

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0660	
1. Location	Killinarden, Tallaght, Dublin 24. with access off Kiltipper Road, opposite Ellensborough.		
2. Development	for a residential development consisting of 361 No. dwelling units incorporating 12 No. 1 bed apartments 132 No. 2 bed apartments in 2 and 3 storey blocks, 54 No 3 and 4 bed semi detached houses, 95 No. 3 and 4 bed terraced houses and 34 No. 3 bed duplex units over 34 No. 2 bed apartments including all associated site works, car parking, public open spaces and infrastructural works on sites of circa 26.7 acres.		
3. Date of Application	19/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/11/2000 2. .	1. 2.
4. Submitted by	Name: Fenton Simons Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Durkan New Homes Limited Address: Sanford House, 1-3 Sandford Road, Ranelagh		
6. Decision	O.C.M. No. 2548 Date 17/11/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

14.

Registrar

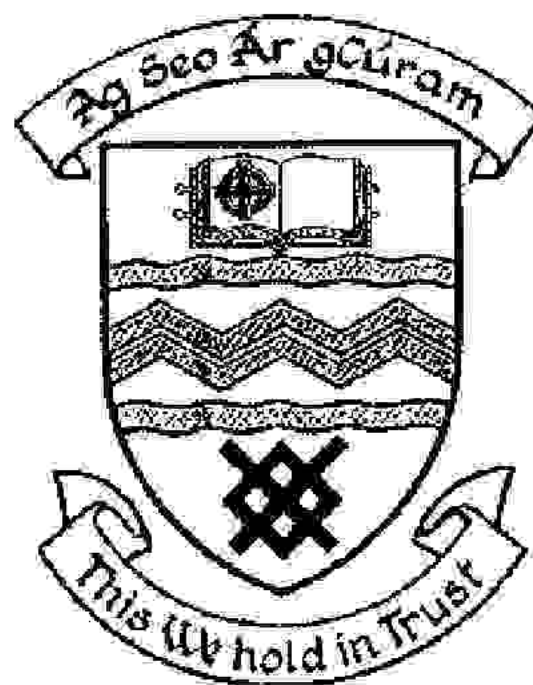
Date

Receipt No.

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Tamhlacht, Baile Átha Cliath 24.

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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 0566	Date of Final Grant 12/03/2002
Decision Order Number 3026	Date of Decision 28/09/2001
Register Reference S00A/0660	Date 19/06/01

Applicant Durkan New Homes Limited

Development Residential development consisting of modifications to layout and increase in numbers from 361 no. units to 463 no. units overall which is being submitted as Additional Information for a current application (Reg. Ref. S00A/0660). The development comprises 203 no. 2 & 3 bed terrace, corner, courtyard and semi-detached two storey houses and bungalows, 82 np. 3 bed duplex units over 82 no. 1/2 bed maisonettes and 96 no. 1 & 2 bed apartments in two & 3 storey blocks on site c.27.75 acres with access off the newly constructed distributor road (Kiltipper Way) which traverses through the site and from the existing Kiltipper Road. The site is located at Killinarden, Tallaght, Dublin 24 is partially bounded on the northern side by the Carrigmore Park, on its eastern side by the Andy Moore Sports Complex, opposite Ellensborough on the southern side and existing properties and A1 zoned (future development) lands on its eastern side. The above development to include all associated site works, car parking, public open spaces and infrastructural works.

Location Killinarden, Tallaght, Dublin 24, with access off Kiltipper Road, opposite Ellensborough.

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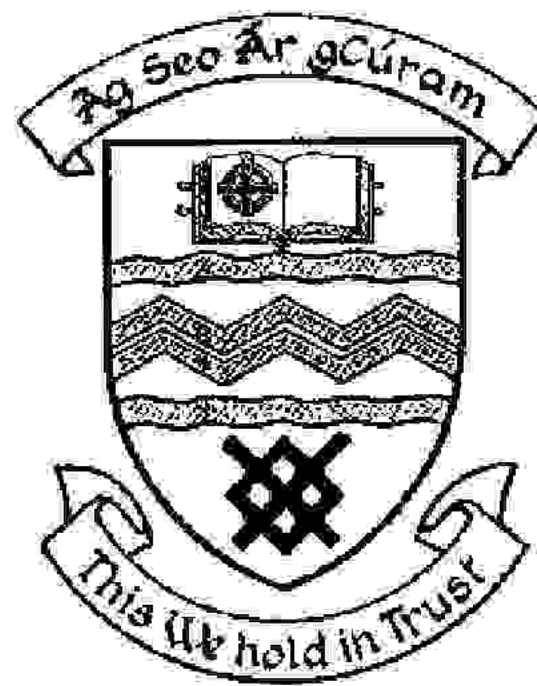
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Floor Area	0.00	Sq Metres
Time extension(s) up to and including	28/09/2001	
Additional Information Requested/Received	17/11/2000	/19/06/2001

A Permission has been granted for the development described above,
subject to the following (37) Conditions.

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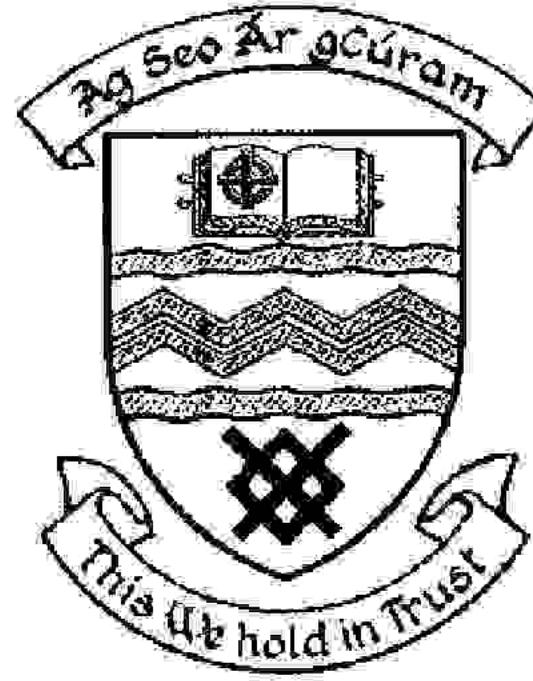
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Conditions and Reasons

