		(P and	Local Governmen Local Governmen Lanning & Develop Acts 1963 to 199 Planning & Develo Act 2000 Act 2000	t ment) 99 opment	Pla	an Register No. S00A/0636
1.	Location	Garter's La	me, Saggart, Co.	Dublin.		
2.	Development	involving t additional underground development apartment r study under bedroom apa 1,2,5,7,9,1 application 15,32,33 ar bedroom apa application nos. 18 and apartments Dividing 3 in the exis apartments Permission	to already approve the subdivision of 17 no. apartments 1 car parking space . The amendments nos. 1,4,7,14,17,5 the existing per artments nos. 0,17,18,21,23,25 . Sub-dividing d 36 in the previous artments nos. 20,5 . Sub-dividing 1 19 in the previous nos. 22,38,24 and no. 2 bed duplex sting permission nos. 43,48,45,51 also sought for floor and roof le	E existing along with tes at the include 20,27 and mission t 20,27 and mission t ,26,33,34, 1 no. 4 be ious permis 36,42,49,4 2 no. 3 be ous permis 4 40 in th apartment to create ,47 and 53 minor alte	space to o th an addition of already sub division 29, 2 bedre 37, and 39 droom duple sion to C 4,50,46 and droom duple sion to 4 is applicate is nos. 31, 6 no. 2 be in this applicate anothis applicate sin this applicates	create an tional 32 approved on of oom plus 12 no. 2 in this ex apartments reate 8 no. 2 d 52 in this ex apartments no. 2 bedroom tion. 34, and 35 droom pplication. elevations
	Date of Application	07/09/00	3-7-7-7 <u>2</u>	0	e Further P Requested	articulars (b) Received
3a.	Type of Application	Permission		1. 2.	21/11/2000	1. 22/12/2000 2.
	Submitted by	Name:	McGrane & Partne	<u> </u>	- <u> </u>	
4.		Address:	Paradigm House,		ffice Park,	
4. 5.	Applicant	Address: Name: Address:	Paradigm House, Melbury Developm 20-21 Sullivans	Dundrum O: ents Ltd		
		Name :	Melbury Developm 20-21 Sullivans	Dundrum O ents Ltd Quay,Cork Effect		ION
5.	Applicant	Name: Address: O.C.M. No.	Melbury Davelopm 20-21 Sullivans 1013 14/05/2001	Dundrum O ents Ltd Quay,Cork Effect AP GR Effect	*i	

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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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PLANNING DEPARTMENT

County Hall Town Centre, Tallaght Dublin 24

Telephone: 01-414 9000 Fax: 01-414 9104

McGrane & Partners Paradigm House, Dundrum Office Park, Dundrum, Dublin 14.

¥.

Halla an Chontae

Baile Átha Cliath 24

Telefon: 01-414 9000

Facs: 01-414 9104

Lár an Bhaile, Tamhlacht

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2277

Date of Final Grant 29/06/2001

Decision Orde	er Number 1013	Date of Decision 14/05/2001 Date 22/12/00		
Register Refe	erence S00A/0636			
Applicant	Melbury Developments L	tđ		
Development	involving the subdivis additional 17 no. apar underground car parkin development. The amen apartment nos. 1,4,7,1 study under the existi bedroom apartments nos 1,2,5,7,9,10,17,18,21, application. Sub-divi 15,32,33 and 36 in the bedroom apartments nos application. Sub-divi nos. 18 and 19 in the apartments nos. 22,38, Dividing 3 no. 2 bed d in the existing permis apartments nos. 43,48, Permission also sought	pproved development ref. no. S00A/0365 ion of existing space to create an tments along with an additional 32 g spaces at their already approved dments include sub division of 4,17,20,27 and 29, 2 bedroom plus ng permission to provide 12 no. 2 23,25,26,33,34,37, and 39 in this ding 4 no. 4 bedroom duplex apartments previous permission to create 8 no. 2 . 20,36,42,49,44,50,46 and 52 in this ding 2 no. 3 bedroom duplex apartments previous permission to 4 no. 2 bedroom 24 and 40 in this application. uplex apartments nos. 31,34, and 35 sion to create 6 no. 2 bedroom 45,51,47 and 53 in this application. for minor alterations to elevations of level as a result of these		

REG REF. S00A/0636 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000 Facs: 01-414 9104



PLANNING DEPARTMENT

County Hall Town Centre, Tallaght Dublin 24

Telephone: 01-414 9000 Fax: 01-414 9104

Location

Garter's Lane, Saggart, Co. Dublin.

