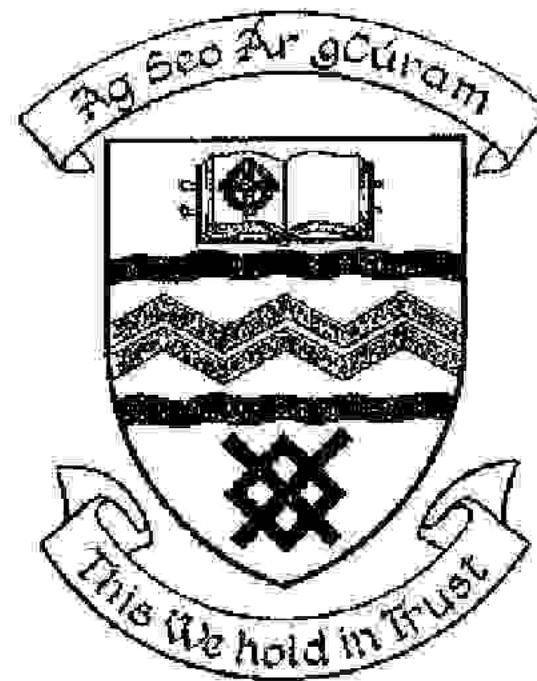


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0665	
1. Location	adjoining 66 Coolamber Park, Knocklyon, Templeogue, Dublin.		
2. Development	for detached residence.		
3. Date of Application	22/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/11/2000 2.	1. 29/11/2000 2.
4. Submitted by	Name: William Harney Associates, Address: 117 Strand Road, Sandymount,		
5. Applicant	Name: Noel Hayden Address: 9 Laurleen, Leopardstown, County Dublin		
6. Decision	O.C.M. No. 0190  Date 25/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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.			

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

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

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
County Hall,  
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Dublin 24.

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

Decision Order Number 0190	Date of Decision 25/01/2001
Register Reference S00A/0665	Date: 22/09/00

Applicant Noel Hayden  
Development for detached residence.  
Location adjoining 66 Coolamber Park, Knocklyon, Templeogue, Dublin.  
Floor Area Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received 20/11/2000 /29/11/2000  
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 ( 7 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

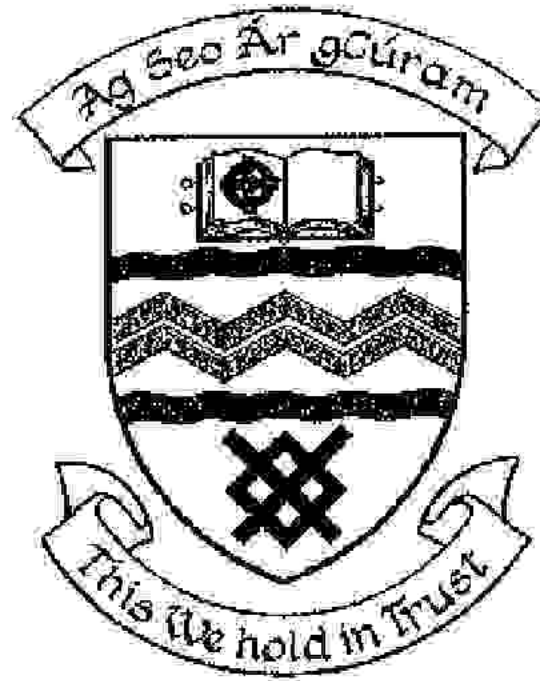
.....*MY*..... 25/01/01  
for SENIOR ADMINISTRATIVE OFFICER

William Harney Associates,  
117 Strand Road,  
Sandymount,  
Dublin 4.

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

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REG REF. S00A/0665

**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received by the Planning Authority on 29/11/2000 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 external finishes harmonise in colour and texture with the existing dwelling house.  
REASON:  
In the interest of visual amenity.
- 3 The entire premises shall be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 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.
- 5 The following criteria of the Parks Department shall be satisfied:  
(i) The applicant is to take due care and attention to ensure the preservation and protection of the street tree on the grass verge to the side of the house. In this regard, no materials of any kind (including oil, tar, bitumen, cement, rubble, and excavated materials) likely to be injurious to the tree should be permitted within 2 metres of the tree in the grass margin outside this house.  
REASON:  
To protect the amenities of the area.



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REG. REF, S00A/0665

- 6 The footpath and kerbs shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

In the interests of public safety.

- 7 The following requirements of the Environmental Services Department shall be satisfied:

- (i) The applicant shall ensure the full and complete separation of foul and surface water systems.
- (ii) A separate water supply connection is required for the proposed development. The connection and tapping of the Council's watermains is to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant is required to supply 24 hour storage.

REASON:

In the interests of public health.