- 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 Additional Information received on the 19/06/2001 and Unsolicited Additional Information received on the 02/08/2001 and the 28/08/2001, 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 In view of the steep contours and the complex nature of the urban environment proposed, an application for approval providing for a revised design for part of the western section of the site (units 332-399, units 444-463 and units 320-331) shall be submitted prior to the commencement of development. This revised application shall provide details including sections across the site; finished floor levels; the relationship of unit types J and K in the north-west of the site to the facing roundabout opposite the neighbourhood centre site; revisions providing for fewer laneways between house types J and K along the main access road; greater open space provision; and omission of the areas of semi-private open space and provision of rear gardens instead for units 444-463 and 320-331 (house type H). The applicant is advised to consult with the Planning Authority prior to submission.

REASON:

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

- 3 Prior to commencement of development, the developer shall submit revised drawings for house type G and Road 6, including site plans, elevations, block plans and sections for the written agreement of the Planning Authority. The drawings shall indicate a revision in the size, design and layout of the proposed house type G, and in the layout of Road 6 and its associated parking areas.

REASON:

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

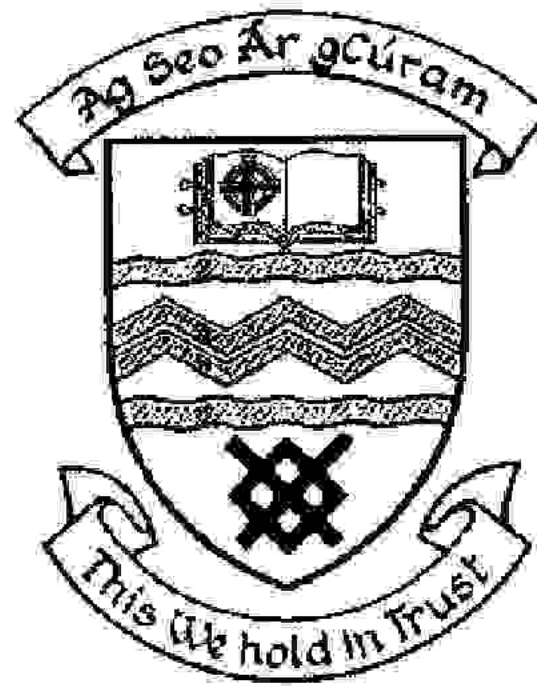
- 4 Prior to commencement of development, the developer shall submit and agree in writing with the Planning Authority detailed proposals for compliance with the Council's Housing Strategy in accordance with Part V of the Planning and Development Act, 2000 as referred to in Section 2.2.7(ii)

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REG REF. S000/0900 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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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.

- 5 Prior to the first occupation of any residential unit, a full planning application for a neighbourhood centre on the reserved sites shown on the submitted site layout plan shall be submitted to the Planning Authority. This proposal shall be in accordance with the design and use criteria set out in the Killinarden-Kiltipper Action Area Plan 2000. Construction of the neighbourhood centre shall be completed prior to the occupation of not more than 200 residential units.

REASON:

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

- 6 Prior to the first occupation of any residential unit, full planning applications for an adequate provision of childcare facilities to serve the overall scheme shall be submitted, the extent and location of which shall be agreed in advance with the Planning Authority. This is in order to satisfy the requirements of Policy CD8 of the South Dublin County Development Plan, 1998 (Variation No. 2) and the Childcare Guidelines. The provision of childcare facilities may involve amendments to the approved layout which should be included in any application.

REASON:

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

- 7 Prior to the first occupation of any residential unit, a full planning application for a group housing scheme providing for up to ten units north of the Kiltipper Road in accordance with the requirements of the Killinarden-Kiltipper Action Area Plan shall be submitted, the location of which shall be agreed in advance with the Planning Authority.

REASON:

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

- 8 Prior to the commencement of development, a revised traffic calming scheme shall be submitted providing for the calming of the longer streets in the development, in particular roads 1, 3, 4 and 7. Details of design devices to prevent

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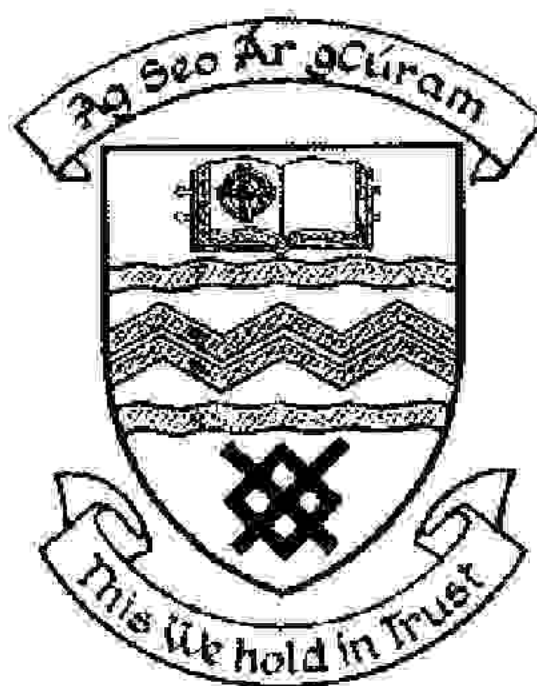
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access by cars to the open spaces and pedestrian routes in the area shall also be submitted.

REASON:

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

- 9 It is considered that the design of the section of Road 3 which runs north-south is not conducive to the provision of adequate residential amenity for prospective occupants. In particular, it is considered that the outlook from these units would be dominated by walls and car parking. Prior to the commencement of development, the applicant shall submit details of measures to relieve the cramped nature of this area.

REASON:

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

- 10 Pedestrian links and routes shall be provided as indicated on the landscape strategy plan received as Unsolicited Additional Information on 02/08/2001.

