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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S00A/0813 | |
| 1. Location | St. Lomans, Ballydowd, Lucan, Co. Dublin. | | |
| 2. Development | Residential development of 180 no. units consisting of 28 no. 4 bed detached and semi-detached houses, 80 no. 2 and 3 bed terrace houses, 4 no. 2 and 3 bed duplex units and 68 No. 2 bed maisonettes including all public and private open spaces, site development works, car parking, upgrading of part of existing Ballyowen Lane. The development is a modification to an existing permission for Phase 5 (Reg. Ref. S00A/0296) with access from existing Distributor Road serving development known as Mount Andrew on site of circa 12 acres | | |
| 3. Date of Application | 23/11/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Fenton - Simons Address: 29 Fitzwilliam Place, Dublin 2. | | |
| 5. Applicant | Name: Maplewood Developments Ltd., Address: 222-224 Harolds Cross Rd., Dublin 6W. | | |
| 6. Decision | O.C.M. No. 0142 Date 19/01/2001 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 0457 Date 28/02/2001 | Effect AP GRANT PERMISSION | |
| 8. Appeal Lodged | | | |
| 9. Appeal Decision | | | |
| 10. Material Contravention | | | |
| 11. Enforcement | | Compensation | Purchase Notice |
| 12. Revocation or Amendment | | | |
| 13. E.I.S. Requested | | E.I.S. Received | E.I.S. Appeal |

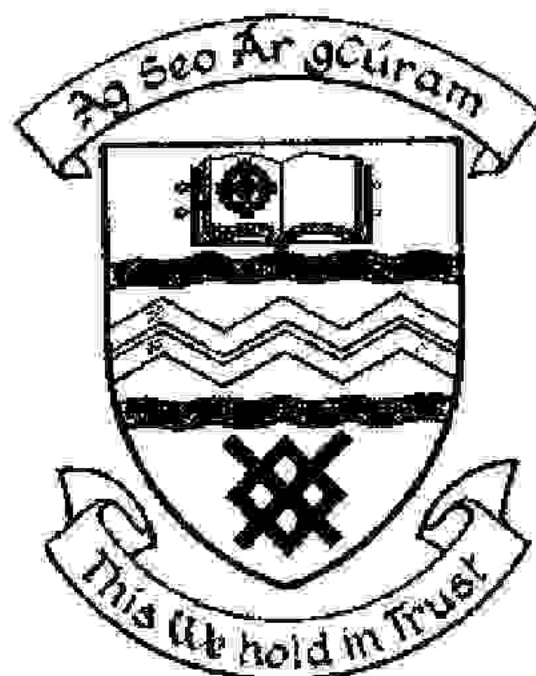
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Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Fenton - Simons
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|--------------------------------|
| Final Grant Order Number 0457 | Date of Final Grant 28/02/2001 |
| Decision Order Number 0142 | Date of Decision 19/01/2001 |
| Register Reference S00A/0813 | Date 23/11/00 |

Applicant Maplewood Developments Ltd.,

Development Residential development of 180 no. units consisting of 28 no. 4 bed detached and semi-detached houses, 80 no. 2 and 3 bed terrace houses, 4 no. 2 and 3 bed duplex units and 68 No. 2 bed maisonettes including all public and private open spaces, site development works, car parking, upgrading of part of existing Ballyowen Lane. The development is a modification to an existing permission for Phase 5 (Reg. Ref. S00A/0296) with access from existing Distributor Road serving development known as Mount Andrew on site of circa 12 acres

Location St. Lomans, Ballydowd, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

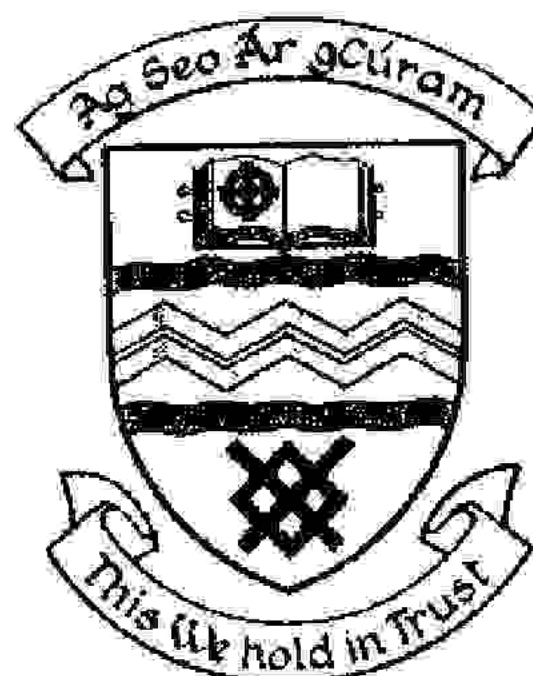
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (38) Conditions.