Floor Area0.00Sq MetresTime extension(s) up to and including14/05/2001Additional Information Requested/Received21/11/2000

A Permission has been granted for the development described above, subject to the following (7) Conditions.



REG. REF. S00A/0636 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000 Facs: 01-414 9104



PLANNING DEPARTMENT

County Hall Town Centre, Tallaght Dublin 24

Telephone: 01-414 9000 Fax: 01-414 9104

Conditions and Reasons

1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and additional information 22/ 12/2000 and unsolicited additional information 26/04/2001 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.

The proposed development shall comply fully with all relevant conditions of Reg. Ref. S00A/0365 save as may be amended by conditions attached hereto. REASON: In order to define the limits of the permission.

That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. (a) FOUL SEWER:

-The applicant is now proposing to drain the foul effluent from the apartment development through new and existing sewers via City West Golf Course and into 300mm diameter sewer in City Business Park. As this sewer is not in charge the applicant shall submit written consent from the owner of this sewer to discharge foul effluent from the development into it. Details shall be agreed in writing with Planning Authority prior to the commencement of Development on the site.

-All new and existing sewer lines shall have the minimum gradients detailed in the drawings and calculations provided.

-The responsibility for maintaining the proposed foul sewerage system in good working order shall be the responsibility of the individual developers / land owners until such time as it is taken "in-charge" by the planning Authority.

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

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SOOA/0636 SOUTH DUBLIN COUNTY COUNCIL REG REF. COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae Làr an Bhaile, Tamhlacht Baile Átha Cliath 24

Telefon: 01-414 9000 Facs: 01-414 9104



PLANNING DEPARTMENT

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Telephone: 01-414 9000 Fax: 01-414 9104

(b) SURFACE WATER SEWER

-The surface water discharges from the site shall be attenuated by way of oversized surface water pipes (900mm diameter) and fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not be exceed 15.84 1/s. Prior to the commencement of development the applicant will submit full details of what pipe size measures will be taken to minimise siltation in the oversized pipes.

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

(c) WATER SUPPLY

-Prior to commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath (Tel:(01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulation. -Each apartment shall have its own individual service connection and 24hour storage.

-The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

-If the applicant is proposing to supply a water feature from mains this supply shall be commercially metered. -The watermain serving the site shall be fitted, to the satisfaction of the Water Management Section of South Dublin County Council with a meter, remote readout and logger. -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. -No buildings shall lie within 5m of watermains less than 225mm diameter and within 8m of watermain greater than 225mm diameter.

REASON:

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

That a financial contribution in the sum of £12,750 (twelve $\mathbf{4}$ thousand seven hundred and fifty pounds) EUR 16,189 (sixteen

REG. REF. 500A/0636 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae Làr an Bhaile, Tamhlacht Baile Átha Cliath 24

Telefon: 01-414 9000 Facs: 01-414 9104



PLANNING DEPARTMENT

County Hall Town Centre, Tallaght Dublin 24

Telephone: 01-414 9000 Fax: 01-414 9104

thousand one hundred and eighty nine 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.

That a financial contribution in the sum of £35,700 (thirty five thousand and seven hundred pounds) EUR 45,330 (forty five thousand three hundred and thirty 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.

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That a financial contribution in the sum of £42,532 (forty two thousand five hundred and thirty two pounds) EUR 54,0004 (fifty four thousand and four 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.

That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No. 25,26,27,28,29,30,31 of Register Reference S00A/0365 and Condition No.27,28,29,30,31,32,33 of Register Reference S99A/0928 be strictly adhered to in respect of this development.

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REG REF. S00A/0636 SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae Làr an Bhaile, Tamhlacht Baile Átha Cliath 24

Telefon: 01-414 9000 Facs: 01-414 9104

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in 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. <u>A copy of the</u> <u>Commencement Notice is attached.</u>
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.