REASON:

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

- 11 Balconies, where provided shall be at least 1.5m deep in order to ensure that they are functional.

REASON:

In the interest of residential amenity.

- 12 The applicant shall meet the following requirements of the Parks and Landscape Services Department:

- (i) Prior to the commencement of works on site, the developer shall agree with the Parks and Landscape Services Department and submit for the approval of the Planning Authority a detailed hard and soft landscaping and traffic calming scheme prepared by a qualified landscape architect/urban designer. This plan shall include proposals for the treatment of the areas of open space within the scheme i.e. details in relation to proposed levels, drainage, footpaths, tree planting, boundary treatments, paving and hard landscaping. These details shall include plans, elevations, types, colours and sources of paving, kerbing and other hard landscaping materials, soil types and depths, types of trees and shrubs and proposed planting programme.
- (ii) A scheme of street tree planting for the entire development including along the Kiltipper Way

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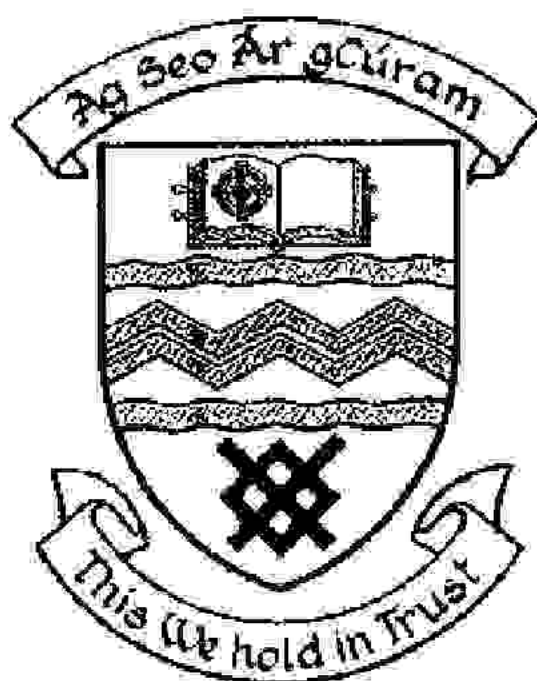
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Distributor Road and internal estate roads shall be agreed with the Parks Department prior to the commencement of any works on site.

- (iii) A proposed Management Agreement in relation to the future maintenance/management of the private/communal open spaces, road margins and all other grassed and planted areas within the scheme shall be submitted for the approval of the County Council.

REASON:

In the interest of amenity.

- 13 Details of the boundary treatment for the patio/garden areas to the rear of house types A, B, C, D, and E off roads 1 and 3 (facing the area of semi-private open space) shall be submitted for the approval of the Planning Authority. This boundary treatment shall be visually permeable in order to facilitate casual surveillance.

REASON:

In the interest of residential amenity.

- 14 Prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority, sections of the site reflecting the changes in levels and details of finished floor levels. The site works shall be such that significant floor level differences between buildings shall be minimised.

REASON:

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

- 15 The applicant shall retain the Stone Cross in its current location and shall not relocate the cross at anytime. A 2.5 metre high fence shall be erected around the Stone Cross at a distance of 3 metres from the edge of the structure prior to the commencement of development on site. This fence shall be maintained until the end of the construction phase of the development.

REASON:

To protect a structure of special historical and social interest.

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

REASON:

To prevent unauthorised development.

- 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.

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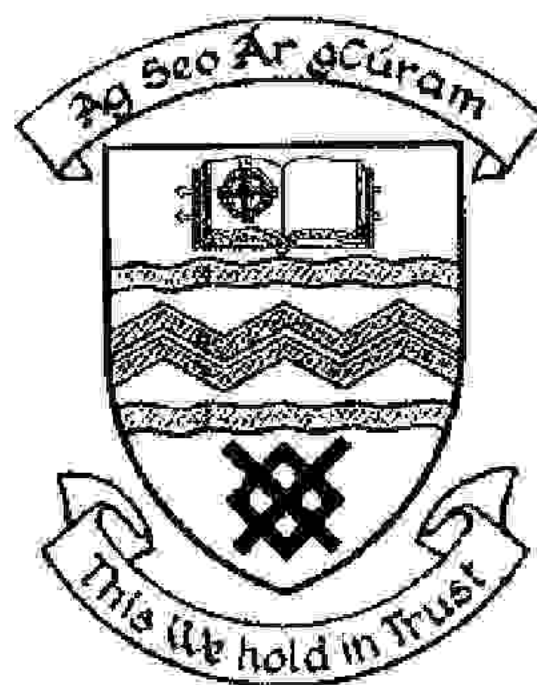
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REASON:

To protect the amenities of the area.

- 18 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.

- 19 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.

- 20 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.

- 21 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

REASON:

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

- 22 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.

- 23 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

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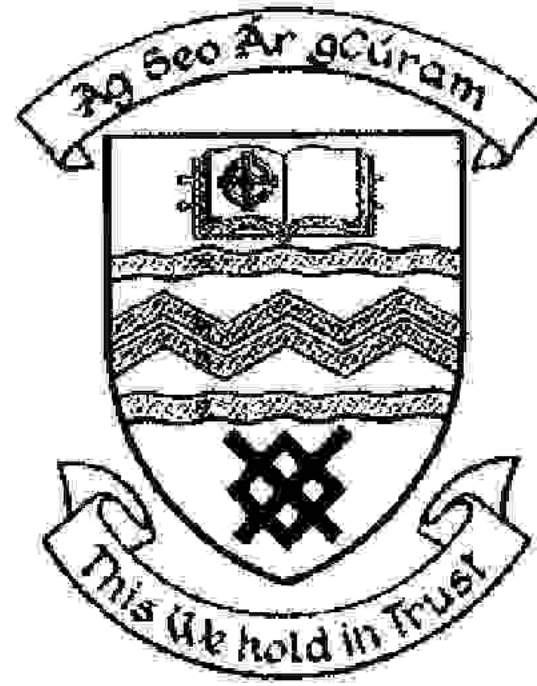
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acceptable.