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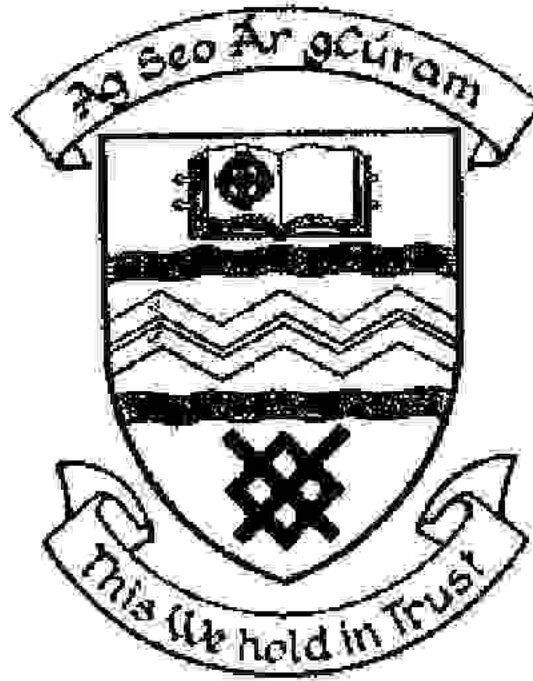
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Unsolicited Additional Information received by the Planning Authority on 08/01/01, save as may be required by the other conditions attached hereto.
 REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That each residential unit be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
 REASON:
 To protect the amenities of the area.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
 REASON:
 In the interest of amenity.
- 5 That no dwelling be occupied until all the services have been connected and are operational.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 That an acceptable naming and numbering scheme be submitted to for agreement by the Planning Authority before development commences.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the

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County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 8 The locations and details of the pedestrian accesses onto the N4 to be submitted for agreement by the Planning Authority before development commences. An access shall be positioned directly opposite the entry to the access ramp of the pedestrian overpass along the N4.

REASON:

To facilitate pedestrian access between the development site and the N4 QBC in the interest of satisfying sustainable transportation objectives.

- 9 The trees to be retained on site are to be protected by suitable fencing and a scheme of tree surgery/felling works, based on the tree survey which was submitted with the application reg ref S00A/0296, should be carried out prior to the commencement of works on site. The protective fencing is to be erected by the developer. Details of the fencing to be agreed with the County Council prior to the commencement of works.

REASON:

In the interest of visual amenity

- 10 Prior to the commencement of work, the developer shall submit for agreement by the Planning Authority a revised landscape plan with full works specification (including timescale for implementation), maintenance programme and bill of quantities for the development of the private open spaces and landscaped areas. This plan and specification to include details regarding grading, topsoiling, and seeding of open spaces, paths, drainage, boundary treatment, planting and street tree planting, as necessary. 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 Dept.

REASON:

To ensure the provision of adequate landscaping to serve the development.

- 11 The developer shall provide a pedestrian path linking Ballyowen Lane with the proposed cul-de-sac occupied by units 9 - 14.

REASON:

To improve pedestrian linkages.