- 8 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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

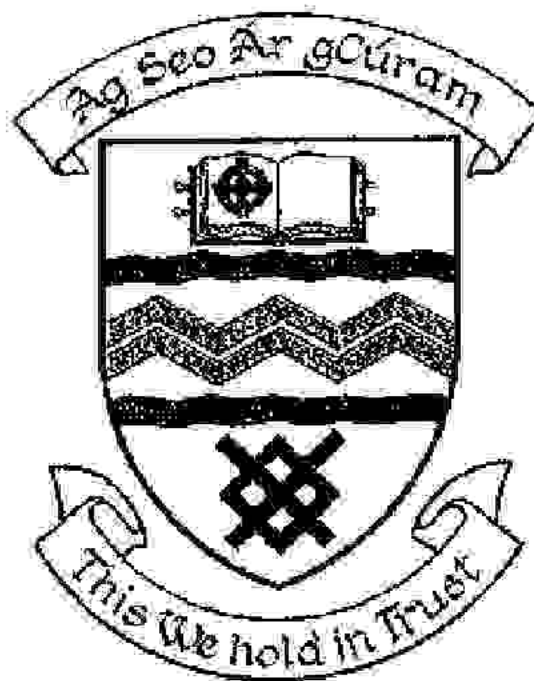
- 9 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; 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.

- 10 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2666 (two thousand six hundred and sixty six euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads

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REG REF. S00A/0665

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.

- 11 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of Dodder Valley Linear Park 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.

- 12 That a financial contribution in the sum of £675 (six hundred and sixty five pounds) EUR 857 (eight hundred and fifty 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.



**SOUTH DUBLIN COUNTY COUNCIL**  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2556	Date of Decision 20/11/2000
Register Reference S00A/0665	Date: 22/09/00

Applicant Noel Hayden  
Development for detached residence.

Location adjoining 66 Coolamber Park, Knocklyon, Templeogue, Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 22/09/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit full details of proposed foul and surface water drainage up to and including connection to public sewer. Details to indicate complete separation of foul and surface water systems.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

20/11/00

William Harney Associates,  
117 Strand Road,  
Sandymount,  
Dublin 4.

	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/0665	
1. Location	adjoining 66 Coolamber Park, Knocklyon, Templeogue, Dublin.		
2. Development	for detached residence.		
3. Date of Application	22/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/11/2000 2.	1. 29/11/2000 2.
4. Submitted by	Name: William Harney Associates, Address: 117 Strand Road, Sandymount,		
5. Applicant	Name: Noel Hayden Address: 9 Laurleen, Leopardstown, County Dublin		
6. Decision	O.C.M. No. 0190  Date 25/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0518  Date 08/03/2001	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.	

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



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**PLANNING DEPARTMENT**  
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William Harney Associates,  
117 Strand Road,  
Sandymount,  
Dublin 4.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0518	Date of Final Grant 08/03/2001
Decision Order Number 0190	Date of Decision 25/01/2001
Register Reference S00A/0665	Date 29/11/00

**Applicant** Noel Hayden

**Development** for detached residence.

**Location** adjoining 66 Coolamber Park, Knocklyon, Templeogue, Dublin.

**Floor Area** 116.40 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 20/11/2000 /29/11/2000

A Permission has been granted for the development described above,  
subject to the following <sup>17</sup> Conditions.



**SOUTH DUBLIN COUNTY COUNCIL**  
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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 received by the Planning Authority on 29/11/2000 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 external finishes harmonise in colour and texture with the existing dwelling house.  
 REASON:  
 In the interest of visual amenity.
- 3 The entire premises shall be used as a single dwelling unit.  
 REASON:  
 To prevent unauthorised development.
- 4 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.
- 5 The following criteria of the Parks Department shall be satisfied:
  - (i) The applicant is to take due care and attention to ensure the preservation and protection of the street tree on the grass verge to the side of the house. In this regard, no materials of any kind (including oil, tar, bitumen, cement, rubble, and excavated materials) likely to be injurious to the tree should be permitted within 2 metres of the tree in the grass margin outside this house.
 REASON:  
 To protect the amenities of the area.
- 6 The footpath and kerbs shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.  
 REASON:  
 In the interests of public safety.

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- 7 The following requirements of the Environmental Services Department shall be satisfied:
- (i) The applicant shall ensure the full and complete separation of of foul and surface water systems.
  - (ii) A separate water supply connection is required for the proposed development. The connection and tapping of the Councils watermains is to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant is required to supply 24 hour storage.

**REASON:**

In the interests of public health.

- 8 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

**REASON:**

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

- 9 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine 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.

- 10 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2666 (two thousand six hundred and sixty 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.

**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.



**SOUTH DUBLIN COUNTY COUNCIL**  
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**REASON:**

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- 12 That a financial contribution in the sum of £675 (six hundred and sixty five pounds EUR 857 (eight hundred and fifty 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.

- (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.

