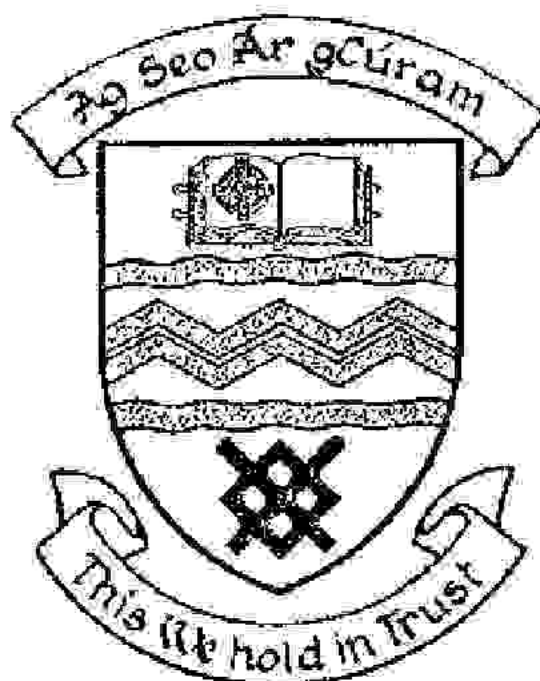
- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following requirements shall be complied with:

(a) Prior to the commencement of development a written wayleave agreement shall be drawn up between the applicant, Mr. Harry James and South Dublin County Council with regard to the access to the private sewers for connections and maintenance purposes.

(b) All requirements of the Parks department with regards to tree preservation shall be strictly adhered to.



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(c) All sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter and at least 5m from the nearest building.

(d) Applicant to ensure full and complete separation of foul and surface water systems.

(e) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

(f) Prior to the commencement of development the applicants shall, at their own expense, carry out a CCTV investigation, in conjunction with the Drainage Area Engineer, Deansrath Depot, to establish the condition of a 300mm surface water sewer and whether any existing areas are draining into it. Any pollution or infiltration entering the sewer shall be removed prior to any new connections.

(g) The maximum surface water discharge from this development shall be 4 litres per second. The surface water discharges from the site shall be attenuated by means of 105m of 1050mm diameter surface water sewers fitted with a hydrobrake flow controls, or similar, to limit the outflow from the site. The attenuation system shall be cleaned and maintained regularly to keep it free from siltation.

(h) All watermain serving the site with the potential to be taken in charge shall be a minimum of 100mm in diameter and at least 5m from the nearest building.

(i) 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.

(j) Each property shall have its own individual service connection to the public watermain and 24hour storage.

(k) 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:

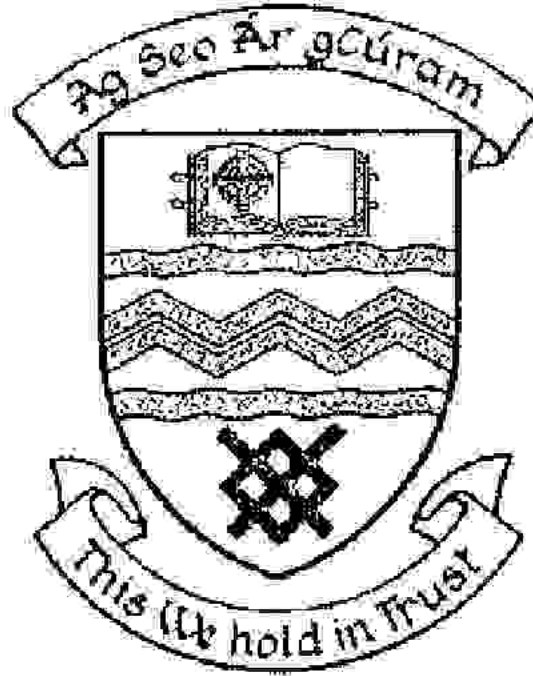
In order to comply with the Sanitary Services Acts, 1878-1964.

- 12 That prior to the commencement of development the developer shall comply with the following:

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(i) Prior to the commencement of works on site, the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed specification of the landscape treatment of the site. This plan to include details in relation to the development and maintenance of the areas of 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.

(ii) The applicant to agree the precise location and details of protective fencing to be erected around those trees to be retained on site prior to the commencement of any works on site. All trees to be retained on the site are to be protected for the duration of site development works and are to be enclosed by post and rail fencing, located outside the area covered by the crown spread of the trees. 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.

(iii) The applicant to provide for the retention of trees nos. 959 and 958 and they are to be protected in the same manner as outlined in (ii) above and every effort should be made to minimise the degree of ground disturbance in the vicinity of these and all other trees on site.

(iv) A scheme of tree felling and surgery works based on the applicant's tree survey is to be carried out prior to the commencement of works on site.

(v) All areas of open space shown on Dwg. V123-103 are considered private/communal open space and therefore not acceptable as public open space and should be managed and maintained by a properly constituted Management Company, evidence of which is to be submitted to the Planning Department prior to commencement of works on site.

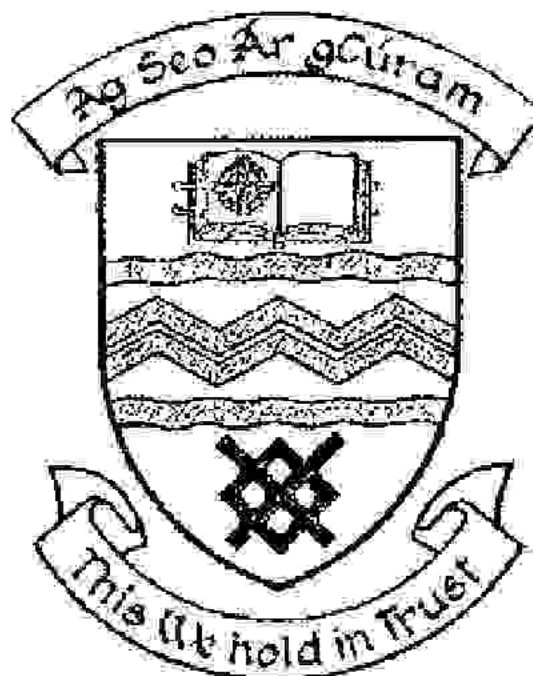
(vi) That details of the Management Agreement for the maintenance and Control of the development be submitted and agreed with the Planning Authority prior to the commencement of development.



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(vii) The exact routes of all water mains, foul and surface water sewers must be marked out on site and agreed with the Parks Department, South Dublin County Council, prior to the commencement of any works, so as to minimise damage to trees which should inevitably result from excavation works and storage of materials.

(viii) The proposed 2m high block wall proposed along eastern boundary of the site to be omitted and the existing palisade fence at this location to be retained.

(ix) Prior to commencement of development the developer shall agree with the Parks and Landscape Services Department precise details in relation to the treatment of the boundary of the site adjoining Knockmeenagh Lane. This detail is to be submitted to the Planning Department.

Reason:

In the interest of residential and visual amenity.

13 In relation to the site boundary to Knockmeenagh Lane

(a) the site shall be enclosed by dwarf wall, railings and individual garden gates with individual separate pathways to each unit in Block A.

(b) The front gardens of Block A shall be open plan with no dividing walls between each front garden.

(c) Plans and particulars of the proposed entrance detail shall be submitted to and agreed by the Planning Authority prior to the commencement of development.

REASON:

In the interest of visual and residential amenity and to ensure the proper planning and development of the area.

