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| | 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/0572/C1 | |
| 1. Location | Site of 'Holy Ghost Novitiate, Cypress Downs, Templeogue. | | |
| 2. Development | Residential development of 46 dwellings, comprising demolition of existing 2 storey disused novitiate and erection of 6 no. two bedroom houses in 1 no. two storey terrace, 13 no. two bed and 13 no. three bed duplex units in 3 no. three storey blocks, 8 three bed and 6 four bedroom houses in 3 no. two storey terraces, together with landscaping, car parking and associated external works with access from the green. Compliance Re: Condition No. 13 (a) (b) (c) | | |
| 3. Date of Application | 02/05/01 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Compliance with Conditions | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Anthony Reddy Associates, Address: The Malt House, Grand Canal Quay, Dublin 2. | | |
| 5. Applicant | Name: Fallways Ltd., Address: 2001 Citywest Business Campus, Naas Road, Dublin 24. | | |
| 6. Decision | O.C.M. No. Date | Effect | |
| 7. Grant | O.C.M. No. Date | Effect | |
| 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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Anthony Reddy Associates,
The Malt House,
Grand Canal Quay,
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 0731 | Date of Final Grant 06/04/2001 |
| Decision Order Number 0390 | Date of Decision 20/02/2001 |
| Register Reference S00A/0572 | Date 21/12/00 |

Applicant Fallways Ltd.,

Development Residential development of 46 dwellings, comprising demolition of existing 2 storey disused novitiate and erection of 6 no. two bedroom houses in 1 no. two storey terrace, 13 no. two bed and 13 no. three bed duplex units in 3 no. three storey blocks, 8 three bed and 6 four bedroom houses in 3 no. two storey terraces, together with landscaping, car parking and associated external works with access from the green.

Location Site of 'Holy Ghost Novitiate, Cypress Downs, Templeogue.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/10/2000 /21/12/2000

A Permission has been granted for the development described above,
subject to the following (21) Conditions.

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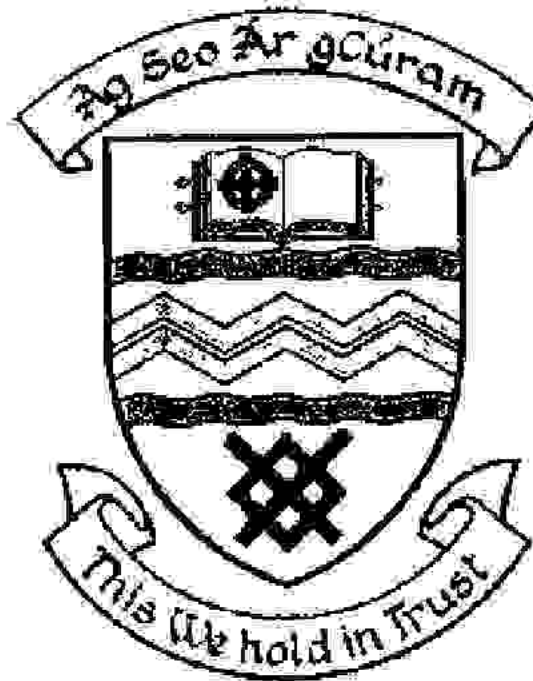
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on the 21/12/2000, 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 each proposed unit be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
 REASON:
 To protect the amenities of the area.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
 REASON:
 In the interest of amenity.
- 5 That 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.
- 6 That no dwellingunit 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.
- 7 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.

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REASON:

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

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

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 9 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.

- 10 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

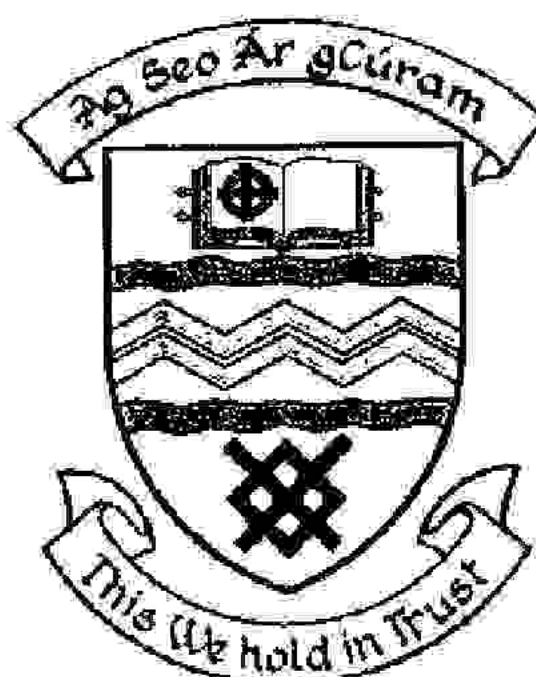
- 11 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