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County Hall Town Centre, Tallaght Dublin 24

Telephone: 01-414 9000 Fax: 01-414 9104

(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.

for SENIOR ADMINISTRATIVE OFFICER

		(1	h Dublin County Cour Local Government Planning & Developme Acts 1963 to 1993 anning Register (Par	nt)	Plan Register No. S00A/0636
1.	Location	Garter's L	ane, Saggart, Co. Du	iblin.	
2,	Development	involving additional additional	to already approved the subdivision of e 17 no. 2 bedroom ap 32 underground car proved development	existing space partments along	to create an g with an
3.	Date of Application	07/09/00			er Particulars ed (b) Received
3a.	Type of Application	Permission	ана жанкан то	1. 21/11/20 2.	00 l. 2.
4.	Submitted by	Name: Address:	McGrane & Partners Paradigm House, Dur	drum Office Pa	urk,
5.	Applicant	Name: Address:	Name: Melbury Developments Ltd		

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6,	Decision	O.C.M. No. 256 Date 21/	FI	fect REQUEST ADDITIONAL FORMATION
7.	Grant	O.C.M. No. Date	FI	fect REQUEST ADDITIONAL FORMATION
8.	Appeal Lodged			
9.	Appeal Decision		2 - 173	
10.	Material Contra	vention		
11.	Enforcement	Compens	ation	Purchase Notice
12.	Revocation or A	mendment	· · · · · · · · · · · · · · · · · · ·	
13.	E.I.S. Requeste	d E.I.	S. Received	E.I.S. Appeal
14.	Registrar	Date	***********	Receipt No.

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

Decision Order Number 2562	Date of Decision 21/11/2000
Register Reference S00A/0636	Date: 07/09/00

ApplicantMelbury Developments LtdDevelopmentAmendment to already approved development ref. no. S00A/0365involving the subdivision of existing space to create an
additional 17 no. 2 bedroom apartments along with an
additional 32 underground car parking spaces at their
already approved development

Location Garter's Lane, Saggart, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

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With reference to your planning application, received on 07/09/00 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 proposed development incorporates a considerable number of elevational alterations and an increase in floor area at attic floor level (over voids) to the development approved in planning application Reg. Ref. S00A/0365. The applicant is requested to submit revised public notices as required which accurately and adequately describes the extent of the proposed development.
- The applicant is requested to indicate in colour on plans sections and elevations the main alterations to the development approved in Reg. Ref. S00A/0365 and to submit a floor by floor schedule of these alterations.
- 3 The applicant is requested to submit a plan and sections to a minimum scale of 1:100 of the proposed underground car parking and the landscaped open space area above. The plan and sections shall include details of retaining walls and

McGrane & Partners Paradigm House, Dundrum Office Park, Dundrum, Dublin 14.

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

Telefon: 01-414 9000 Facs: 01-414 9104



PLANNING DEPARTMENT County Hall, Town Centre, Tallaght, Dublin 24.

Telephone: 01-414 9000 Fax: 01-414 9104

21/11/00

REG REF. 500A/0636

roofing of the proposed car parking and a landscape plan with full works specifications of the area above.

4 The applicant is requested to indicate that the proposed development fully complies with the requirements of the Environmental Services Department.

Signed on behalf of South Dublin County Council

ny. for Senior Administrative Officer



<u>, , , , , , , , , , , , , , , , , , , </u>		(F and	h Dublin County Local Governme lanning & Devel Acts 1963 to 1 Planning & Deve Act 2000 Inning Register	ent opment 999 lopmen) nt	lan Register No. S00A/0636
l.,	Location	Garter's L	ane, Saggart, Co	. Dub	lin.	
2.	Development	involving additional underground development apartment : study under bedroom ap 1,2,5,7,9, application 15,32,33 at bedroom ap application nos. 18 an apartments Dividing 3 in the exi apartments Permission	to already appro- the subdivision 17 no. apartmen d car parking sp t. The amendmen nos. 1,4,7,14,17 r the existing p artments nos. 10,17,18,21,23,2 n. Sub-dividing nd 36 in the pre- artments nos. 20 n. Sub-dividing d 19 in the pre- nos. 22,38,24 a no. 2 bed duple sting permission nos. 43,48,45,5 also sought for floor and roof 1	of example of example aces and aces	isting space to ong with an add at their alread clude sub divis 7 and 29, 2 bed sion to provide 33,34,37, and 3 . 4 bedroom dup permission to 2,49,44,50,46 at . 3 bedroom dup permission to 4 in this applic rtments nos. 31 reate 6 no. 2 b and 53 in this r alterations t	create an itional 32 y approved ion of room plus 12 no. 2 9 in this lex apartments create 8 no. 2 nd 52 in this lex apartments no. 2 bedroom ation. ,34, and 35 edroom application. o elevations
з.	Date of Application	07/09/00	- 2	208. <u>90</u> 8 - 8	Date Further (a) Requested	Particulars (b) Received
3a.	Type of Application	Permission			1. 21/11/2000 2.	1. 22/12/2000 2.
4.	Submitted by	Name: Address:	McGrane & Partr Paradigm House,		rum Office Park	
5.	Applicant	Name: Address:	Melbury Develop 20-21 Sullivans		-	
6.	Decision	O.Ç.M. No. Date	1013 14/05/2001	Ef AP	fect GRANT PERMIS	SION
7.	Grant	O.C.M. No. Date	2277 29/06/2001	ef Ap	fect GRANT PERMIS	SION

9.	Appeal Decision		
10.	Material Contraventi	on	
11.	Enforcement	Compensation	Purchase Notice
12.	Revocation or Amendm	ent	.v. 4
13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14.	Registrar	Date	Receipt No.