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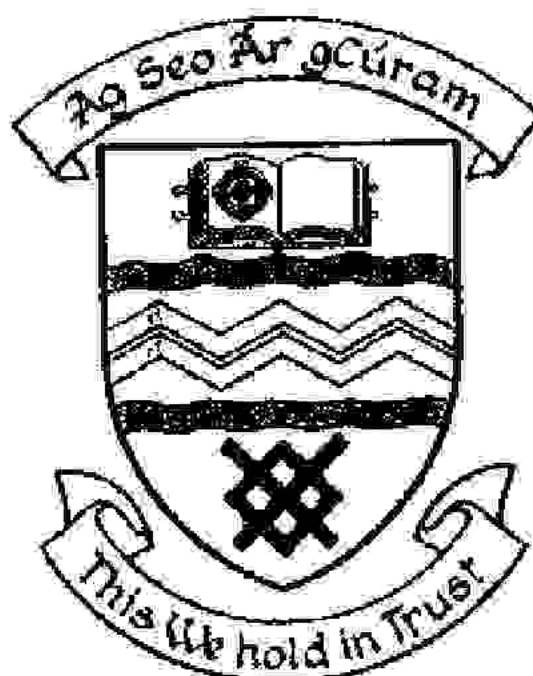
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- 12 Before development commences, the applicant shall submit for agreement by the Planning Authority details of appropriate pedestrian priority measures at junctions to facilitate crossing.
 REASON:
 To improve pedestrian linkages.
- 13 Before development commences, the applicant shall submit for agreement by the Planning Authority details of finishes of the proposed on-street parking spaces, including a sample as necessary. The parking areas are to be distinguished clearly from the road surface.
 REASON:
 In the interest of visual amenity
- 14 Before development commences, the applicant shall submit for agreement by the Planning Authority details of all hard-surface finishes and landscaping of the proposed urban square surrounded by units 35 - 62.
 REASON:
 In the interest of visual amenity
- 15 Before development commences, the applicant shall submit for agreement by the Planning Authority further details regarding proposed levels and finished floor levels of certain parts of the scheme. In particular, the applicant shall resolve the following:
 Drawing No SW03 which was lodged with S00A/0296 indicates varying finished floor levels within a number of individual blocks. The applicant shall address this and explain how the variation will be achieved.
 The Planning Authority is concerned about the steeply sloping nature of the site in the vicinity of the blocks containing units 155 - 162 and 171 - 180. According to the level survey, the difference between the finished floor levels of both blocks is approximately 2m. The applicant shall submit details of appropriate mitigating measures to reduce this difference to a maximum of 1m.
 Based on the above, the applicant shall submit a revised section through the site.
 REASON:
 In the interest of satisfactorily addressing the steeply sloping nature of the site to provide an adequate residential environment.
- 16 The applicant shall ensure the complete separation of foul and surface water systems.
 REASON:
 In the interest of proper planning and development

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- 17 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 18 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised watermain layout to ensure that no building is within 5m of a watermain less than 225mm in diameter and within 8m of a watermain greater than 225mm diameter.
REASON:
In the interest of proper planning and development
- 19 The applicant to provide a 200mm branch connection to the existing 200mm PVC watermain on the Lucan Road. The branch is to be controlled by an SV. The branch supply to be metered as follows:- 100mm ABB Magmaster district flow-meter to be installed on the branch connection together with a downstream valve, telemetry kiosk and associated telemetry outstation, power & telecom utilities for District Metering purposes in accordance with specification.
REASON:
In the interest of the proper planning and development of the area.
Note: Specification is available from Leakage Office, Deansrath Depot (tel. 457 0784/5/6).
- 20 Before development commences, the applicant shall submit for agreement by the Planning Authority details of the proposed watermain diversion to supply St. Loman's Hospital.
REASON:
In the interest of the proper planning and development of the area.
- 21 The applicant shall provide a 200mm spine watermain through the proposed development, along Road 4 to connect to Phase 2 mains, with spur-mains off to supply side roads as follows:- 150mm diameter to supply 50 or more units, 100mm diameter to supply less than 50 units.
REASON:

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

- 22 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of all external finishes including samples.

REASON:

In the interest of visual amenity

- 23 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of all boundary treatments for the site.

REASON:

In the interest of proper planning and development.

- 24 That the proposed terraced town-houses type D and the own door apartment units Type E be designed such that the roof-space in each unit is capable of conversion to habitable purposes. Drawings in compliance to be submitted for agreement by the Planning Authority before development commences.

REASON:

To provide for the future sustainability of these dwelling units.

- 25 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed house type M, to include floor plans, elevations and sections.

REASON:

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

- 26 A first floor gable window from one of the bedrooms shall be installed on Unit 78.

REASON:

To enhance the supervision of the public open space and pedestrian pathways.