In this regard the recommendations of the applicants consultant arborist as detailed in Southern Tree Surgeons letter dated the 20/12/2000 submitted as Additional Information shall be implemented to the satisfaction of the Parks and Landscaping Services Department, South Dublin County Council.

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REASON:

To protect the amenities of the area.

- 12 That car parking areas shall be laid out and marked in accordance with Development Plan standards.

REASON:

In the interest of residential amenity.

- 13 That the site layout shall be amended as follows:
- (a) The width of the carriageway of the north-south road adjacent to the eastern boundary of the site shall be increased to a minimum of 6 metres. The proposed apartment blocks adjoining the above road shall be relocated westwards to facilitate the increased carriageway width.
 - (b) The proposed patio areas adjoining the eastern side of the central courtyard shall be omitted. Additional car parking spaces shall be provided adjacent to the north west and south west corners of the proposed apartment blocks similar to the proposed car spaces.
 - (c) With the exception of the proposed terraced houses adjoining the site entrance, the area between the proposed buildings and the western site boundary shall be laid out and maintained as communal open space with patio areas to the ground floor apartments similar to patios as indicated on revised site layout plan received on the 21/12/2000 to the rear of the proposed terraced houses.

Prior to development commencing a revised site layout plan detailing the required amendments shall be submitted for the written agreement of the Planning Authority.

REASON:

To provide for improved car parking and circulation areas and to ensure the retention of trees in the interest of amenity.

- 14 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.

- 15 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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In this regard the following shall be complied with:

- (a) The applicant is to ensure full and complete separation of foul and surface water systems.
- (b) All foul sewers with potential to be taken in charge shall be a minimum of 225mm diameter.
- (c) The applicant shall clarify the ownership of the foul and surface water sewers at the existing manholes and if they are not in the charge of South Dublin County Council they shall submit written consent from the owner to discharge effluent from the development into these sewers.
- (d) The applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

REASON:

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

- 16 That a financial contribution in the sum of £33750 (thirty three thousand seven hundred and fifty pounds) EUR42854 (forty two thousand eight hundred and fifty four 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.

- 17 That a financial contribution in the sum of £94500 (ninety four thousand five hundred pounds) EUR119990 (one hundred and nineteen thousand nine hundred and ninety 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:

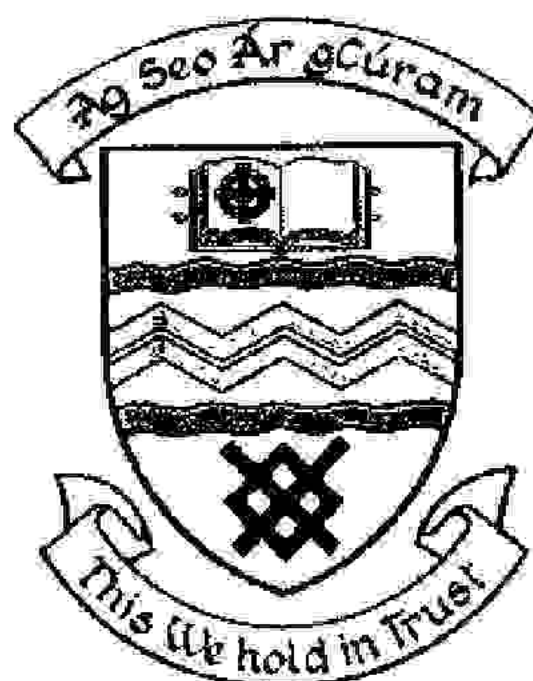
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 18 That a financial contribution in the sum of £97875 (ninety seven thousand eight hundred and seventy five pounds)

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EUR124276 (one hundred and twenty four thousand two hundred and seventy six 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.