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PLANNING DEPARTMENT County Hall, Town Centre, Tallaght, Dublin 24.

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Order Number 0683	Date of Decision 02/04/2001
Register Reference S00A/0636	Date 07/09/00

Applicant App. Type Development

Halla an Chontae,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Lár an Bhaile, Tamhlacht,

Melbury Developments Ltd

Permission Amendment to already approved development ref. no. \$00A/0365 involving the subdivision of existing space to create an additional 17 no. apartments along with an additional 32 underground car parking spaces at their already approved development. The amendments include sub division of apartment nos. 1,4,7,14,17,20,27 and 29, 2 bedroom plus study under the existing permission to provide 12 no. 2 bedroom apartments nos. 1,2,5,7,9,10,17,18,21,23,25,26,33,34,37, and 39 in this application. Sub-dividing 4 no. 4 bedroom duplex apartments 15,32,33 and 36 in the previous permission to create 8 no. 2 bedroom apartments nos. 20,36,42,49,44,50,46 and 52 in this application. Sub-dividing 2 no. 3 bedroom duplex apartments nos. 18 and 19 in the previous permission to 4 no. 2 bedroom apartments nos. 22,38,24 and 40 in this application. Dividing 3 no. 2 bed duplex apartments nos. 31,34, and 35 in the existing permission to create 6 no. 2 bedroom apartments nos. 43,48,45,51,47 and 53 in this application. Permission also sought for minor alterations to elevations at second floor and roof level as a result of these amendments.

Location Garter's Lane, Saggart, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 30/04/2001



PLANNING DEPARTMENT County Hall, Town Centre, Tallaght, Dublin 24.

Telephone: 01-414 9000 Fax: 01-414 9104

REG REF. S00A/0636

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Halla an Chontae,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Lár an Bhaile, Tamhlacht,

Yours faithfully

M7 03/04/01 for SENIOR ADMINISTRATIVE OFFICER

McGrane & Partners Paradigm House, Dundrum Office Park, Dundrum, Dublin 14.





PLANNING DEPARTMENT County Hall, Town Centre, Tallaght, Dublin 24.

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Order Number 0726	Date of Decision 06/04/2001
Register Reference S00A/0371	Date 31/05/00
Applicant Siac Construction I	Ltd.,

App. TypePermissionDevelopmentScience and technology based enterprise/office basedindustry development, including landscaping and associatedsite development comprising 3 no. three storey office blockswith 176 surface car parking spaces.

Location Site C, Baldonnel Business Park, Brownsbarn, Co. Dublin.

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Dear Sir / Madam,

Halla an Chontae,

Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

Lár an Bhaile, Tamhlacht,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 12/04/2001

Yours faithfully

Collen Project Management, River House, East Wall Road, Dublin 3.