REASON:

In the interest of visual amenity.

- 24 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.

- 25 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.

- 26 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.

- 27 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.

- 28 With respect to foul drainage arrangements, the applicant shall meet the following requirements:

- (i) The applicant's drainage drawing (9877/51) shows the proposed foul sewer between manholes F1 and F3 as a 225 diameter at 1/200. This shall be upsized to 300mm diameter as per the sewers up and downstream of it.
- (ii) Finalised details of the proposed diversion of the existing leachate line shall be agreed with the Environmental Services Department, South Dublin County Council prior to the commencement of development on site. Wayleaves in favour of South

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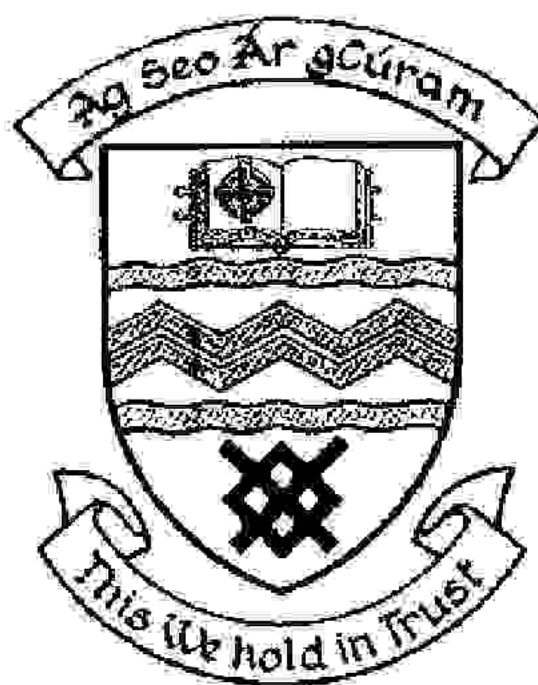
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- Dublin County Council shall be provided in relation to the agreed new line. The diversion of the existing leachate line shall be carried out by South Dublin County Council at the developer's expense prior to any other work commencing on site.
- (iii) 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.
 - (iv) 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.
 - (v) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (vi) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (vii) 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.

REASON:

In the interest of public health.

- 29 With respect to surface water drainage arrangements, the applicant shall meet the following requirements:
- (i) 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.
 - (ii) As per the applicant's proposal the surface water discharges from the site shall be attenuated by the provision of 1,611m³ underground storage tank fitted with a hydrobrake flow control such that the maximum surface water discharge from the site shall not exceed 67.8 l/s.
 - (iii) 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 programme for the system until such time as it is taken in charge by the Planning Authority.
 - (iv) The diversion of any public surface water sewers, necessitated by the development shall be carried out by South Dublin County Council, at the applicant's

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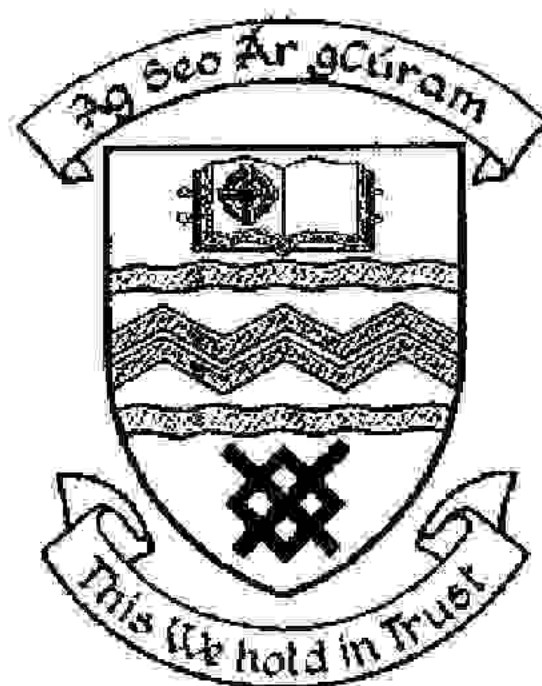
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- expense, prior to the commencement of any other works on site.
- (v) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (vi) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (vii) All surface water runoff from car parking areas shall be routed via a petrol/oil/diesel interceptor before discharging to the sewer.
 - (viii) 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.

REASON:

In the interest of public health.

30 With respect to water supply, the applicant shall meet the following requirements:

- (i) Prior to the commencement of development the applicant shall submit for approval to the Water Services Area Engineer/Leakage Engineer a revised watermain layout for the site. The following requirements shall be adhered to:
 - (a) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
 - (b) Tee-connections shall be controlled by 3-way sluice valves.
 - (c) Watermains shall be looped or interconnected, to facilitate self-cleansing, rather than terminating in a duckfoot hydrant
 - (d) Mains greater than 150mm diameter shall be of Ductile Iron.
 - (e) No hydrant or valve shall be located in a parking space.
- (ii) The diversion of any public watermains necessitated by the development shall be carried out, at the applicant's expense, prior to the commencement of any other works on site.
- (iii) Prior to the commencement of development the applicant shall liase with South Dublin County Council, and their Consulting Engineers, to make provision in their design to allow the Boherboy Water Supply Scheme when constructed. A proposed 600mm diameter trunk main from this scheme

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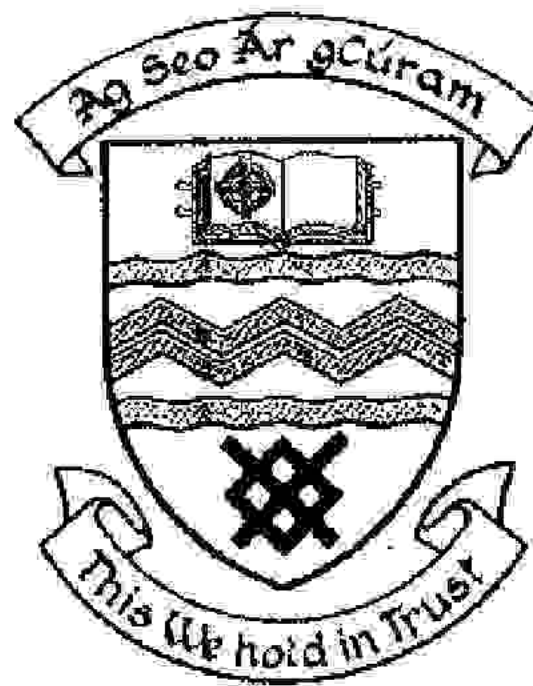
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will pass through/along the southern edge of the site. The applicant shall facilitate the wayleaves and interconnection of watermains required by this scheme.