14 Where 2.0m block walls are provided, the walls shall be suitably rendered and capped.

REASON:

In the interest of visual amenity.

15 The applicant shall ensure that all footpaths be a minimum of 1.5m wide.

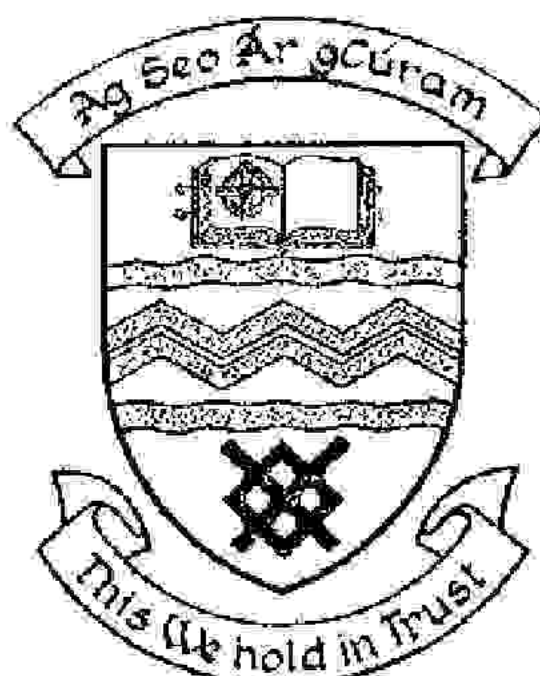
REASON:

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

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- 16 The rear boundaries to Block A shall be constructed in brick

Reason:

In the interest of visual amenity

- 17 That prior to the commencement of development the requirements of the Chief Fire Officer shall be ascertained and strictly adhered to in the development.

Reason:

In the interest of safety and the avoidance of fire hazard.

- 18 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in this development.

Reason:

In the interest of public health.

- 19 That a financial contribution in the sum of EUR 25,704 (twenty five thousand seven hundred and four 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.

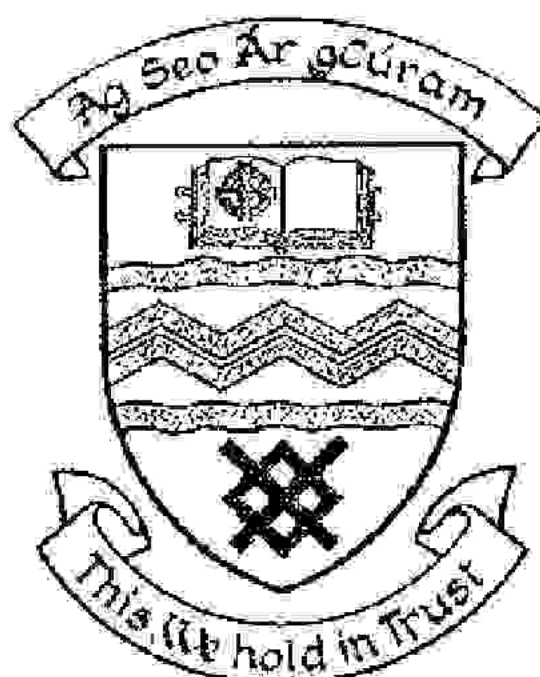
- 20 That a financial contribution in the sum of EUR 135,000 (one hundred and thirty five thousand euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; 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.



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- 21 That a financial contribution in the sum of EUR 77,145 (seventy seven thousand one hundred and forty five 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.

- 22 That a financial contribution in the sum of EUR 20,250 (Twenty thousand two hundred and fifty euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will 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 the works.

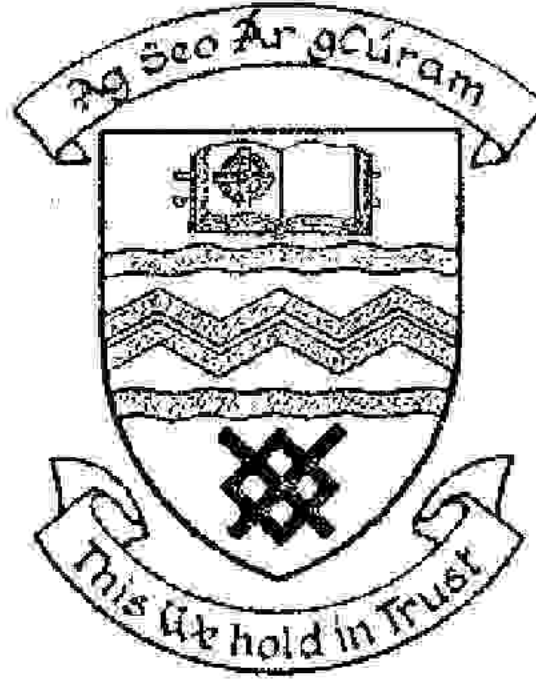
- 23 That a financial contribution in the sum of EUR 2,970 (two thousand nine hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the Camac River Phase II Improvement Scheme which serves this development.

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.

- 24 That a financial contribution in the sum of EUR 5,940 (five thousand nine hundred and forty euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on site.

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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 the works.

- 25 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of EUR 34,290 (thirty four thousand two hundred and ninety euro), a bond of an Insurance Company of EUR 51,408 (fifty one thousand four hundred and eight 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.

- 26 That a Bond or Cash Lodgement of EUR 65,000 (sixty five thousand euro) shall be lodged with the Planning Authority before development commences to ensure the protection of trees 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.



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0913	
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2. Development	28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.		
3. Date of Application	22/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/04/2001 2.	1. 30/05/2001 2.
4. Submitted by	Name: Fenton Simons Ltd. Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd. Address: Ballymount House, Ballymount Rd, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 0837 Date	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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9. Appeal Decision			
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14.

Registrar

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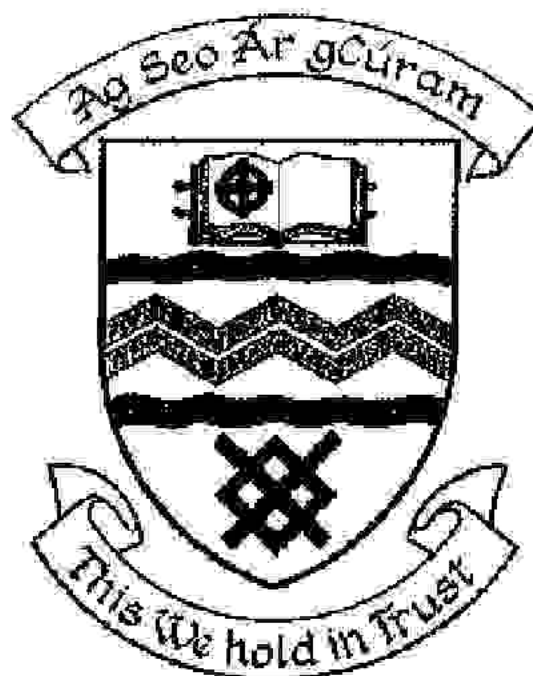
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0837	Date of Decision 23/04/2001
Register Reference S00A/0913	Date: 22/12/00

**Applicant** Kelland Homes Ltd.  
**Development** 28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.

**Location** Quarryfield, Knockmeenagh Lane, Clondalkin, Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 22/12/00 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 applicant shall submit a revised Foul and Surface drainage scheme in accordance with the requirements of the Environmental Services Department, South Dublin County Council. The applicant is requested to redesign the Foul and Surface Water drainage for the development with regard to the following considerations  
Foul Drainage
  - Any new foul sewer from the development shall connect with the existing public system at the existing manhole (cover level: 77.83 m; invert level: 76.93 m. Note: All levels to confirmed on site by applicant) on Newlands Park on the footpath opposite no.27.
  - The applicant shall submit a longitudinal section of the foul drainage from the site clearly showing pipe sizes,