		Location	(P and Pla	h Dublin County Co Local Governmen Lanning & Develop Acts 1963 to 199 Planning & Develo Act 2000 nning Register (P	t ment) 99 opment art 1)	Pl	an Register No. S00A/0636
	2	Development	Amendment to already approved development ref. no. $S00A/0$ involving the subdivision of existing space to create an additional 17 no. apartments along with an additional 32 underground car parking spaces at their already approved development. The amendments include sub division of apartment nos. 1,4,7,14,17,20,27 and 29, 2 bedroom plus study under the existing permission to provide 12 no. 2 bedroom apartments nos. 1,2,5,7,9,10,17,18,21,23,25,26,33,34,37, and 39 in this application. Sub-dividing 4 no. 4 bedroom duplex apartment 15,32,33 and 36 in the previous permission to create 8 no bedroom apartments nos. 20,36,42,49,44,50,46 and 52 in th application. Sub-dividing 2 no. 3 bedroom duplex apartment nos. 18 and 19 in the previous permission to 4 no. 2 bedr apartments nos. 22,38,24 and 40 in this application. Dividing 3 no. 2 bed duplex apartments nos. 31,34, and 35 in the existing permission to create 6 no. 2 bedroom apartments nos. 43,48,45,51,47 and 53 in this application permission also sought for minor alterations to elevation at second floor and roof level as a result of these amendments.			create an tional 32 approved on of oom plus 12 no. 2 in this ex apartments reate 8 no. 2 d 52 in this ex apartments no. 2 bedroom tion. 34, and 35 droom pplication. elevations	
	3.	Date of Application	07/09/00	с=т		-	articulars (b) Received
-	За.	Type of Application	Permission	j.	1. 21/	11/2000	1. 22/12/2000 2.
	.4 %	Submitted by	Name: Address:				
i ver	5.	Applicant	Name: Address:	Melbury Developm 20-21 Sullivans	nents Ltd		
	б.	Decision	O.C.M. No. Date	1013 14/05/2001	Effect AP GRANI	r permiss	SION
	7.	Grant	O.C.M. No. Date	2277 29/06/2001	Effect AP GRAN	r permiss	SION
	8.	Appeal Lodged				<u>, , , , , , , , , , , , , , , , , , , </u>	<u>ia in Recurrente</u> 13.

		428-44 - 2	
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



PLANNING DEPARTMENT County Hall, Town Centre, Tallaght, Dublin 24.

Telephone: 01-414 9000 Fax: 01-414 9104

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

Decision Order Number 1013	Date of	Decision	14/05/2001
Register Reference S00A/0636	Date:	07/09/00	

Applicant Melbury Developments Ltd

Development Amendment to already approved development ref. no. S00A/0365 involving the subdivision of existing space to create an additional 17 no. apartments along with an additional 32 underground car parking spaces at their already approved

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

Telefon: 01-414 9000 Facs: 01-414 9104

> underground car parking spaces at their unready approved development. The amendments include sub division of apartment nos. 1,4,7,14,17,20,27 and 29, 2 bedroom plus study under the existing permission to provide 12 no. 2 bedroom apartments nos.

1,2,5,7,9,10,17,18,21,23,25,26,33,34,37, and 39 in this application. Sub-dividing 4 no. 4 bedroom duplex apartments 15,32,33 and 36 in the previous permission to create 8 no. 2 bedroom apartments nos. 20,36,42,49,44,50,46 and 52 in this application. Sub-dividing 2 no. 3 bedroom duplex apartments nos. 18 and 19 in the previous permission to 4 no. 2 bedroom apartments nos. 22,38,24 and 40 in this application. Dividing 3 no. 2 bed duplex apartments nos. 31,34, and 35 in the existing permission to create 6 no. 2 bedroom apartments nos. 43,48,45,51,47 and 53 in this application. Permission also sought for minor alterations to elevations at second floor and roof level as a result of these amendments.

Location Garter's Lane, Saggart, Co. Dublin.

Floor Area

Sq Metres

Time extension(s) up to and including 14/05/2001

Additional Information Requested/Received 21/11/2000 /22/12/2000 *

McGrane & Partners Paradigm House, Dundrum Office Park, Dundrum, Dublin 14.



PLANNING DEPARTMENT County Hall, Town Centre, Tallaght, Dublin 24.

Telephone: 01-414 9000 Fax: 01-414 9104

REG REF. SOOA/0636 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.

for SENIOR ADMINISTRATIVE OFFICER

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

Telefon: 01-414 9000 Facs: 01-414 9104

Conditions and Reasons

The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and additional information 22/ 12/2000 and unsolicited additional information 26/04/2001 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 The proposed development shall comply fully with all relevant conditions of Reg. Ref. S00A/0365 save as may be amended by conditions attached hereto. REASON:

In order to define the limits of the permission.

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PLANNING DEPARTMENT County Hall, Town Centre, Tallaght, Dublin 24.

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REG. REF. S00A/0636

That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. (a) FOUL SEWER:

-The applicant is now proposing to drain the foul effluent from the apartment development through new and existing sewers via City West Golf Course and into 300mm diameter sewer in City Business Park. As this sewer is not in charge the applicant shall submit written consent from the owner of this sewer to discharge foul effluent from the development into it. Details shall be agreed in writing with Planning Authority prior to the commencement of Development on the site.

All new and existing sewer lines shall have the minimum gradients detailed in the drawings and calculations provided.
The responsibility for maintaining the proposed foul sewerage system in good working order shall be the responsibility of the individual developers / land owners until such time as it is taken "in-charge" by the planning Authority.
No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
The 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.

