

	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/0890	
1. Location	Ellensborough, Kiltipper Road, Dublin 24.		
2. Development	Residential development consisting of 66 No. units with 42 No. 2 and 3 bed apartments in 2 No. 2 and 3 storey blocks and 24 No. 2 and 3 bed town houses including all associated site development works and open spaces on site located south of entrance to development at Ellensborough, Kiltipper with access off existing entrance on Kiltipper Road.		
3. Date of Application	21/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/02/2001 2.	1. 17/05/2001 2.
4. Submitted by	Name: Fenton Simons Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Durkan New Homes Ltd. Address: Sandford House, Sandford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 2402 Date 16/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2798 Date 30/08/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

14.

Registrar

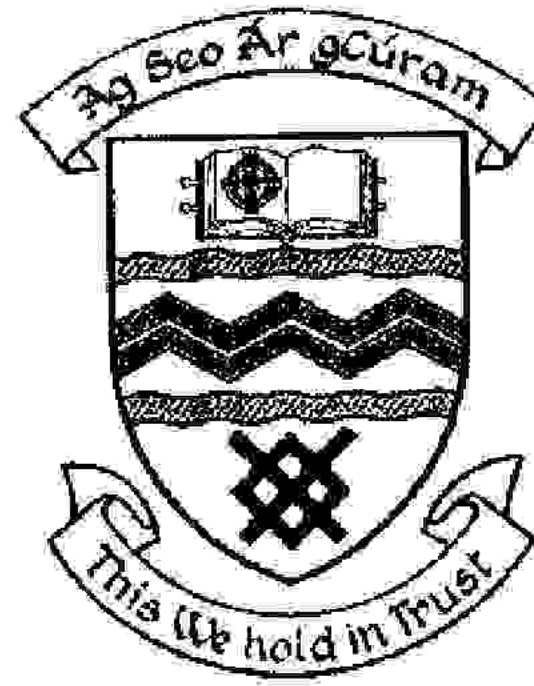
Date

Receipt No.

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Fenton Simons
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2798	Date of Final Grant 30/08/2001
Decision Order Number 2402	Date of Decision 16/07/2001
Register Reference S00A/0890	Date 17/05/01

Applicant Durkan New Homes Ltd.

Development Residential development consisting of 66 No. units with 42 No. 2 and 3 bed apartments in 2 No. 2 and 3 storey blocks and 24 No. 2 and 3 bed town houses including all associated site development works and open spaces on site located south of entrance to development at Ellensborough, Kiltipper with access off existing entrance on Kiltipper Road.

Location Ellensborough, Kiltipper Road, Dublin 24.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 27/02/2001
Additional Information Requested/Received 23/02/2001 /17/05/2001

A Permission has been granted for the development described above,
subject to the following (24) Conditions.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and additional information received by the Planning Authority on 17/05/2001 save as may be required by the other conditions attached hereto.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 Prior to 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 the Part V of the Planning & 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.

- 3 The applicant shall reserve the lands shown hatched on drawing titled 'Location Map with Local Centre (Phase 5)' for a neighbourhood centre.

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

- 4 With respect to open space, landscaping and boundary treatment, the applicant shall meet the following requirements:
 - (i) The developer shall agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification. This plan shall include paths and paving, boundary treatment, planting and street tree planting. The area designated as open space is not considered public open space and the developer must therefore submit a Management Plan and "Agreement" for the long-term maintenance of the private open spaces and planting.
 - (ii) Precise details of the proposed treatment of the boundary between road no. 1 and the public open space shall be agreed with the Parks and Landscape Services Department prior to the commencement of works on site.
 - (iii) With respect to boundary treatment for the patio areas to the rear of the town houses, a part 2.1m high wall and part 1m high wall with timber trellis above (to a total

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height of 2.1m), as shown on submitted drawings nos. SS50 and SS54 shall be provided. The rear elevations of the patio boundaries (details of which have not been shown) shall similarly consist of a 1m high wall with timber trellis above (to a total height of 2.1m) in order to allow for casual supervision of the communal open space.