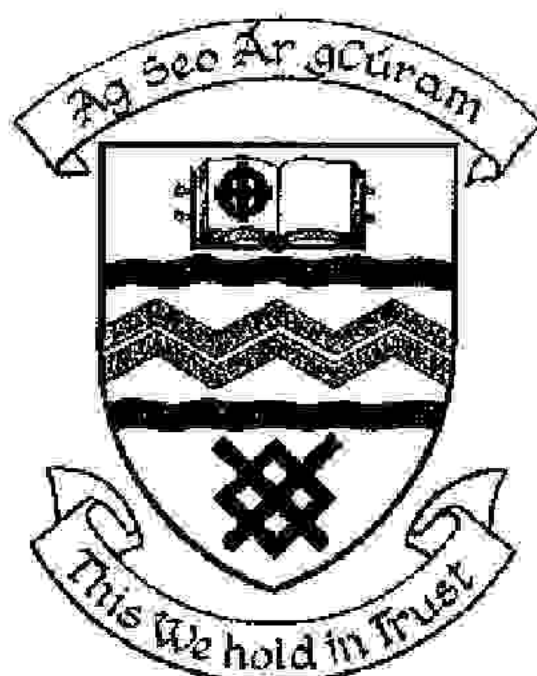
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gradients, cover and invert levels, up to and including connection to public sewer at this manhole

- The applicant shall submit design calculations for the foul drainage from the development which clearly show that self cleansing velocities the applicant may need to make arrangements with SDCC to divert / overflow from the existing 150 mm diameter sewer on Newlands Avenue..
- Applicant to ensure full and complete separation of foul and surface water systems.
- 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.
- No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

**Surface Water Drainage**

- The applicants unsolicited additional Information shows a connection to an existing surface water sewer which is actually not there. Any new surface water sewer from the development shall connect with the existing public system at a new manhole on of Newlands Avenue. This manhole will be located in the roadway beside no. 40 Newlands Road, between the existing manholes (no. 1: cover level: 78.31 m, invert level: 77.08 m and no. 2 : this manhole is not in charge. Note All levels to confirmed on site by applicant).
- The applicant shall submit a longitudinal section of the surface water drainage from the site clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer at this manhole. This section shall clearly intersection points of any new surface water sewer with the existing foul sewer. They shall clearly demonstrate that the respective invert levels adequately allow for such interventions. The surface water sewer shall pass at least 150mm above any foul sewer to eliminate any potential for pollution
- The applicants information relating to the proposed surface water attenuation is insufficient. Revised information is therefore required noting all the following: 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



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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 rainfall intensities for a 20 year return period, of 2 hour duration. Details to include discharge calculations, pipe sizes, invert levels and gradients, manhole locations, required storm water storage volume, location of storm water storage area together with a cross section of the storm water storage area showing details of both inlets and outlets. Details of proposed flow control mechanisms to limit surface water discharges to the equivalent of 6 litres per second per hectare shall also be submitted. Full details of maintenance and cleaning provisions for the attenuation facility shall also be included.

- Applicant to ensure full and complete separation of foul and surface water systems.

- 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.

- No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

Note: The applicant is requested to contact Environmental Services Department, South Dublin County Council, with regard to the above.

- 2 The applicant shall submit revised plans particulars and details of a revised housing layout that ensures the proposed development conforms with the prevailing pattern of development in the vicinity. The revision of the housing layout shall include residential block housing units 1-8 (Block A) shall be

- re-oriented towards Knockmeenagh Lane with individual pedestrian access via gates and pathways.

- Car parking for Block A shall be provided to the rear.

- Pedestrian access from car parking area to the rear to the front of Block A shall be provided at both ends of Block A.

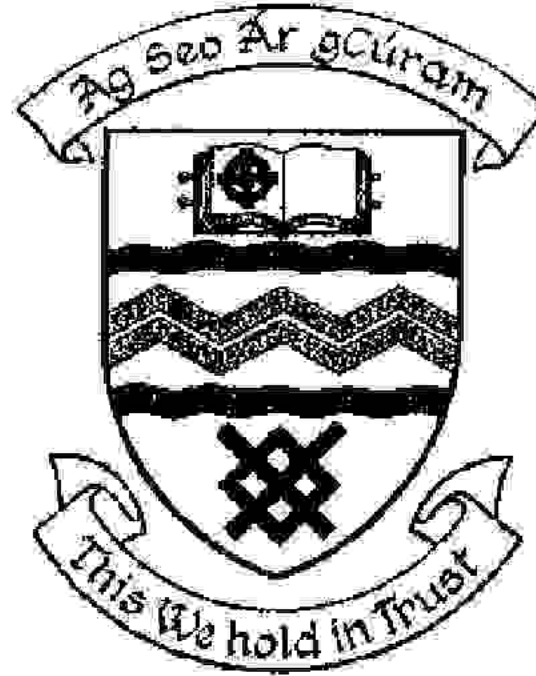
- Block A shall be re-positioned to ensure that Block A is a maximum of 10 metres from the revised carriageway (kerbline) of Knockmeenagh Lane to reflect existing building lines.

- The site boundary to Knockmeenagh Lane in front of Block A (front facade after re-orientation) shall be enclosed by dwarf wall, railings and individual garden gates and

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- individual separate pathways to each unit in Block A.
- The front gardens of Block A shall be open plan with no dividing walls between each front garden to minimise the disruption to trees on Knockmeenagh Lane frontage .
- 3 The applicant shall submit details of the proposed rear garden boundaries including proposed materials and elevations. The applicant is advised that the Planning Authority consider that the rear boundaries to Block A shall be constructed in brick.
- 4 The applicant shall submit accurate plans particulars and details, of a revised layout to indicate vision splays of 3m x 65m in both directions of proposed vehicular access point. This will involve setting back of existing palisade fence on grounds of site immediately to east of subject site.
- 5 The applicant is requested to submit to 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 areas 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.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