- 19 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £46000 (forty six thousand pounds) EUR58408 (fifty eight thousand four hundred and eight euros), a bond of an Insurance Company of £69000 (sixty nine thousand pounds) EUR87612 (eighty seven thousand six hundred and twelve 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.

- 20 That a Bond or Cash Lodgement of £30000 (thirty thousand pounds) EUR38092 (thirty eight thousand and ninety two euros) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

REASON:

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

- 21 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.

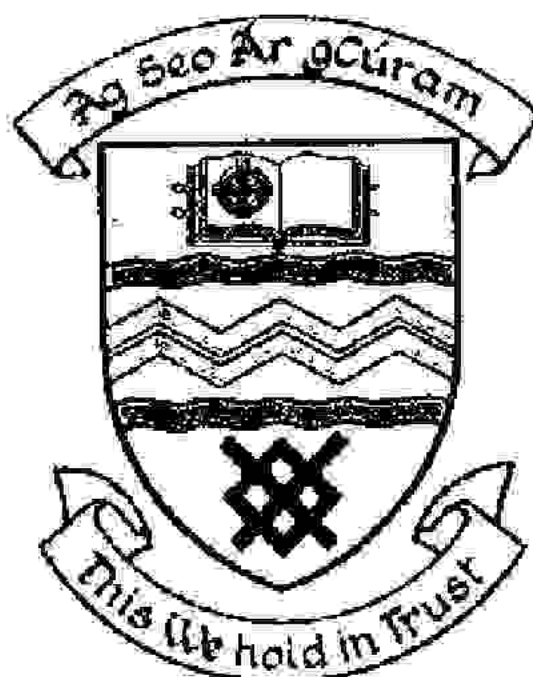
REASON:

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

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- (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.

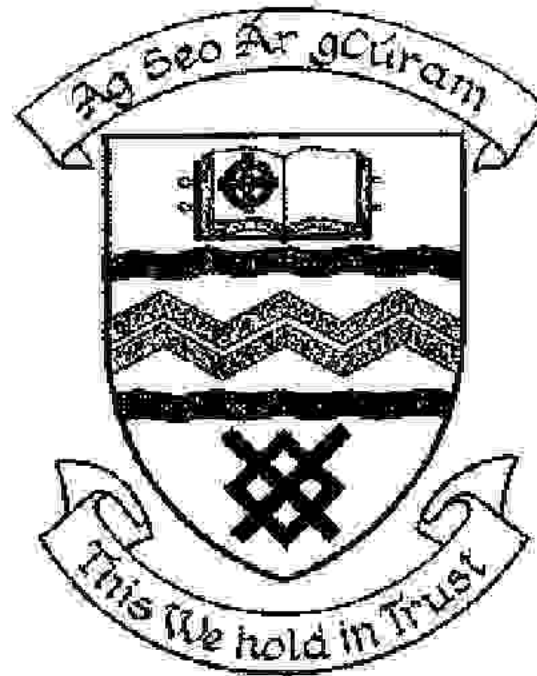
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for SENIOR ADMINISTRATIVE OFFICER

| | | | |
|--|--|--|---------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S00A/0572 | |
| 1. Location | Site of 'Holy Ghost Novitiate, Cypress Downs, Templeogue. | | |
| 2. Development | Residential development of 46 dwellings, comprising demolition of existing 2 storey disused novitiate and erection of 6 no. two bedroom houses in 1 no. two storey terrace, 13 no. two bed and 13 no. three bed duplex units in 3 no. three storey blocks, 8 three bed and 6 four bedroom houses in 3 no. two storey terraces, together with landscaping, car parking and associated external works with access from the green. | | |
| 3. Date of Application | 14/08/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 13/10/2000 2. | 1. 21/12/2000 2. |
| 4. Submitted by | Name: Anthony Reddy Associates, Address: The Malt House, Grand Canal Quay, Dublin 2. | | |
| 5. Applicant | Name: Fallways Ltd., Address: 2001 Citywest Business Campus, Naas Road, Dublin 24. | | |
| 6. Decision | O.C.M. No. 0390 Date 20/02/2001 | 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 | | | |