- (iv) The applicant shall comply with the requirements of the Waterworks Department of Dublin Corporation with regard to the set-back from and protection of their 1000mm diameter watermain located within the development.
- (v) Prior to the commencement of development the applicant shall liase with the Leakage Engineer, Deansrath Depot, to establish the water metering requirements for development. These may include fitting the watermains serving the site with check meters, remote readouts, loggers, telemetry etc.
- (vi) Buildings 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.
- (vii) Each property shall have its own individual service connection to the public watermain and 24hour storage.
- (viii) 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.

- 31 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.

- 32 That a financial contribution in the sum of £343,350 (three hundred and forty three thousand three hundred and fifty pounds) EUR 435,965 (four hundred and thirty five thousand nine hundred and sixty five 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

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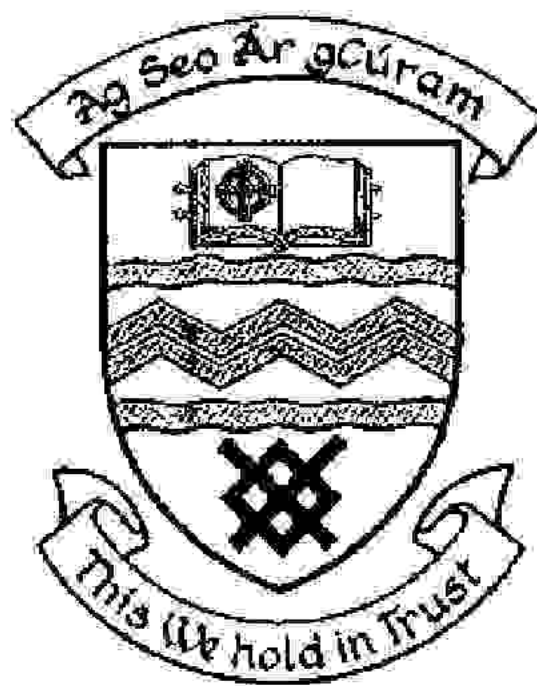
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reasonable that the developer should contribute towards the cost of providing the services.

- 33 That a financial contribution in the sum of £945,000 (nine hundred and forty five thousand pounds) EUR 1,199,902 (one million one hundred and ninety nine thousand nine hundred and two 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.

- 34 That a financial contribution in the sum of £337,500 (three hundred and thirty seven thousand five hundred pounds) EUR 428,537 (four hundred and twenty eight thousand five hundred and thirty seven 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.

- 35 That a financial contribution in the sum of £303,737 (three hundred and three thousand seven hundred and thirty seven pounds) EUR 385,666 (three hundred and eight five thousand six hundred and sixty six 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.

- 36 That a financial contribution in the sum of £514,337 (five hundred and fourteen thousand three hundred and thirty seven pounds) EUR 653,073 (six hundred and fifty three thousand

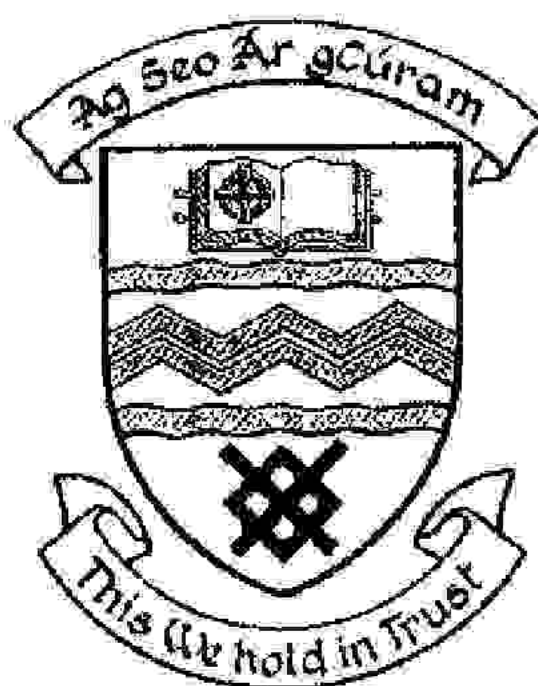
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REG. REF. S00A/0660

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and seventy three 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.

- 37 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £463,000 (four hundred and sixty three thousand pounds) EUR 587,889 (five hundred and eight seven thousand eight hundred and eight nine euros), a bond of an Insurance Company of £694,500 (six hundred and ninety four thousand five hundred pounds) EUR 881,833 (eight hundred and eighty one thousand eight hundred and thirty three 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:

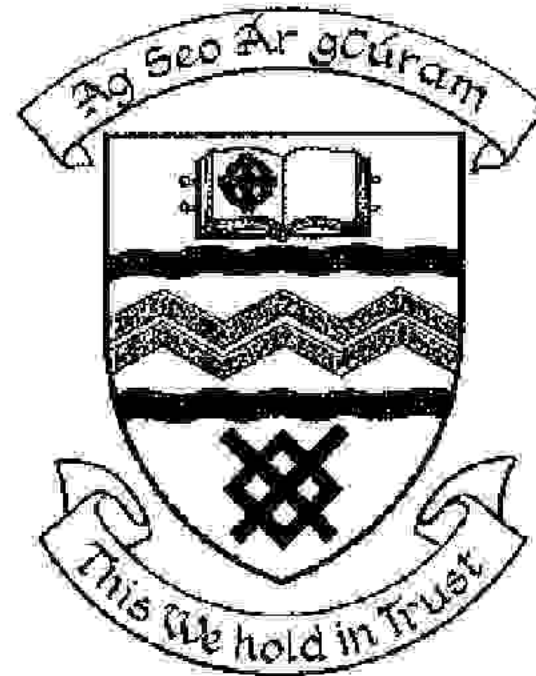
To ensure the satisfactory completion of the development.