(iv) The proposed stone wall between the proposed development and the Kiltipper Road shall be similar in style to the existing wall along Kiltipper Road, however, it should be low enough in height to allow for passive surveillance from the public road of the paved area within the development.

(v) The hedgerow along Ellensborough Avenue to be retained shall be protected by post and rail fencing to enclose at least the area covered by the crown spread. This shall be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to the commencement of development.

REASON: In the interest of the amenity of the area.

- 5 Prior to the commencement of development, details of external materials including samples shall be submitted to and approved by the Planning Authority.

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

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

REASON:

To prevent unauthorised development.

- 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.

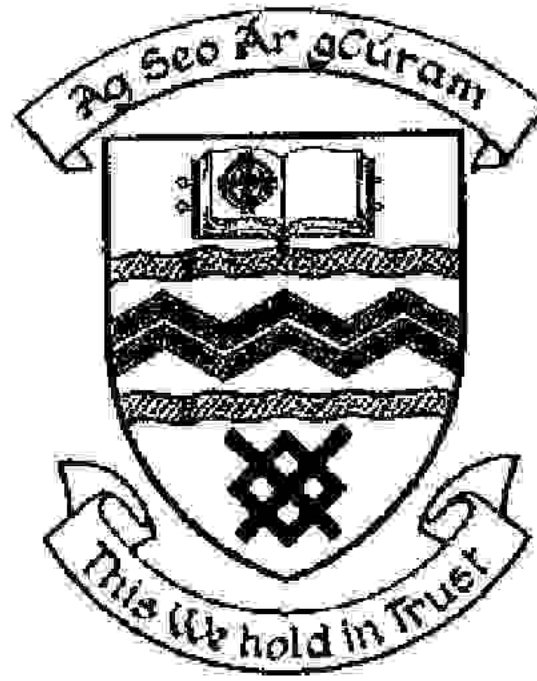
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REG REF. S0027/0000

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- 9 That no dwellinghouse/apartment 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 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.
- 11 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
REASON:
In the interest of the proper planning and development of the area.
- 12 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.
- 13 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.
- 14 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.
- 15 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.

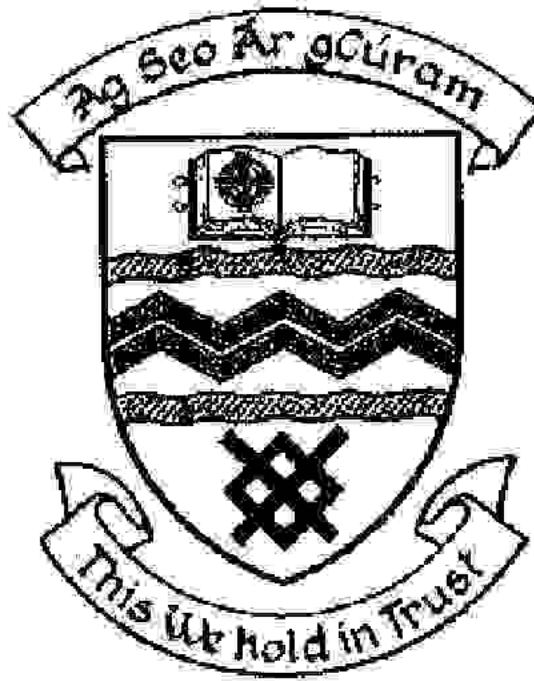
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REASON:

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

- 16 With respect to water supply and drainage arrangements, the applicant shall meet the following requirements of the Environmental Services Department:
- (i) The applicant shall maintain the foul sewerage system in good working order until such time as it is taken in charge by the Planning Authority.
 - (ii) The applicant may be required to install and maintain a suitable flow recorder on the outfalls from the site together with a rain gauge. Details of this to be agreed with Environmental Services Department of South Dublin County Council prior to the commencement of development.
 - (iii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (iv) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (v) 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.
 - (vi) The applicant shall maintain the surface water sewerage system in good working order until such time as it is taken in charge by the Planning Authority.
 - (vii) As per the applicant's proposal the surface water discharges from the site shall be attenuated by the provision of 210m³ underground storage tank fitted with a hydrobrake flow control such that the maximum surface water discharge from the site shall not exceed 6.6 l/s.
 - (viii) Prior to the commencement of development the applicant shall submit details of how it is proposed to keep the surface water attenuation system free from siltation. Details submitted shall include a maintenance / cleaning program for the system until such time as it is taken in charge by the Planning Authority.
 - (ix) All surface water runoff from car parking areas shall be routed via a petrol/oil/diesel interceptor before discharging to the sewer.
 - (x) Prior to the commencement of development the applicant shall submit for approval a revised watermain layout for the site. The new watermain shall be looped or interconnected, to facilitate self-cleansing, rather than terminating in a duckfoot hydrant and any tee-connections shall be controlled by 3-way SVs.
 - (xi) No building shall lie within 5m of watermains less than

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225mm diameter and within 8m of watermains greater than 225mm diameter.

(xii) 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 etc.

(xiii) 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.

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

(xv) 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 public health.

- 17 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.

- 18 That a financial contribution in the sum of £49,500 (forty nine thousand and five hundred pounds) EUR 62,852 (sixty two thousand eight hundred and fifty two euros) 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.

- 19 That a financial contribution in the sum of £138,600 (one hundred and thirty eight thousand and six hundred pounds) EUR 175,986 (one hundred and seventy five thousand nine hundred and eighty six euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

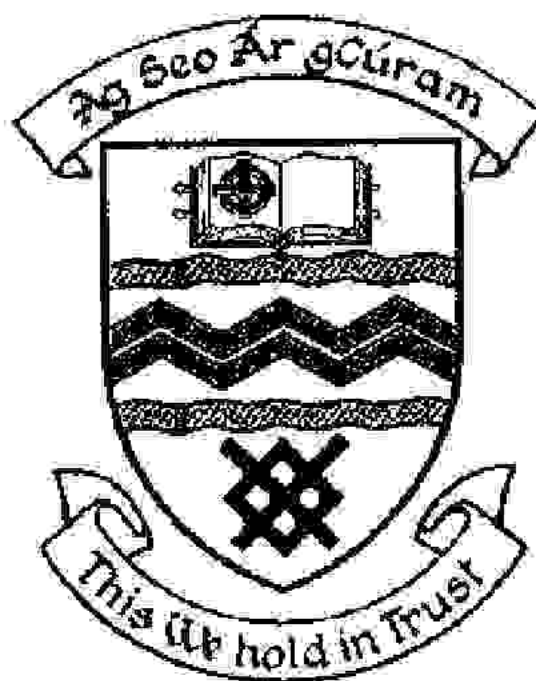
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REASON:

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.

- 20 That a financial contribution in the sum of £49,500 (forty nine thousand and five hundred pounds) EUR 62,852 (sixty two thousand eight hundred and fifty two euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

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

- 21 That a financial contribution in the sum of £44,550 (forty four thousand five hundred and fifty pounds) EUR 56,567 (fifty six thousand five hundred and sixty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply 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.

- 22 That a financial contribution in the sum of £75,438 (seventy five thousand four hundred and thirty eight pounds) EUR 95,787 (ninety five thousand seven hundred and eighty seven euros) 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.

- 23 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £66,000 (sixty six thousand pounds) EUR 83,803 (eighty three

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thousand eight hundred and three euros), a bond of an Insurance Company of £99,000 (ninety nine thousand pounds) EUR 125,704 (one hundred and twenty five thousand seven hundred and four euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

- 24 That a Bond or Cash Lodgement of £20,000 (twenty thousand pounds) EUR 25,395 (twenty five thousand three hundred and ninety five euros) 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.

NOTE: The applicant must comply with the requirements of the electricity Supply Board as regards the proximity of the development to the existing overhead power lines.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

[Signature]30/08/01
for SENIOR ADMINISTRATIVE OFFICER