23/04/01



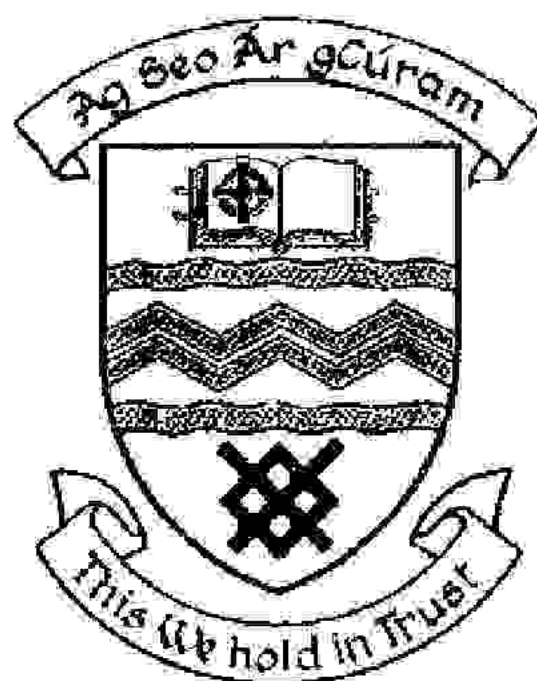
	<b>South Dublin County Council</b> <b>Local Government</b> <b>(Planning &amp; Development) Acts 1963 to 1993</b> <b>and Planning &amp; Development Act 2000</b> <b>and Planning Regulations Thereunder</b> <b>Planning Register (Part 1)</b>		Plan Register No.  <b>S00A/0913</b>
<b>1. Location</b>	Quarryfield, Knockmeenagh Lane, Clondalkin, Dublin 22.		
<b>2. Development</b>	28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.		
<b>3. Date of Application</b>	01-Aug-2002	Date of further particulars (a) Requested (b) Received	
<b>3a. Type of Application</b>	Permission	1. 31-May-2002, 2. 31-May-2002,	1. 2.
<b>4. Submitted by</b>	<b>Name:</b> Fenton Simons Ltd. <b>Address:</b> 29 Fitzwilliam Place,, Dublin 2.		
<b>5. Applicant</b>	<b>Name:</b> Kelland Homes Ltd. <b>Address:</b> Ballymount House, Ballymount Rd, Kingswood, Dublin 24.		
<b>6. Decision</b>	<b>O.C.M. No.:</b> 3294 <b>Date:</b> 03-Oct-2002	<b>Effect:</b> GRANT PERMISSION	
<b>7. Grant</b>	<b>O.C.M. No.:</b> 3639 <b>Date:</b> 19-Nov-2002	<b>Effect:</b> GRANT PERMISSION	
<b>8. Appeal Lodged</b>	<b>Date:</b>	<b>Appeal Type</b>	
<b>9. Appeal Decision</b>	<b>Date:</b>	<b>Appeal Decision</b>	
<b>10. Material Contravention</b>			
<b>11. Enforcement:</b>	<b>Compensation:</b>	<b>Purchase Notice:</b>	
<b>12. Revocation or Amendment</b>			
<b>13. E.I.S. Requested</b>	<b>E.I.S. Received</b>	<b>E.I.S. Appeal</b>	
<b>14. _____ Registrar</b>	<b>_____ Date</b>	<b>_____ Receipt No.</b>	

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Fenton Simons Ltd.  
29 Fitzwilliam Place,  
Dublin 2.

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

Final Grant Order No.:	3639	Date of Final Grant:	19-Nov-2002
Decision Order No.:	3294	Date of Decision:	03-Oct-2002
Register Reference:	S00A/0913	Date:	01-Aug-2002

**Applicant:** Kelland Homes Ltd.

**Development:** 28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.

**Location:** Quarryfield, Knockmeenagh Lane, Clondalkin, Dublin 22.

**Floor Area:**

**Time extension(s) up to and including** 31-May-2002  
**Additional Information Requested/Received** 31-May-2002, /

A Permission has been granted for the development described above, subject to the following (26) conditions.

**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 lodged on the 30/05/01, Unsolicited Additional Information lodged 3/4/01 and 28/11/01, and Clarification of Additional Information lodged 1/8/02 save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That all necessary measures be taken by the contractor to prevent the spillage or deposit of

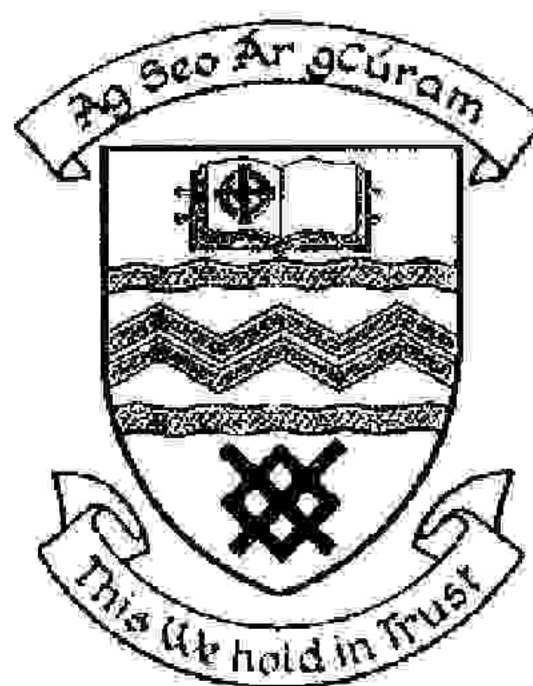


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clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

3. That each proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

4. Details of all proposed external finishes, including samples shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.

REASON: In the interest of visual amenity.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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, watermain 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.

10. That all bathroom windows be fitted and permanently maintained with obscure glass.

REASON: In the interest of residential amenity.

11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

(a) Prior to the commencement of development a written wayleave agreement shall be drawn up between the applicant, Mr. Harry James and South Dublin County Council with regard to the access to the private sewers for connections and maintenance purposes.

(b) All requirements of the Parks department with regards to tree preservation shall be strictly adhered to.

(c) All sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter and at least 5m from the nearest building.

(d) Applicant to ensure full and complete separation of foul and surface water systems.

(e) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways.

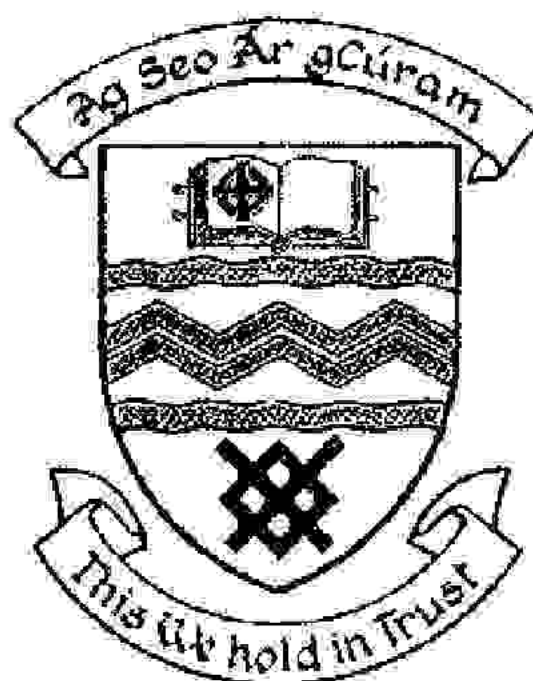


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and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

(f) Prior to the commencement of development the applicants shall, at their own expense, carry out a CCTV investigation, in conjunction with the Drainage Area Engineer, Deansrath Depot, to establish the condition of a 300mm surface water sewer and whether any existing areas are draining into it. Any pollution or infiltration entering the sewer shall be removed prior to any new connections.

(g) The maximum surface water discharge from this development shall be 4 litres per second. The surface water discharges from the site shall be attenuated by means of 105m of 1050mm diameter surface water sewers fitted with a hydrobrake flow controls, or similar, to limit the outflow from the site. The attenuation system shall be cleaned and maintained regularly to keep it free from siltation.

(h) All watermain serving the site with the potential to be taken in charge shall be a minimum of 100mm in diameter and at least 5m from the nearest building.

(i) 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.

(j) Each property shall have its own individual service connection to the public watermain and 24hour storage.

(k) 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 order to comply with the Sanitary Services Acts, 1878- 1964.