- 27 That boundary treatments to the rear gardens, except where screen walls are required in accordance with Condition No. 7, shall comprise of Robust timber panel fencing and concrete supports and bases to an overall height of not less than 2 metres.

REASON:

In the interest of residential amenity.

- 28 That a financial contribution in the sum of £100 (one hundred pounds) EUR 127 (one hundred and twenty seven euros)

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PER UNIT be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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.

- 29 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER UNIT 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.

- 30 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) PER UNIT 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.

- 31 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER UNIT be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Hermitage Park 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

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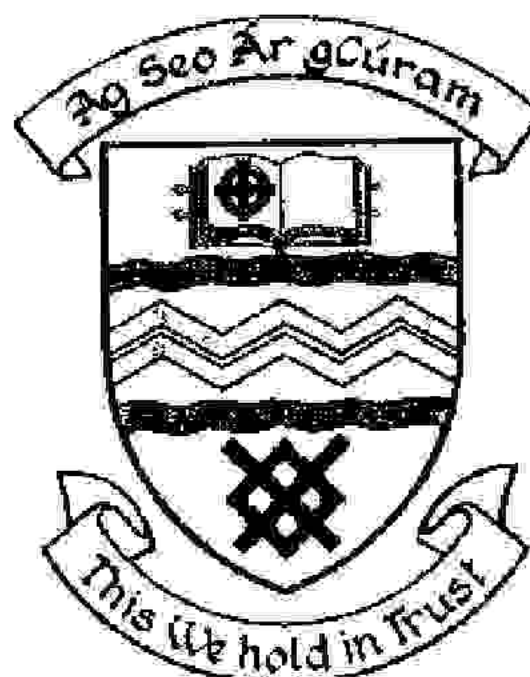
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- development and improvement of amenity lands in the area which will facilitate the proposed development.
- 32 That a financial contribution in the sum of £50 (fifty pounds) EUR 63 (sixty three euros) PER UNIT be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River 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.
- 33 That a financial contribution in the sum of £400 (four hundred pounds) EUR 508 (five hundred and eight euros) PER UNIT be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves 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 development should contribute towards the cost of the works.
- 34 That details of the Management Agreement for the maintenance and Control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.
 REASON:
 In the interest of the proper planning and development of the area.
- 35 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £180,000 (one hundred and eighty thousand pounds) EUR 228,000 (two hundred and twenty eight thousand euros), a bond of an Insurance Company of £270,000 (two hundred and seventy thousand pounds) EUR 343,000 (three hundred and forty three thousand 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.

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- 36 That a Bond or Cash Lodgement of £50,000 (fifty thousand pounds) EUR 63,487 (sixty three thousand four hundred and eighty seven 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.

- 37 That a financial contribution be paid by the applicant the sum of which is to be determined, for the duplication of the existing Ballyowen Lane to Esker Pumping Station trunk foul sewer main, the duplication of which is necessary to cater for 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 development shall contribute towards the cost of providing these services.

- 38 Before development commences, the applicant shall submit for the agreement of the Planning Authority full details of proposed Bin Stores to include floor plans and elevations.

REASON:

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

- (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.

01/03/01
 for SENIOR ADMINISTRATIVE OFFICER

| | | | |
|-----------------------------|---|--|-----------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S00A/0813 | |
| 1. Location | St. Lomans, Ballydowd, Lucan, Co. Dublin. | | |
| 2. Development | Residential development of 180 no. units consisting of 28 no. 4 bed detached and semi-detached houses, 80 no. 2 and 3 bed terrace houses, 4 no. 2 and 3 bed duplex units and 68 No. 2 bed maisonettes including all public and private open spaces, site development works, car parking, upgrading of part of existing Ballyowen Lane. The development is a modification to an existing permission for Phase 5 (Reg. Ref. S00A/0296) with access from existing Distributor Road serving development known as Mount Andrew on site of circa 12 acres | | |
| 3. Date of Application | 23/11/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Fenton - Simons Address: 29 Fitzwilliam Place, Dublin 2. | | |
| 5. Applicant | Name: Maplewood Developments Ltd., Address: 222-224 Harolds Cross Rd., Dublin 6W. | | |
| 6. Decision | O.C.M. No. 0142 Date 19/01/2001 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect AP GRANT PERMISSION | |
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| 11. Enforcement | | Compensation | Purchase Notice |
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14.