- (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.

.....12/03/02
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2548	Date of Decision 17/11/2000
Register Reference S00A/0660	Date: 19/09/00

Applicant Durkan New Homes Limited
Development for a residential development consisting of 361 No. dwelling units incorporating 12 No. 1 bed apartments 132 No. 2 bed apartments in 2 and 3 storey blocks, 54 No 3 and 4 bed semi detached houses, 95 No. 3 and 4 bed terraced houses and 34 No. 3 bed duplex units over 34 No. 2 bed apartments including all associated site works, car parking, public open spaces and infrastructural works on sites of circa 26.7 acres.

Location Killinarden, Tallaght, Dublin 24. with access off Kiltipper Road, opposiste Ellensborough.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/09/00 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 It is noted that the submitted 1:2,500 site location (red line) plan does not accord with the submitted 1:1000 or 1:500 scale site layout plans. In particular, the northern part of the western site boundary is submitted as being both 125m and 140m in length on different scale maps. The applicant is requested to submit revised plans accordingly.
- 2 The submitted site layout plans do not show the existing buildings immediately adjoining the east (sports club), south (Ellensborough housing) or south-west (individual dwellings) boundaries of the application site. The applicant is requested to submit revised plans accordingly.

Fenton Simons
29 Fitzwilliam Place,
Dublin 2.

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3 The submitted site and newspaper notices are inaccurate. On assessment of the proposed development as submitted, it is apparent that 130 no. and not 132 no. two bed apartments are proposed, 97 no. and not 95 no. three and four bed terraced houses are proposed and that the proposed three bed duplex units are located under rather than over the proposed two bed apartments. The applicant is requested to submit revised site and newspaper notices as appropriate.

4 The proposed development does not accord with the Killinarden-Kiltipper Action Area Plan. In particular, the submitted illustrative neighbourhood centre fails to take account of the requirement for a physically and functionally integrated centre as detailed in the Action Area Plan. This is considered to be a serious omission with significant implications for the overall housing layout, which must be addressed as part of the current application. The applicant is requested to submit revised proposals for an integrated local centre in accordance with Section 5.2 of the Killinarden-Kiltipper Action Area Plan, detailed below:-

Local centres shall include a mix of uses including the following:-

- Local convenience store/mini-market;
- Meeting room and office for community use;
- Crèche;
- Provision for local bus routes incorporating accessible bus stops and secure waiting areas;
- A properly integrated residential element comprising not less than 30% and not more than 50% of the total floor area.

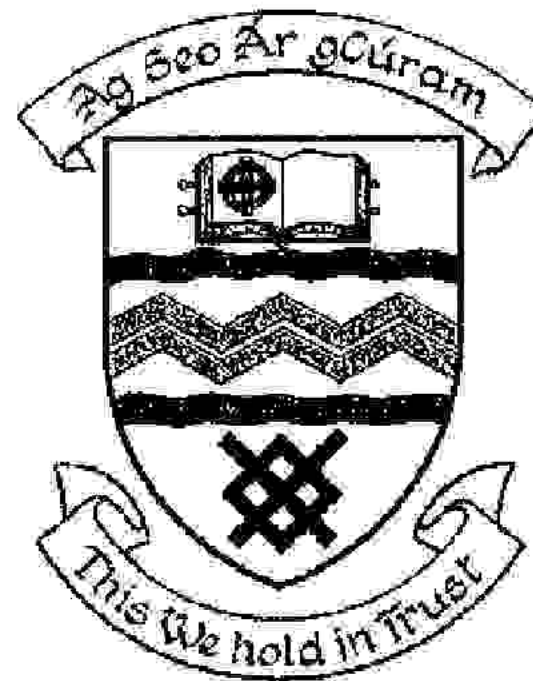
In design terms, local centres should be characterised by the following:-

- The provision of a civic space surrounded by buildings;
- Landmark buildings up to three storeys in height;
- A high concentration of entrances and buildings opening directly onto the street;
- Buildings physically and/or visually integrated with adjoining structures rather than isolated and separated by car parking and access roads;
- The majority of car parking spaces fragmented and located to the side and rear of main building lines;

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- Limited short stay/drop-off car parking;
 - Hard landscaping and structural planting of all public areas;
 - In-built traffic calming and control by means of design;
 - High quality materials and finishes.
- 5 The proposed development does not include a site for a group housing scheme as required in section 5.5.4 of the Killinarden-Kiltipper Action Area Plan, which states that "a group housing scheme with up to ten units should be provided north of Kiltipper Road. This requires a site of approximately 0.5 hectares". The applicant is requested to submit revised proposals accordingly.
- 6 Submitted planting/traffic calming details are considered inadequate. In accordance with the Killinarden-Kiltipper Action Area Plan, the applicant is requested to submit a detailed hard and soft landscaping and traffic calming scheme, to be prepared by a qualified landscape architect/urban designer. Details to include plans, elevations, types, colours and sources of paving, kerbing and other hard landscaping materials, soil types and depths, species of trees and shrubs and proposed planting programme.
- 7 It is noted that there is an existing stone field cross on the application site which it is proposed to protect in its current location. The applicant is requested to submit a survey drawing showing the exact location of the Stone Cross as it currently stands. The applicant is requested to alter the proposed layout to ensure that the Stone Cross, which is considered to be of special historical and social interest, is retained in situ and encompassed in the proposed development in an area of public open space. The applicant is also requested to provide clear information in relation to how the applicant proposes to ensure the safety of the Stone Cross during all of the proposed works on site.
- 8 The applicant is requested to submit a 1:2,500 site location plan detailing the full extent of land in the ownership of his Company or its principals in the area. All lands in such ownership outside the application site should be outlined in blue. The applicant is also requested to submit details confirming the number of houses that are

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built, under construction or permitted in the adjoining
Ellensborough housing development to the south.