12. That prior to the commencement of development the developer shall comply with the following:

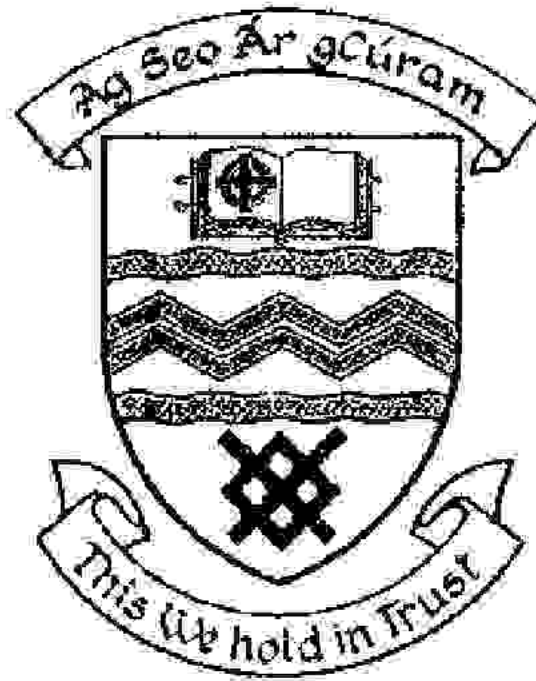
(i) Prior to the commencement of works on site, the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed specification of the landscape treatment of the site. This plan to include details in relation to the development and maintenance of the areas of 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.

(ii) The applicant to agree the precise location and details of protective fencing to be erected around those trees to be retained on site prior to the commencement of any works on site. All trees to be retained on the site are to be protected for the duration of site development works and are to be enclosed by post and rail fencing, located outside the area covered by the crown spread of the trees. 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.

(iii) The applicant to provide for the retention of trees nos. 959 and 958 and they are to be



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- protected in the same manner as outlined in (ii) above and every effort should be made to minimise the degree of ground disturbance in the vicinity of these and all other trees on site.
- (iv) A scheme of tree felling and surgery works based on the applicant's tree survey is to be carried out prior to the commencement of works on site.
- (v) The areas of open space shown on Dwg. V123-103 are considered private/communal open space and therefore not acceptable as public open space and should be managed and maintained by a properly constituted Management Company, evidence of which is to be submitted to the Planning Department prior to commencement of works on site.
- (vi) That details of the Management Agreement for the maintenance and Control of the development be submitted and agreed with the Planning Authority prior to the commencement of development.
- (vii) The exact routes of all water mains, foul and surface water sewers must be marked out on site and agreed with the Parks Department, South Dublin County Council, prior to the commencement of any works, so as to minimise damage to trees which should inevitably result from excavation works and storage of materials.
- (viii) The proposed 2m high block wall proposed along eastern boundary of the site to be omitted and the existing palisade fence at this location to be retained.
- (ix) Prior to commencement of development the developer shall agree with the Parks and Landscape Services Department precise details in relation to the treatment of the boundary of the site adjoining Knockmeenagh Lane. This detail is to be submitted to the Planning Department.

Reason: In the interest of residential and visual amenity

13. In relation to the site boundary to Knockmeenagh Lane
- (a) the site shall be enclosed by dwarf wall, railings and individual garden gates with individual separate pathways to each unit in Block A.
  - (b) The front gardens of Block A shall be open plan with no dividing walls between each front garden.
  - (c) Plans and particulars of the proposed entrance detail shall be submitted to and agreed by the Planning Authority prior to the commencement of development.
- REASON: In the interest of visual and residential amenity and to ensure the proper planning and development of the area.
14. Where 2.0m block walls are provided, the walls shall be suitably rendered and capped.
- REASON: In the interest of visual amenity.

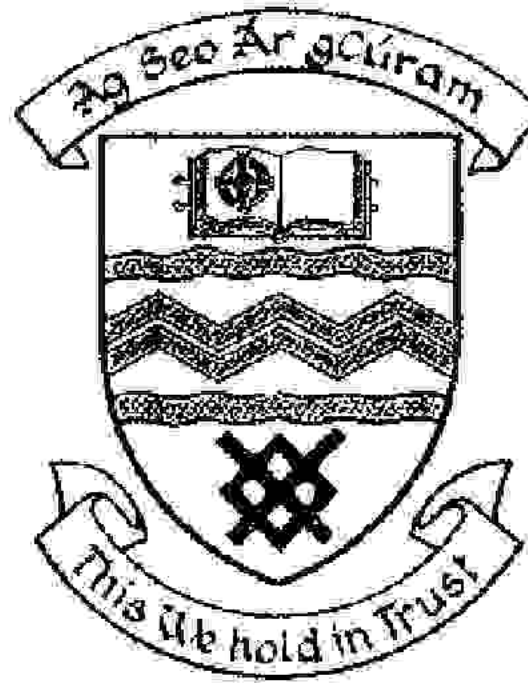


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15. The applicant shall ensure that all footpaths be a minimum of 1.5m wide.  
REASON: In the interest of the proper planning and development of the area.
16. The rear boundaries to Block A shall be constructed in brick.  
REASON: In the interest of visual amenity
17. That prior to the commencement of development the requirements of the Chief Fire Officer shall be ascertained and strictly adhered to in the development.  
REASON: In the interest of safety and the avoidance of fire hazard.
18. That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in this development.  
REASON: In the interest of public health.
19. That a financial contribution in the sum of €25,704 (twenty five thousand seven hundred and four 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.
20. That a financial contribution in the sum of €135,000 (one hundred and thirty five thousand 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.
21. That a financial contribution in the sum of EUR 77,145 (seventy seven thousand one hundred and forty five 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

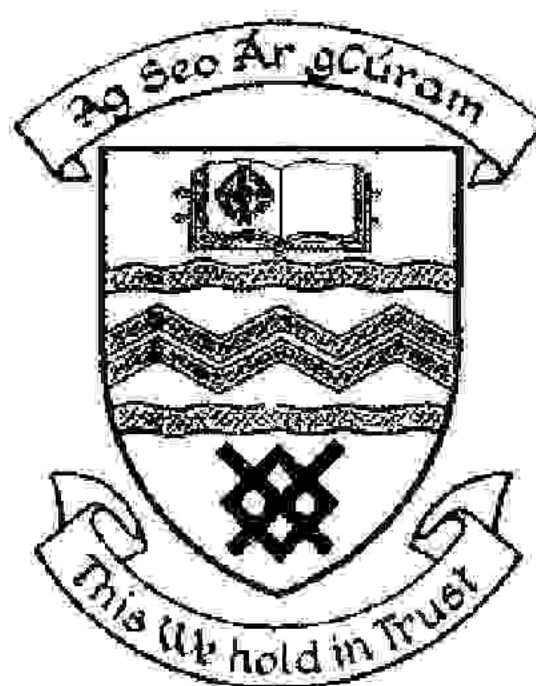


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expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

22. That a financial contribution in the sum of EUR 20,250 (twenty thousand two hundred and fifty euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will 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 the works.
23. That a financial contribution in the sum of €2,970 (two thousand nine hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the Camac River Phase II Improvement Scheme 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 shall contribute towards the cost of the works.
24. That a financial contribution in the sum of EUR 5,940 (five thousand nine hundred and forty euro) be paid by the proposer to South Dublin County Council towards the cost of the '9B' Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on site.  
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.
25. Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of €34,290 (thirty four thousand two hundred and ninety euro), a bond of an Insurance Company of €51,408 (fifty one thousand four hundred and eight 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.
26. That a Bond or Cash Lodgement of €65,00 (sixty five thousand euro) shall be lodged with the Planning Authority before development commences to ensure the protection of trees 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.

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- (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 reinforced 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.