(b) SURFACE WATER SEWER

-The surface water discharges from the site shall be attenuated by way of oversized surface water pipes (900mm diameter) and fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not be exceed 15.84 1/s. Prior to the commencement of development the applicant will submit full details of what pipe size measures will be taken to minimise siltation in the oversized pipes.

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

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-The 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.

(c) WATER SUPPLY

-Prior to commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath (Tel:(01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulation. -Each apartment shall have its own individual service connection and 24hour storage. -The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. -If the applicant is proposing to supply a water feature from mains this supply shall be commercially metered. -The watermain serving the site shall be fitted, to the satisfaction of the Water Management Section of South Dublin County Council with a meter, remote readout and logger. -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. -No buildings shall lie within 5m of watermains less than 225mm diameter and within 8m of watermain greater than 225mm diameter.

REASON:

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

That a financial contribution in the sum of £12,750 (twelve thousand seven hundred and fifty pounds) EUR 16,189 (sixteen thousand one hundred and eighty nine 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

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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.

That a financial contribution in the sum of £35,700 (thirty five thousand and seven hundred pounds) EUR 45,330 (forty five thousand three hundred and thirty 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

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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.

That a financial contribution in the sum of £42,532 (forty two thousand five hundred and thirty two pounds) EUR 54,0004 (fifty four thousand and four 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.

That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No. 25,26,27,28,29,30,31 of Register Reference S00A/0365 and Condition No.27,28,29,30,31,32,33 of Register Reference S99A/0928 be strictly adhered to in respect of this Page 5 of 6

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development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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		ıç.	th Dublin County Cour Local Government (Planning & Developme Acts 1963 to 1993 Lanning Register (Par	mt)	Plan Register No. S00A/0636
1.	Location	Garter's	Lane, Saggart, Co. D	ublin.	
Ź.	Development	involving additiona additiona	to already approved the subdivision of 1 17 no. 2 bedroom a 1 32 underground car pproved development	existing space partments alor	e to create an 1g with an
3.	Date of Application	07/09/00		E	ner Particulars sted (b) Received
∕ 3a.	Type of Application	Permissio		1. 21/11/2 2.	2.000
4.	Submitted by	Name: Address:	McGrane & Partners Paradigm House, Du		?ark,
5.	Applicant	Name: Address:	Melbury Developmen 20-21 Sullivans Qu		

6.	Decision	O.C.M. No. 2562 Date 21/11/2	Effect FI REQUEST ADDITIONAL INFORMATION
7.	Grant	Q.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION
8.	Appeal Lodged		
9.	Appeal Decision		
10.	Material Contra	vention	
11,	Enforcement	Compensatio	n Purchase Notice
12.	Revocation or A	nendment	
13.	E.I.S. Requeste	E I.S. I	eceived E.I.S. Appeal
14.	Registrar	Date	Receipt No.



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

Date of Decision 21/11/2000
Date: 07/09/00

Applicant	Melbury Developments Ltd
Development	Amendment to already approved development ref. no. S00A/0365
τγιτ. γ 3 π .	involving the subdivision of existing space to create an
	additional 17 no. 2 bedroom apartments along with an
	additional 32 underground car parking spaces at their
	already approved development

Garter's Lane, Saggart, Co. Dublin. Location

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Permission App. Type

Dear Sir/Madam,

With reference to your planning application, received on 07/09/00 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:

- It is noted that the proposed development incorporates a 1 considerable number of elevational alterations and an increase in floor area at attic floor level (over voids) to the development approved in planning application Reg. Ref. S00A/0365. The applicant is requested to submit revised public notices as required which accurately and adequately describes the extent of the proposed development.
- The applicant is requested to indicate in colour on plans $\mathbf{2}$ sections and elevations the main alterations to the development approved in Reg. Ref. S00A/0365 and to submit a floor by floor schedule of these alterations.
- The applicant is requested to submit a plan and sections to 3 a minimum scale of 1:100 of the proposed underground car parking and the landscaped open space area above. The plan and sections shall include details of retaining walls and

McGrane & Partners Paradigm House, Dundrum Office Park, Dundrum, Dublin 14.

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REG REF. S00A/0636

roofing of the proposed car parking and a landscape plan with full works specifications of the area above.

4 The applicant is requested to indicate that the proposed development fully complies with the requirements of the Environmental Services Department.

Signed on behalf of South Dublin County Council

my for Senior Administrative Officer

21/11/00