Registrar

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|-----------------------------|
| Decision Order Number 0142 | Date of Decision 19/01/2001 |
| Register Reference S00A/0813 | Date: 23/11/00 |

Applicant Maplewood Developments Ltd.,

Development Residential development of 180 no. units consisting of 28 no. 4 bed detached and semi-detached houses, 80 no. 2 and 3 bed terrace houses, 4 no. 2 and 3 bed duplex units and 68 No. 2 bed maisonettes including all public and private open spaces, site development works, car parking, upgrading of part of existing Ballyowen Lane. The development is a modification to an existing permission for Phase 5 (Reg. Ref. S00A/0296) with access from existing Distributor Road serving development known as Mount Andrew on site of circa 12 acres

Location St. Lomans, Ballydowd, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

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

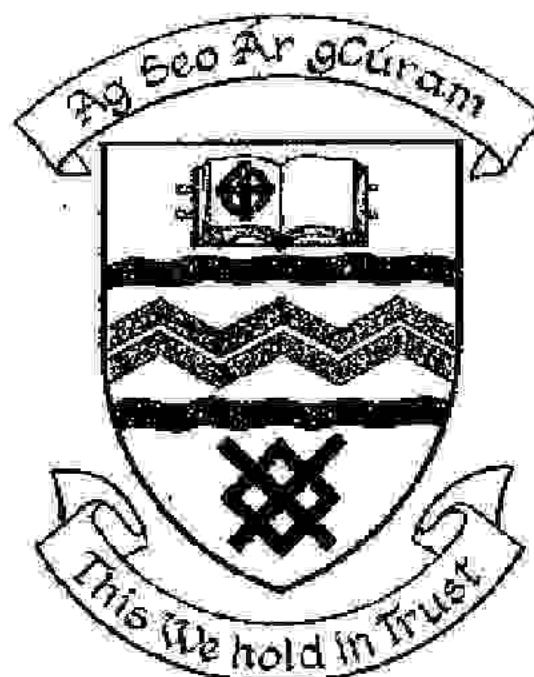
Subject to the conditions (38) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council,

Fenton - Simons
29 Fitzwilliam Place,
Dublin 2.

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..... *MT* 19/01/01
for SENIOR ADMINISTRATIVE OFFICER

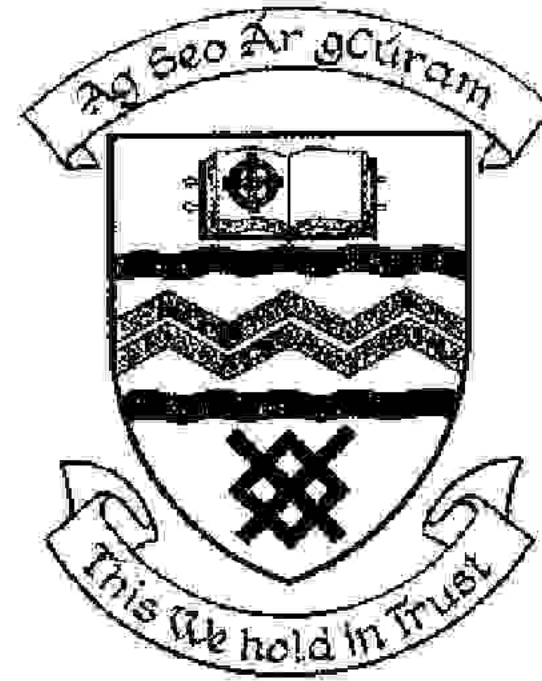
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Unsolicited Additional Information received by the Planning Authority on 08/01/01, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That each residential unit be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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REG. REF. S00A/0813

REASON:

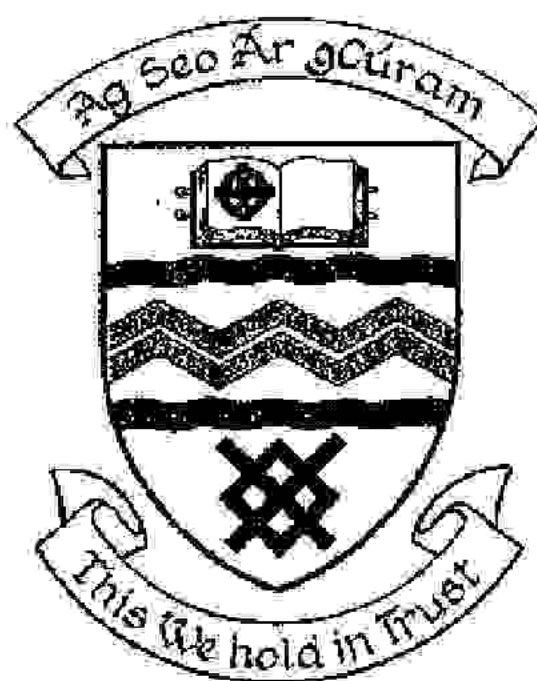
In the interest of amenity.

- 5 That no dwelling be occupied until all the services have been connected and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 That an acceptable naming and numbering scheme be submitted to for agreement by the Planning Authority before development commences.
REASON:
In the interest of the proper planning and development of the area.
- 7 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
REASON:
In the interest of visual amenity.
- 8 The locations and details of the pedestrian accesses onto the N4 to be submitted for agreement by the Planning Authority before development commences. An access shall be positioned directly opposite the entry to the access ramp of the pedestrian overpass along the N4.
REASON:
To facilitate pedestrian access between the development site and the N4 QBC in the interest of satisfying sustainable transportation objectives.
- 9 The trees to be retained on site are to be protected by suitable fencing and a scheme of tree surgery/felling works, based on the tree survey which was submitted with the application reg ref S00A/0296, should be carried out prior to the commencement of works on site. The protective fencing

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is to be erected by the developer. Details of the fencing to be agreed with the County Council prior to the commencement of works.

REASON:

In the interest of visual amenity

- 10 Prior to the commencement of work, the developer shall submit for agreement by the Planning Authority a revised landscape plan with full works specification (including timescale for implementation), maintenance programme and bill of quantities for the development of the private open spaces and landscaped areas. This plan and specification to include details regarding grading, topsoiling, and seeding of open spaces, paths, drainage, boundary treatment, planting and street tree planting, as necessary. 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 Dept.

REASON:

To ensure the provision of adequate landscaping to serve the development.

- 11 The developer shall provide a pedestrian path linking Ballyowen Lane with the proposed cul-de-sac occupied by units 9 - 14.

REASON:

To improve pedestrian linkages.

- 12 Before development commences, the applicant shall submit for agreement by the Planning Authority details of appropriate pedestrian priority measures at junctions to facilitate crossing.

REASON:

To improve pedestrian linkages.

- 13 Before development commences, the applicant shall submit for agreement by the Planning Authority details of finishes of the proposed on-street parking spaces, including a sample as necessary. The parking areas are to be distinguished clearly from the road surface.

REASON:

In the interest of visual amenity

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- 14 Before development commences, the applicant shall submit for agreement by the Planning Authority details of all hard-surface finishes and landscaping of the proposed urban square surrounded by units 35 - 62.

REASON:

In the interest of visual amenity

- 15 Before development commences, the applicant shall submit for agreement by the Planning Authority further details regarding proposed levels and finished floor levels of certain parts of the scheme. In particular, the applicant shall resolve the following:

Drawing No SW03 which was lodged with S00A/0296 indicates varying finished floor levels within a number of individual blocks. The applicant shall address this and explain how the variation will be achieved.

The Planning Authority is concerned about the steeply sloping nature of the site in the vicinity of the blocks containing units 155 - 162 and 171 - 180. According to the level survey, the difference between the finished floor levels of both blocks is approximately 2m. The applicant shall submit details of appropriate mitigating measures to reduce this difference to a maximum of 1m.

Based on the above, the applicant shall submit a revised section through the site.

REASON:

In the interest of satisfactorily addressing the steeply sloping nature of the site to provide an adequate residential environment.

- 16 The applicant shall ensure the complete separation of foul and surface water systems.