  
.....12/03/01  
for SENIOR ADMINISTRATIVE OFFICER

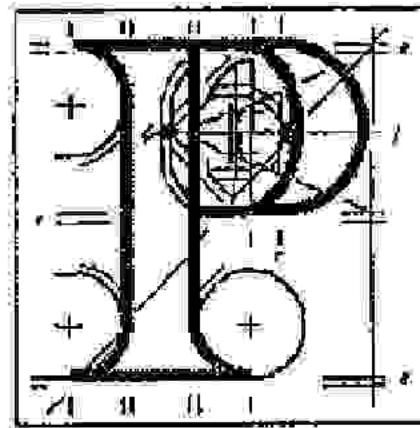


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0666	
1. Location	Corners of Tallaght Road, proposed Greenhills Road extension and Tallaght Bypass, Tallaght.		
2. Development	For the construction of a residential and office mixed use development of a total of 41,285 Sq.m and demolition of existing structures containing retail on a 1,292 Ha site bordered by the Tallaght road, the proposed Greenhills road extension and the Tallaght bypass and comprising of 4 buildings: Block A: a part 8 storey part 10 storey office block totalling 7961 Sq.m; Block B: a 4 storey office block totalling 4854 Sq.m Block C: a 3 storey office block totalling 3632 Sq.m all over a 2 storey part underground part overground basement carpark totalling 13540 Sq.m providing 427 number parking bays with vehicular and pedestrian access from the existing Fox's Covert carpark to the East and new access road to the West of the proposed Greenhills road extension Block D: a 3 storey stepping to 5 storey residential building of 11298 Sq.m total comprising 10 three bedroom penthouse units, 49 two bedroom and 25 one bedroom apartments, 3 retail units of 285 Sq.m in total with 85 car parking bays in a single level basement carpark; complete with associated landscape works and access road.		
3. Date of Application	22/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: O'Mahony Pike Architects Ltd, Address: Milltown House, Mount St. Annes,		
5. Applicant	Name: Park Development Ltd. Address: 1 Glencairn Road, The Gallops, Leopardstown Road,		
6. Decision	O.C.M. No. 2561  Date 20/11/2000	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
8. Appeal Lodged	18/12/2000	Written Representations	

9.	Appeal Decision	08/05/2001	Refuse Permission
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.



# An Bord Pleanála



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

## County South Dublin

Planning Register Reference Number: S00A/0666

**APPEAL** by Bancroft Residents' Association care of Jim O'Connor of 51 Bancroft Park, Tallaght, Dublin, by Peter Nugent care of James A. Lane of 2 Orwell Gardens, Churchtown, Dublin and by Park Developments Limited care of O'Mahony Pike of Milltown House, Mount Saint Anne's, Milltown, Dublin against the decision made on the 20<sup>th</sup> day of November, 2000 by the Council of the County of South Dublin in relation to an application by the said Park Developments Limited for a mixed use development comprising residential and office of a total of 41,285 square metres and demolition of existing structures containing retail, the development to consist of four buildings; Block A – a part eight storey part ten storey office block totalling 7,961 square metres; Block B – a four storey office block totalling 4,854 square metres; Block C – a three storey office block totalling 3,632 square metres, all over a two storey part underground part overground basement car park totalling 13,540 square metres providing 427 parking bays with vehicular and pedestrian access from the existing Foxes Covert car park to the east and new access road to the west of the proposed Greenhills Road extension; Block D- a three storey stepping to five storey residential building of 11,298 square metres total consisting of ten three bedroom penthouse units, 49 two bedroom and 25 one bedroom apartments, three retail units of 285 square metres in total with 85 car parking bays in a single level basement car park located on the Tallaght Road and Greenhills Road extension, complete with associated landscape works and access road on a 1,292 hectare site bordered by the Tallaght Road, the proposed Greenhills Road extension and the Tallaght By-Pass Tallaght, Dublin (which decision was to grant subject to conditions a permission for demolition of existing structures and the erection of Block D - a three storey stepping to five storey residential building of 11,298 square metres total consisting of ten three bedroom penthouse units, 49 two bedroom and 25 one bedroom apartments, three retail units of 285 square metres in total with 85 car parking bays in a single level basement car park, complete with associated landscape works and access road and to refuse permission for the erection of Block A – a part eight storey part ten storey office block totalling 7,961 square metres; Block B – a four storey office block totalling 4,854 square metres; Block C – a three storey office block totalling 3,632 square metres, all over a two storey part underground part overground basement car park totalling 13,540 square metres providing 427 parking bays with vehicular and pedestrian access from the existing Foxes Covert car park to the east and new access road to the west of the proposed Greenhills Road extension):

PL06S.122686

An Bord Pleanála

Page 1 of 2



**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

#### **SCHEDULE**


1. The proposed development, by reason of –

- (a) the excessive mass and footprint of the proposed office blocks and the continuous massing of the apartment block,
- (b) the unsatisfactory relationship of the buildings within the development to the new access road in terms of relative levels and the lack of a “people active” streetscape,
- (c) the failure to provide satisfactory pedestrian linkage to the Village Green complex and
- (d) the failure to provide for a significant civic space, having particular regard to the relationship of the footprint of Block C to the “public square”.

would conflict with the provisions of the current Development Plan for the area and the Tallaght Integrated Area Plan and would, therefore, be contrary to the proper planning and development of the area.

2. Having regard to the scale of the proposed office development, it is considered that there is a serious under-provision of car parking spaces, which would result in on-street parking and would tend to create serious traffic congestion. The proposed development would, therefore, be contrary to the proper planning and development of the area.



  
\_\_\_\_\_  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 20<sup>th</sup> day of May 2001.