20-Nov-2002

for SENIOR EXECUTIVE 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.  S00A/0913	
1. Location	Quarryfield, Knockmeenagh Lane, Clondalkin, Dublin 22.		
2. Development	28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.		
3. Date of Application	22/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/04/2001 2.	1. 30/05/2001 2.
4. Submitted by	Name: Fenton Simons Ltd. Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd. Address: Ballymount House, Ballymount Rd, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 0837 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



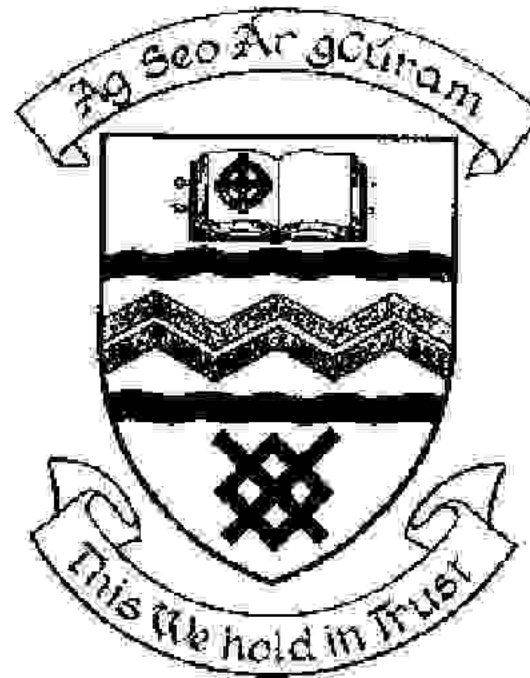


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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0710	Date of Decision 04/04/2001
Register Reference S00A/0913	Date 22/12/00

Applicant Kelland Homes Ltd.  
App. Type Permission  
Development 28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.  
  
Location Quarryfield, Knockmeenagh Lane, Clondalkin, 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 13/04/2001

Yours faithfully

..... 05/04/01  
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd.  
29 Fitzwilliam Place,  
Dublin 2.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0913	
1. Location	Quarryfield, Knockmeenagh Lane, Clondalkin, Dublin 22.		
2. Development	28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.		
3. Date of Application	22/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/04/2001 2.	1. 30/05/2001 2.
4. Submitted by	Name: Fenton Simons Ltd. Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd. Address: Ballymount House, Ballymount Rd, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 0837  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

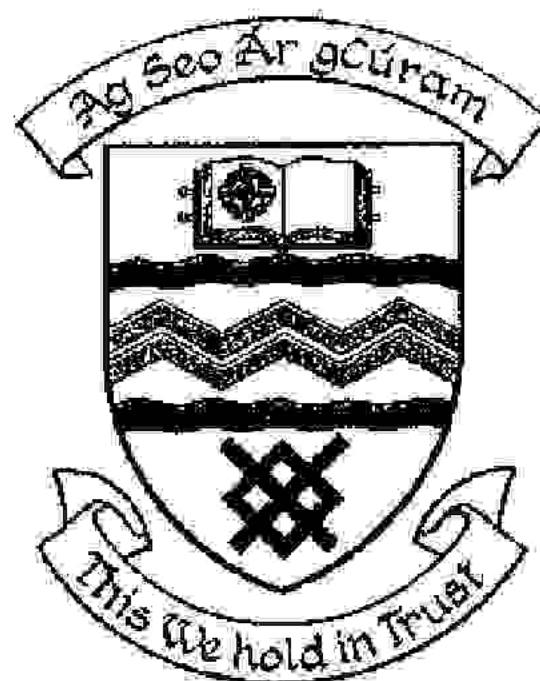
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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-414 9000  
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DEPARTMENT**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0594	Date of Decision 13/03/2001
Register Reference S00A/0913	Date 22/12/00

Applicant Kelland Homes Ltd.  
App. Type Permission  
Development 28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.

Location Quarryfield, Knockmeenagh Lane, Clondalkin, 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 26/03/2001

Yours faithfully

 ..... 23/03/01  
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd,  
29 Fitzwilliam Place,  
Dublin 2.



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0913
1. Location	Quarryfield, Knockmeenagh Lane, Clondalkin, Dublin 22.	
2. Development	28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.	
3. Date of Application	22/12/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 23/04/2001 1. 30/05/2001 2. 2.
4. Submitted by	Name: Fenton Simons Ltd. Address: 29 Fitzwilliam Place, Dublin 2.	
5. Applicant	Name: Kelland Homes Ltd. Address: Ballymount House, Ballymount Rd, Kingswood, Dublin 24.	
6. Decision	O.C.M. No. 0837  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.



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

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

Decision Order Number 0786	Date of Decision 12/04/2001
Register Reference S00A/0913	Date 22/12/00

Applicant Kelland Homes Ltd.  
App. Type Permission  
Development 28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.  
  
Location Quarryfield, Knockmeenagh Lane, Clondalkin, Dublin 22.

Dear Sir / Madam,

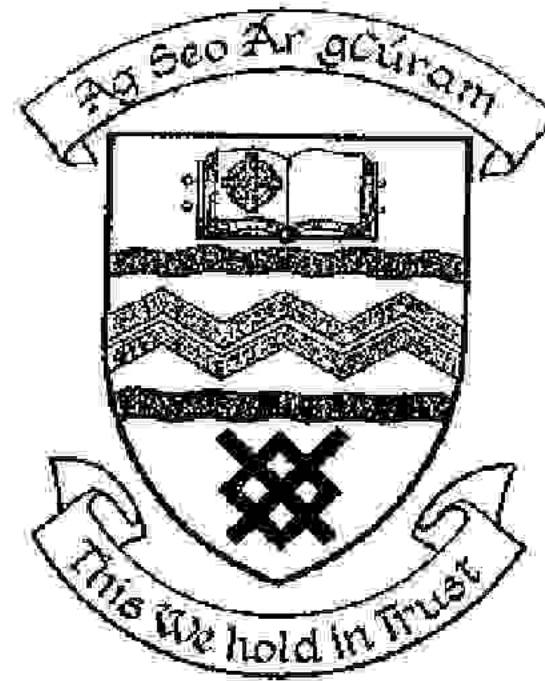
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 23/04/2001

Yours faithfully

..... *MT* ..... 12/04/01  
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd.  
29 Fitzwilliam Place,  
Dublin 2.

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



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

Decision Order Number 2108	Date of Decision 31/05/2002
Register Reference S00A/0913	Date 22/12/00

Applicant Kelland Homes Ltd.  
App. Type Permission  
Development 28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.

Location Quarryfield, Knockmeenagh Lane, Clondalkin, Dublin 22.

Dear Sir / Madam,

With reference to your planning application, additional information received on 30/05/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 Under item 5 of the Additional Information the applicant was requested "to submit to 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 areas 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

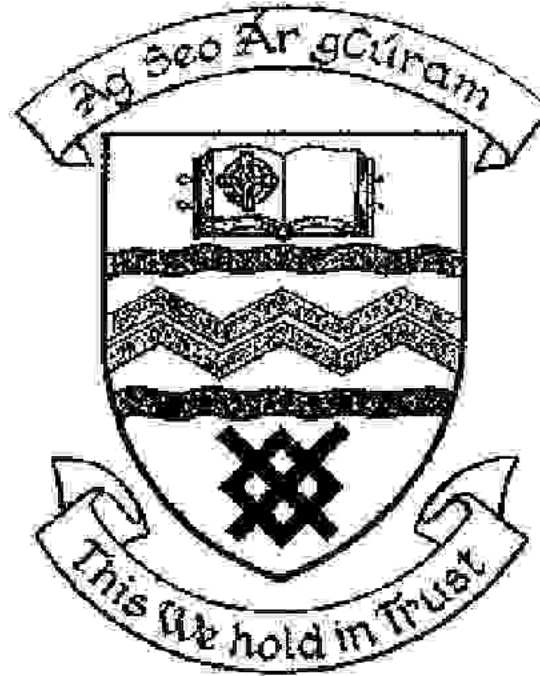
Fenton Simons Ltd.  
29 Fitzwilliam Place,  
Dublin 2.