REASON:

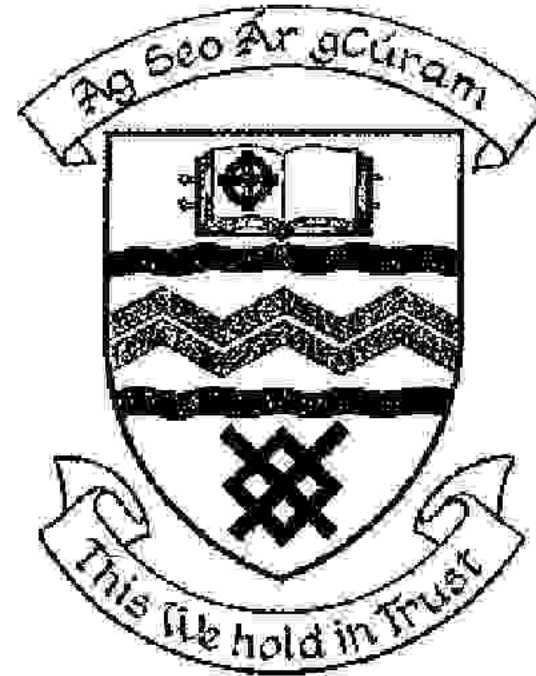
In the interest of proper planning and development

- 17 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of

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these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 18 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised watermain layout to ensure that no building is within 5m of a watermain less than 225mm in diameter and within 8m of a watermain greater than 225mm diameter.

REASON:

In the interest of proper planning and development

- 19 The applicant to provide a 200mm branch connection to the existing 200mm PVC watermain on the Lucan Road. The branch is to be controlled by an SV. The branch supply to be metered as follows:- 100mm ABB Magmaster district flow-meter to be installed on the branch connection together with a downstream valve, telemetry kiosk and associated telemetry outstation, power & telecom utilities for District Metering purposes in accordance with specification.

REASON:

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

Note: Specification is available from Leakage Office, Deansrath Depot (tel. 457 0784/5/6).

- 20 Before development commences, the applicant shall submit for agreement by the Planning Authority details of the proposed watermain diversion to supply St. Loman's Hospital.

REASON:

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

- 21 The applicant shall provide a 200mm spine watermain through the proposed development, along Road 4 to connect to Phase 2 mains, with spur-mains off to supply side roads as follows:- 150mm diameter to supply 50 or more units, 100mm diameter to supply less than 50 units.

REASON:

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

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- 22 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of all external finishes including samples.

REASON:

In the interest of visual amenity

- 23 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of all boundary treatments for the site.

REASON:

In the interest of proper planning and development.

- 24 That the proposed terraced town-houses type D and the own door apartment units Type E be designed such that the roof-space in each unit is capable of conversion to habitable purposes. Drawings in compliance to be submitted for agreement by the Planning Authority before development commences.

REASON:

To provide for the future sustainability of these dwelling units.

- 25 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed house type M, to include floor plans, elevations and sections.

REASON:

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

- 26 A first floor gable window from one of the bedrooms shall be installed on Unit 78.

REASON:

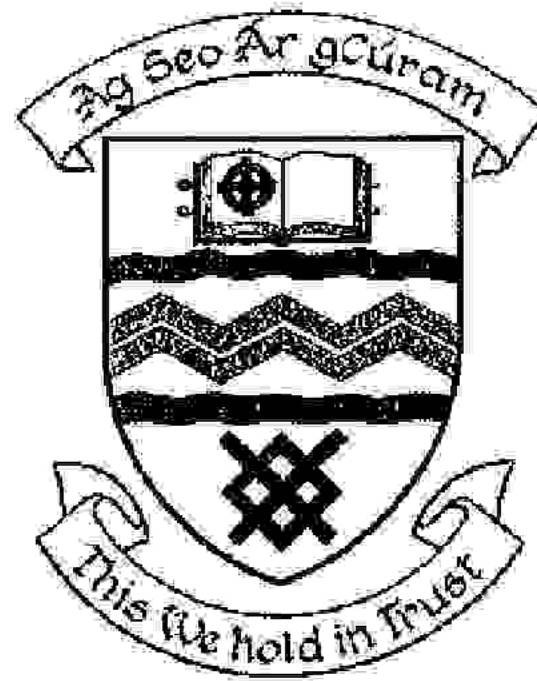
To enhance the supervision of the public open space and pedestrian pathways.

- 27 That boundary treatments to the rear gardens, except where screen walls are required in accordance with Condition No. 7, shall comprise of Robust timber panel fencing and concrete supports and bases to an overall height of not less than 2 metres.