- 9 The submitted site notice refers to access to the proposed development off Kiltipper Road. The applicant is requested to confirm in writing that the permitted link between Kiltipper Road and Firhouse Road West, via the application site, will be fully completed prior to the occupation of any proposed dwelling.
- 10 The applicant is requested to submit proper plans, elevations and sections of all proposed pedestrian links between the application site and adjoining road/footpath networks, in particular those adjoining the northern and southern boundaries of the site.
- 11 The applicant is requested to revise the proposed development in order to take into account the comments of the Architects Department in respect of the proposed development as follows:-
- It has little or no urban form and it would appear that the main roads are faced with rear garden walls only or side screen walls and railings;
 - The opportunity to create an interactive streetscape has been missed and will produce only vehicle routes which are visually unattractive and totally without overlooking and casual supervision;
 - There is no hierarchy of public open spaces and circulation is poorly defined and unnecessarily random;
 - There is no real attempt at the creation of focal points or neighbourhood cores;
 - No account is taken of aspect in relation to contours, view and vistas.
- 12 It is noted in particular that proposed apartment types F and duplex types G poorly address the proposed link road and the junction of the link road with Kiltipper Road. In addition, the proposed layout on the north-west boundary of the application site mostly comprises car parking and half a road junction which would not facilitate proper integration with future residential development. The applicant is requested to submit revised proposals accordingly.

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- 13 It is considered that a number of proposed dwelling types are unsatisfactory:-

House Type B - The second floor attic level with mansard type dormer windows is inappropriate and visually unattractive, and would be prejudicial to visual amenity.

House Type C - The first floor bedroom windows situated on the corners of the houses would lead to direct overlooking and are prejudicial to privacy.

Apartment Block D - The kitchen windows at first and second floor levels on the eastern elevation of the main block would directly overlook the rear of proposed house types C, to the east.

Apartment Blocks D&E - Only the larger proposed two-bedroom apartment units 'd' (66/67sq.m.) are acceptable as they are both adequate in floor area* and have adequate private amenity space. Proposed two bedroom apartment units 'c', (58/63sq.m.) are inadequate in both private amenity space and floor area and proposed two bedroom apartment units 'a' and 'b', (60/61sq.m.) are inadequate in floor area. Proposed one bedroom apartment units 'e', (47/49sq.m.) are inadequate in private amenity space.

In addition to the above, the roof profile of apartment blocks D & E is overbearing and monotonous and should be diminished to reduce its visual impact.

*It is noted that apartment units at location such as this should significantly exceed the minimum floor area standards detailed in the 1995 Guidelines on Residential Development in Designated Areas which were specified as minimum city/town standards on city/town centre sites.

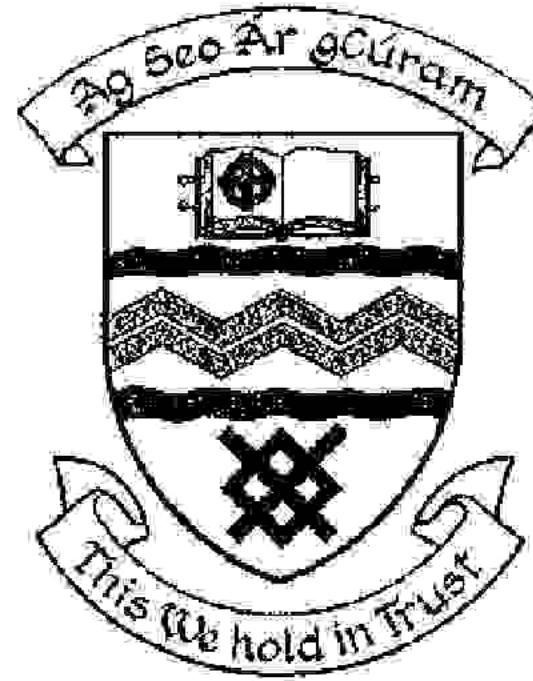
Duplex Type G - The proposed 54sq.m. two-bedroom duplex units are below minimum accepted floor area standard for two bedroom units (55sq.m) and are therefore unacceptable. They also have no private amenity space.

Apartment Type H - The proposed apartments have no private amenity space and are unacceptable.

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House Type K - The first floor bedroom windows situated on the corners of the houses would lead to direct overlooking and are prejudicial to privacy.

The applicant is requested to submit revised proposals accordingly.

- 14 The Roads Department request that the applicant submits additional information as follows:-

Revised site layout plan to show:-

- (i) Proposals for improving Kiltipper Road along the full application site frontage including tie-ins to the existing road should be submitted. All setbacks of buildings should be from the back of the new footpath.
- (ii) Means of access to apartment Block E on the north-west corner of site to be shown.
- (iii) While Roads will accept the overall provision of car parking spaces for the development the distribution of same needs to be improved particularly the north west corner (Block E) and the south west section accessed off Kiltipper Road.
- (iv) In case of semi-detached houses at end of cul de sac (adjacent to Block D) 2 no. off-street parking spaces per house should be shown. The grass verge at the hammerhead may be deleted.
- (v) A footpath/cycleway should be provided on each side of the Kiltipper/Cookstown Road between the two roundabouts.