**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S00A/0913

available from the Parks and Landscape Services Department."  
The applicant is asked to comply with this request.

- 2 Under item 1, the applicant was requested to submit a revised Foul and Surface drainage scheme in accordance with the requirements of the Environmental Services Department. In furnishing this request the applicant has failed to take in the requirements of accommodating the survival of the large number of important trees within the site. The applicant is requested to submit a revised Foul and Surface drainage scheme addressing this issue.
- 3 Under item 3, the applicant was requested to "submit details of the proposed rear garden boundaries including proposed materials and elevations. The applicant is advised that the Planning Authority consider that the rear boundaries to Block A shall be constructed in brick". The applicant is requested to submit the details as requested.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

for SENIOR ADMINISTRATIVE OFFICER

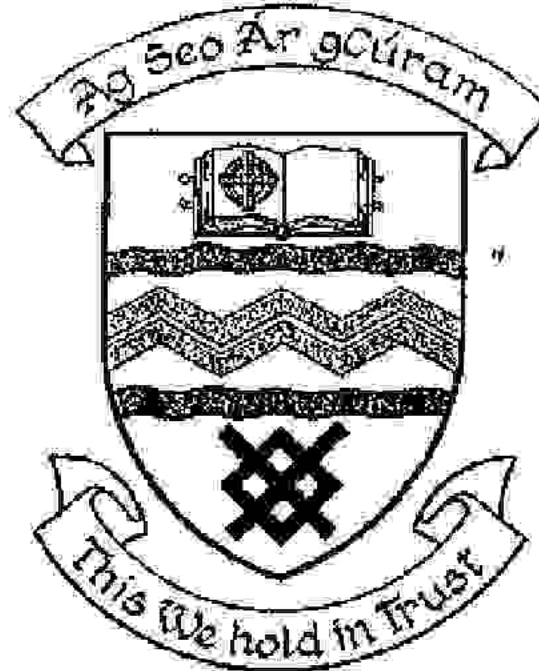
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**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2108	Date of Decision 31/05/2002
Register Reference S00A/0913	Date 22/12/00

Applicant Kelland Homes Ltd.  
App. Type Permission  
Development 28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.

Location Quarryfield, Knockmeenagh Lane, Clondalkin, Dublin 22.

Dear Sir / Madam,

With reference to your planning application, additional information received on 30/05/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate :

- 1 Under item 5 of the Additional Information the applicant was requested "to submit to 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 areas 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

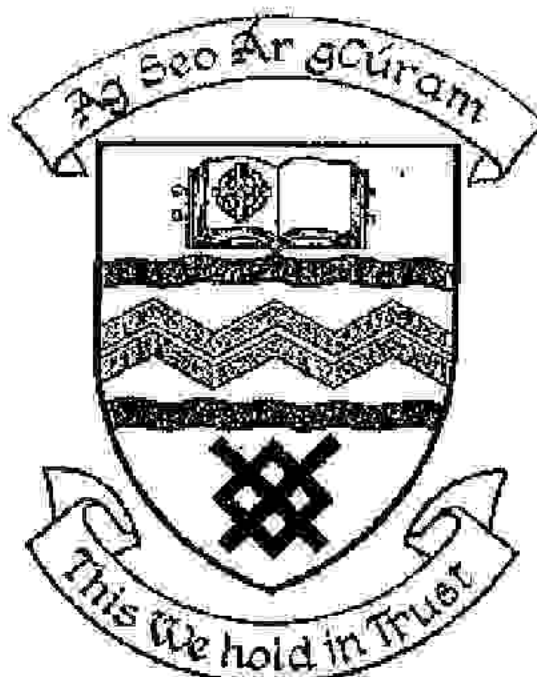
Fenton Simons Ltd.  
29 Fitzwilliam Place,  
Dublin 2.



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

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Dublin 24.

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REG REF. S00A/0913

available from the Parks and Landscape Services Department."  
The applicant is asked to comply with this request.

- 2 Under item 1, the applicant was requested to submit a revised Foul and Surface drainage scheme in accordance with the requirements of the Environmental Services Department. In furnishing this request the applicant has failed to take in the requirements of accommodating the survival of the large number of important trees within the site. The applicant is requested to submit a revised Foul and Surface drainage scheme addressing this issue.
- 3 Under item 3, the applicant was requested to "submit details of the proposed rear garden boundaries including proposed materials and elevations. The applicant is advised that the Planning Authority consider that the rear boundaries to Block A shall be constructed in brick". The applicant is requested to submit the details as requested.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

for SENIOR ADMINISTRATIVE OFFICER

31/05/02

C

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0574	Date of Decision 13/03/2002
Register Reference S00A/0913	Date 22/12/00

**Applicant** Kelland Homes Ltd.  
**App. Type** Permission  
**Development** 28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.  
  
**Location** Quarryfield, Knockmeenagh Lane, Clondalkin, 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 18/04/2002

Yours faithfully

..... 13/03/02  
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd.  
29 Fitzwilliam Place,  
Dublin 2.



C

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

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

Decision Order Number 0436	Date of Decision 15/02/2002
Register Reference S00A/0913	Date 22/12/00

Applicant                      Kelland Homes Ltd.  
App. Type                      Permission  
Development                      28 no. 2 bed terraced townhouses and associated site works  
   including all open spaces, car parking, improvements to  
   existing public road and demolition of existing semi  
   derelict house on site circa 1.67 acres with proposed site  
   access off Knockmeenagh Lane previous Reg. Ref. S99A/0476  
   and S97A/0793.

Location                      Quarryfield, Knockmeenagh Lane, Clondalkin, 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 18/03/2002

Yours faithfully

..... 22/02/02  
for SENIOR ADMINISTRATIVE OFFICER

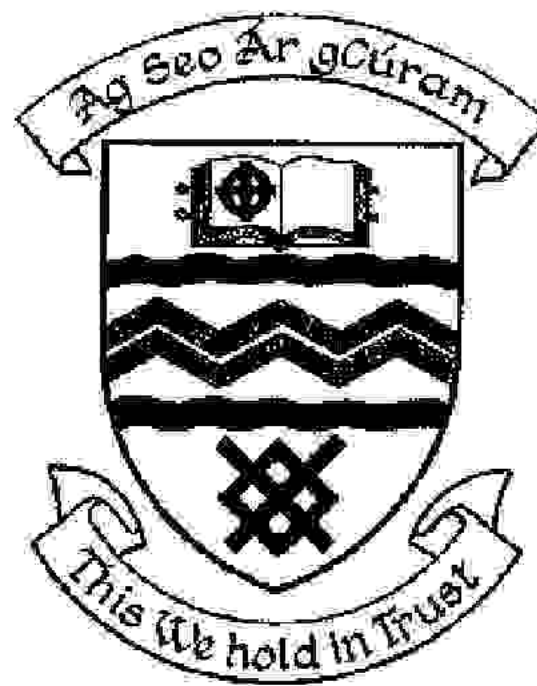
Fenton Simons Ltd.  
29 Fitzwilliam Place,  
Dublin 2.