REASON:

In the interest of residential amenity.

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- 28 That a financial contribution in the sum of £100 (one hundred pounds) EUR 127 (one hundred and twenty seven euros) PER UNIT be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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.

- 29 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER UNIT 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.

- 30 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) PER UNIT 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:

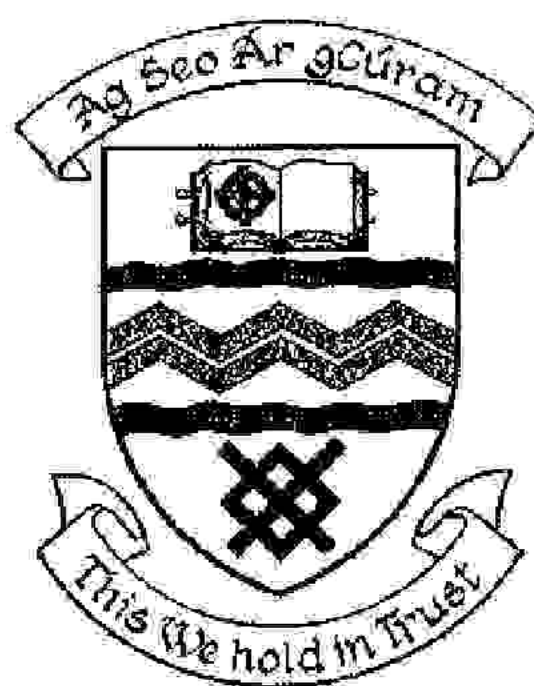
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 31 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER UNIT be paid by the proposer to South Dublin

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County Council towards the cost of the development and improvement of public open space in Hermitage Park 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.

- 32 That a financial contribution in the sum of £50 (fifty pounds) EUR 63 (sixty three euros) PER UNIT be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River 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.

- 33 That a financial contribution in the sum of £400 (four hundred pounds) EUR 508 (five hundred and eight euros) PER UNIT be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves 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 development should contribute towards the cost of the works.

- 34 That details of the Management Agreement for the maintenance and Control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

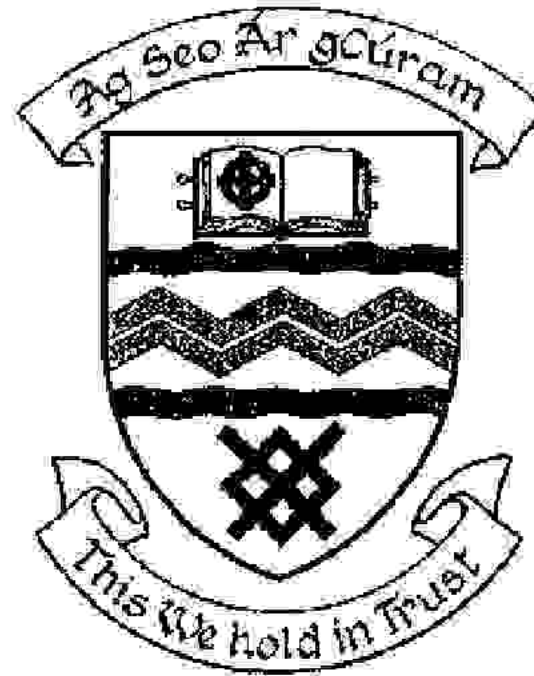
REASON:

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

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- 35 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £180,000 (one hundred and eighty thousand pounds) EUR 228,000 (two hundred and twenty eight thousand euros), a bond of an Insurance Company of £270,000 (two hundred and seventy thousand pounds) EUR 343,000 (three hundred and forty three thousand 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.

- 36 That a Bond or Cash Lodgement of £50,000 (fifty thousand pounds) EUR 63,487 (sixty three thousand four hundred and eighty seven 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.

- 37 That a financial contribution be paid by the applicant the sum of which is to be determined, for the duplication of the existing Ballyowen Lane to Esker Pumping Station trunk foul sewer main, the duplication of which is necessary to cater for 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 development shall contribute towards the cost of providing these services.

- 38 Before development commences, the applicant shall submit for the agreement of the Planning Authority full details of proposed Bin Stores to include floor plans and elevations.

REASON:

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