- 15 The Environmental Services Department request that the applicant submits additional information as follows:-

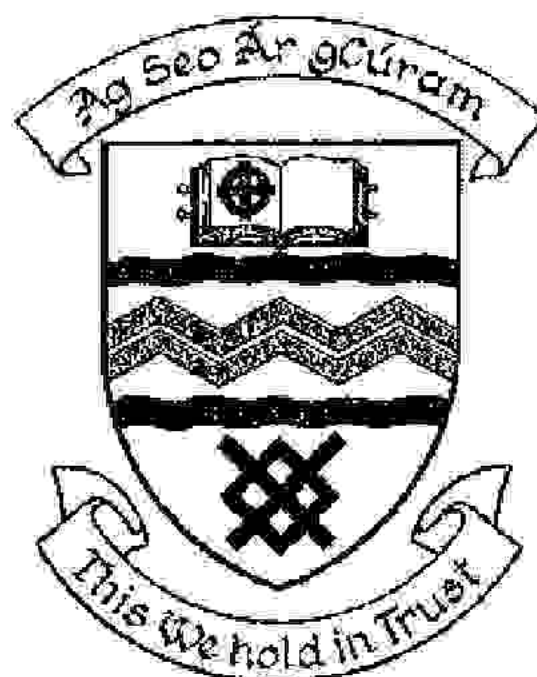
Applicant to submit a revision of drawing no. 9877/51 detailing the existing and proposed connections to the sewerage system on the south side of Kiltipper Road/Ellensborough estate. The revised drawing shall also indicate compliance with the following requirements:-

- (i) Applicant shall ensure full and complete separation of foul and surface water systems.
- (ii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open

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- space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (iii) An existing leachate line traverses the site. Applicant to submit details of the exact route of the leachate line as agreed with the Waste Section of South Dublin County Council. The exact route of the leachate line shall be established by means of trial excavations carried out by the applicant in the presence of Waste Section staff.
 - (iv) An existing foul sewer traverses the site. Applicant to submit details of the exact route of the foul sewer as agreed with the Environmental Services Department of South Dublin County Council. The exact route of the foul sewer line shall be established by means of trial excavations carried out by the applicant in the presence of Environmental Services Department staff.
 - (v) Applicant to submit a revision of drawing no. 9877/51 detailing the existing and proposed connections to the sewerage system on the south side of Kiltipper Road/Ellensborough estate.
 - (vi) No building shall lie within 5 metres of a leachate line.

16 The Environmental Services Department request that the applicant submits additional information as follows:-

- (i) Surface water run-off is to be limited to 6 l/s/ha for the effective impermeable area of the site. Applicant to submit details of surface water attenuation. Details to include the dimensions of the storage facility, calculations involved for the storage requirement of the attenuation pond/tank and details of the control device/s used.
- (ii) Applicant to submit details of the design calculations for the proposed surface water drainage system and including the estimated flow from Ellensborough estate. The applicant to eliminate very flat gradients.
- (iii) Applicant to submit a revision of drawing no. 9877/51 detailing the existing and proposed connections to the sewerage system on the south side of Kiltipper Road/Ellensborough estate. The revised

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drawing shall also indicate compliance with the following requirements:-

- Applicant shall 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.
- (iv) Applicant to submit details of the road drainage for the road presently being constructed across the site and details of the sewers to the north-west of the site.

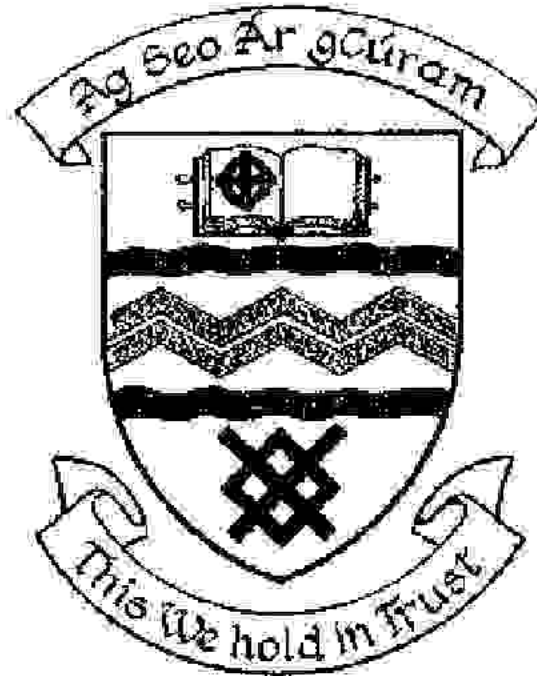
17 The Environmental Services Department request that the applicant submits additional information as follows:-

- (i) Dublin Corporation watermain traverses the site. Applicant to submit details of the exact route of the watermain as agreed with Dublin Corporation. The exact route of the watermain shall be established by means of trial excavations carried out by the applicant in the presence of Dublin Corporation staff.
- (ii) The watermains for the development cannot be connected to the 1000mm Dublin Corporation watermain. Applicant to submit details of the source of water for the development. If the development is to be fed from the reservoir serving the Ellensborough estate then the applicant should submit calculations showing that the reservoir has sufficient capacity to also serve the new development.
- (iii) Applicant to submit proposed watermain layout for the development up to and including connection to existing watermain.
- (iv) No hydrant shall lie within 6 metres of a building.
- (v) No hydrant or valve shall lie in a parking space.
- (vi) No building shall lie within 8 metres of a watermain where the diameter of the watermain is 200 mm or greater.
- (vii) Apartments shall require separate service

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connections and separate 24 hour storage.

- (viii) Apartments of 3 storeys or more shall require balancing tanks and booster pumps on rising mains to top storey units to ensure adequate pressure to top storeys.

- 18 In the context of Government Guidance on higher residential densities and the Action Area Plan prepared by South Dublin County Council, an appropriate urban design solution may be achieved on the application site, possibly at a greater density of development than that proposed. Such a solution requires a local centre with a mix of uses, the creation of public, interactive streetscape with casual supervision and a legible and permeable circulation layout with a hierarchy of public spaces and genuine focal points. The applicant is requested to consider a revision of the proposed development by a specialist urban design consultant in order to ensure that an optimal design solution is achieved.
- 19 Should your response to this request for additional information result in a change in the number of dwellings, any building height or location, revised site boundaries and/or any other material change to the proposed development, you are required to submit revised site and newspaper notices as appropriate.

Signed on behalf of South Dublin County Council

..... *MM*
for Senior Administrative Officer

17/11/00