C

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

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Baile Átha Cliath 24.

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

Decision Order Number 3722	Date of Decision 19/12/2001
Register Reference S00A/0913	Date 22/12/00

Applicant Kelland Homes Ltd.  
App. Type Permission  
Development 28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.  
  
Location Quarryfield, Knockmeenagh Lane, Clondalkin, 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 18/01/2002

Yours faithfully

 19/12/01  
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd,  
29 Fitzwilliam Place,  
Dublin 2.



C

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

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

Decision Order Number 0109	Date of Decision 15/01/2002
Register Reference S00A/0913	Date 22/12/00

**Applicant** Kelland Homes Ltd.  
**App. Type** Permission  
**Development** 28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.  
**Location** Quarryfield, Knockmeenagh Lane, Clondalkin, 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 18/02/2002

Yours faithfully

  
..... 15/01/02  
for SENIOR ADMINISTRATIVE OFFICER

Fenton Simons Ltd.  
29 Fitzwilliam Place,  
Dublin 2.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0913	
1. Location	Quarryfield, Knockmeenagh Lane, Clondalkin, Dublin 22.		
2. Development	28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.		
3. Date of Application	22/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/04/2001 2.	1. 30/05/2001 2.
4. Submitted by	Name: Fenton Simons Ltd. Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd. Address: Ballymount House, Ballymount Rd, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 0837 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.

M -

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

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

Decision Order Number 0837	Date of Decision 23/04/2001
Register Reference S00A/0913	Date: 22/12/00

**Applicant** Kelland Homes Ltd.  
**Development** 28 no. 2 bed terraced townhouses and associated site works including all open spaces, car parking, improvements to existing public road and demolition of existing semi derelict house on site circa 1.67 acres with proposed site access off Knockmeenagh Lane previous Reg. Ref. S99A/0476 and S97A/0793.

**Location** Quarryfield, Knockmeenagh Lane, Clondalkin, Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 22/12/00 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 applicant shall submit a revised Foul and Surface drainage scheme in accordance with the requirements of the Environmental Services Department, South Dublin County Council. The applicant is requested to redesign the Foul and Surface Water drainage for the development with regard to the following considerations  
Foul Drainage
  - Any new foul sewer from the development shall connect with the existing public system at the existing manhole (cover level: 77.83 m; invert level: 76.93 m. Note: All levels to confirmed on site by applicant) on Newlands Park on the footpath opposite no.27.
  - The applicant shall submit a longitudinal section of the foul drainage from the site clearly showing pipe sizes,

Fenton Simons Ltd.  
29 Fitzwilliam Place,  
Dublin 2.



**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0913

gradients, cover and invert levels, up to and including connection to public sewer at this manhole

- The applicant shall submit design calculations for the foul drainage from the development which clearly show that self cleansing velocities the applicant may need to make arrangements with SDCC to divert / overflow from the existing 150 mm diameter sewer on Newlands Avenue.
- Applicant to ensure full and complete separation of foul and surface water systems.
- 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.
- No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

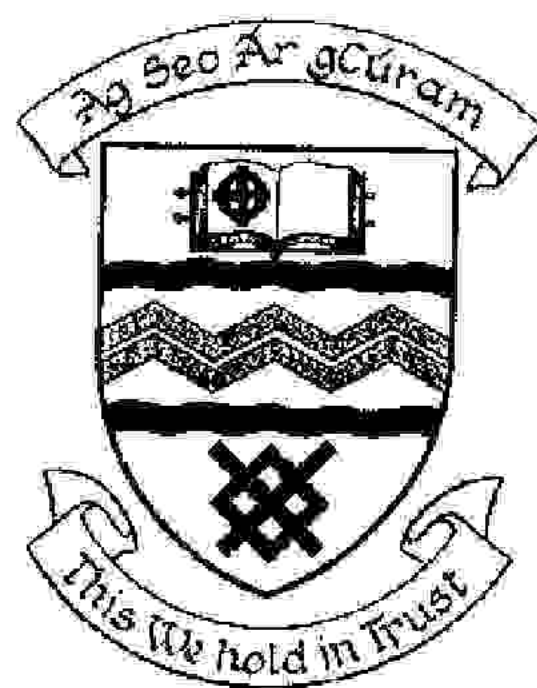
**Surface Water Drainage**

- The applicants unsolicited additional Information shows a connection to an existing surface water sewer which is actually not there. Any new surface water sewer from the development shall connect with the existing public system at a new manhole on of Newlands Avenue. This manhole will be located in the roadway beside no. 40 Newlands Road, between the existing manholes (no. 1: cover level: 78.31 m, invert level: 77.08 m and no. 2 : this manhole is not in charge. Note All levels to confirmed on site by applicant).
- The applicant shall submit a longitudinal section of the surface water drainage from the site clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer at this manhole. This section shall clearly intersection points of any new surface water sewer with the existing foul sewer. They shall clearly demonstrate that the respective invert levels adequately allow for such interventions. The surface water sewer shall pass at least 150mm above any foul sewer to eliminate any potential for pollution
- The applicants information relating to the proposed surface water attenuation is insufficient. Revised information is therefore required noting all the following: 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

**SOUTH DUBLIN COUNTY COUNCIL**  
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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 rainfall intensities for a 20 year return period, of 2 hour duration. Details to include discharge calculations, pipe sizes, invert levels and gradients, manhole locations, required storm water storage volume, location of storm water storage area together with a cross section of the storm water storage area showing details of both inlets and outlets. Details of proposed flow control mechanisms to limit surface water discharges to the equivalent of 6 litres per second per hectare shall also be submitted. Full details of maintenance and cleaning provisions for the attenuation facility shall also be included.

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

■ 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.

■ No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

Note: The applicant is requested to contact Environmental Services Department, South Dublin County Council, with regard to the above.

- 2 The applicant shall submit revised plans particulars and details of a revised housing layout that ensures the proposed development conforms with the prevailing pattern of development in the vicinity. The revision of the housing layout shall include residential block housing units 1-8 (Block A) shall be

■ re-oriented towards Knockmeenagh Lane with individual pedestrian access via gates and pathways.

■ Car parking for Block A shall be provided to the rear.

■ Pedestrian access from car parking area to the rear to the front of Block A shall be provided at both ends of Block A.

■ Block A shall be re-positioned to ensure that Block A is a maximum of 10 metres from the revised carriageway (kerbline) of Knockmeenagh Lane to reflect existing building lines.

■ The site boundary to Knockmeenagh Lane in front of Block A (front facade after re-orientation) shall be enclosed by dwarf wall, railings and individual garden gates and



**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0913

individual separate pathways to each unit in Block A.

■ The front gardens of Block A shall be open plan with no dividing walls between each front garden to minimise the disruption to trees on Knockmeenagh Lane frontage .

- 3 The applicant shall submit details of the proposed rear garden boundaries including proposed materials and elevations. The applicant is advised that the Planning Authority consider that the rear boundaries to Block A shall be constructed in brick.
- 4 The applicant shall submit accurate plans particulars and details, of a revised layout to indicate vision splays of 3m x 65m in both directions of proposed vehicular access point. This will involve setting back of existing palisade fence on grounds of site immediately to east of subject site.
- 5 The applicant is requested to submit to 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 areas 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.

Signed on behalf of South Dublin County Council

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For Senior Administrative Officer

23/04/01