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

| | |
|------------------------------|-----------------------------|
| Decision Order Number 0390 | Date of Decision 20/02/2001 |
| Register Reference S00A/0572 | Date: 14/08/00 |

Applicant Fallways Ltd.,

Development Residential development of 46 dwellings, comprising demolition of existing 2 storey difused novitiate and erection of 6 no. two bedroom houses in 1 no. two storey terrace, 13 no. two bed and 13 no. three bed duplex units in 3 no. three storey blocks, 8 three bed and 6 four bedroom houses in 3 no. two storey terraces, together with landscaping, car parking and associated external works with access from the green.

Location Site of 'Holy Ghost Novitiate, Cypress Downs, Templeogue.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/10/2000 /21/12/2000

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 (21) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

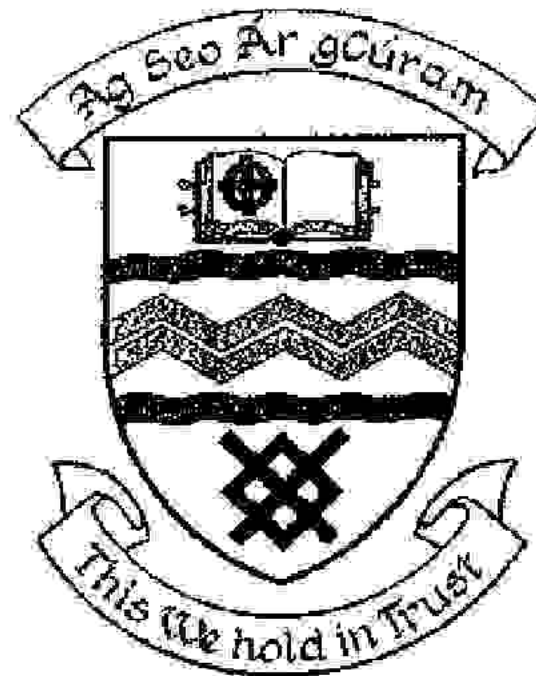
..... 20/02/01
for SENIOR ADMINISTRATIVE OFFICER

Anthony Reddy Associates,
The Malt House,
Grand Canal Quay,
Dublin 2.

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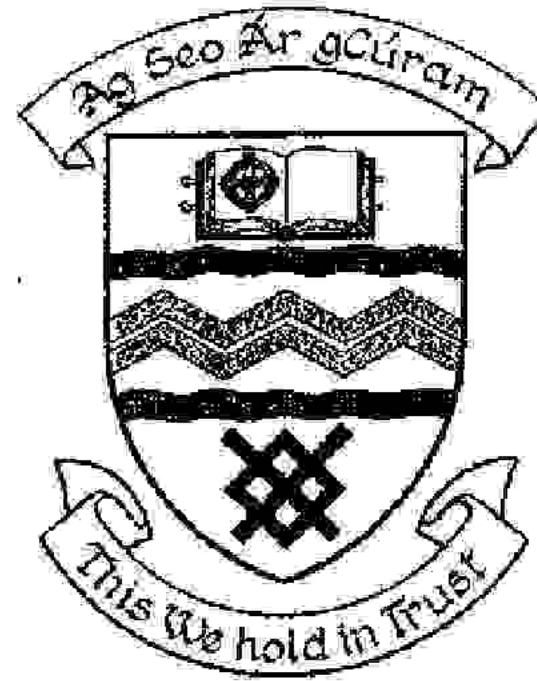
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Conditions and Reasons

- 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 21/12/2000, 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 each proposed unit be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 5 That 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.
- 6 That no dwellingunit be occupied until all the services have been connected thereto and are operational.
REASON:

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

- 7 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.

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

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 9 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:

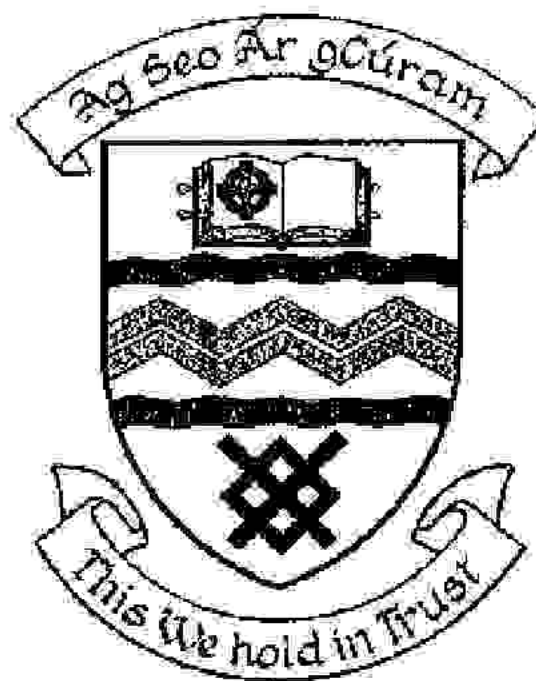
In the interest of the proper planning and development of the area.

- 10 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

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- 11 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.

In this regard the recommendations of the applicants consultant arborist as detailed in Southern Tree Surgeons letter dated the 20/12/2000 submitted as Additional Information shall be implemented to the satisfaction of the Parks and Landscaping Services Department, South Dublin County Council.

REASON:

To protect the amenities of the area.

- 12 That car parking areas shall be laid out and marked in accordance with Development Plan standards.

REASON:

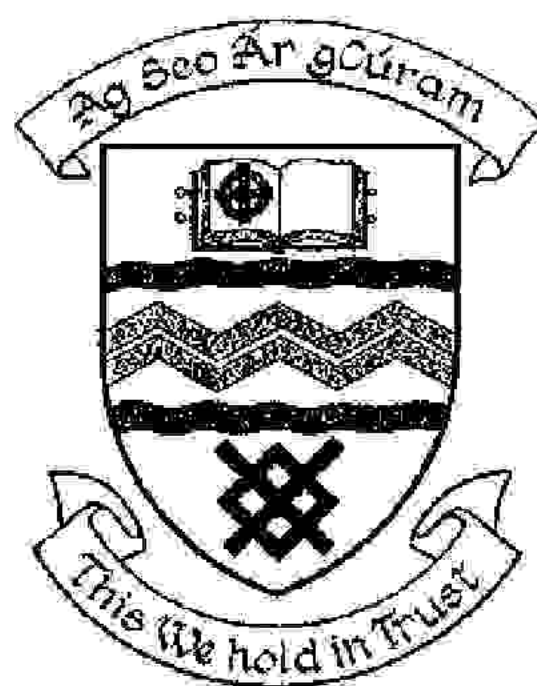
In the interest of residential amenity.

- 13 That the site layout shall be amended as follows:

- (a) The width of the carriageway of the north-south road adjacent to the eastern boundary of the site shall be increased to a minimum of 6 metres. The proposed apartment blocks adjoining the above road shall be relocated westwards to facilitate the increased carriageway width.
- (b) The proposed patio areas adjoining the eastern side of the central courtyard shall be omitted. Additional car parking spaces shall be provided adjacent to the north west and south west corners of the proposed apartment blocks similar to the proposed car spaces.
- (c) With the exception of the proposed terraced houses adjoining the site entrance, the area between the proposed buildings and the western site boundary shall be laid out and maintained as communal open space with patio areas to the ground floor apartments similar to patios as indicated on revised site layout plan received on the 21/12/2000 to the rear of the proposed terraced houses.

Prior to development commencing a revised site layout plan detailing the required amendments shall be submitted for the written agreement of the Planning Authority.

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REG. REF. S00A/0572

REASON:

To provide for improved car parking and circulation areas and to ensure the retention of trees in the interest of amenity.

- 14 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.

- 15 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

In this regard the following shall be complied with:

- (a) The applicant is to ensure full and complete separation of foul and surface water systems.
- (b) All foul sewers with potential to be taken in charge shall be a minimum of 225mm diameter.
- (c) The applicant shall clarify the ownership of the foul and surface water sewers at the existing manholes and if they are not in the charge of South Dublin County Council they shall submit written consent from the owner to discharge effluent from the development into these sewers.
- (d) The applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

REASON:

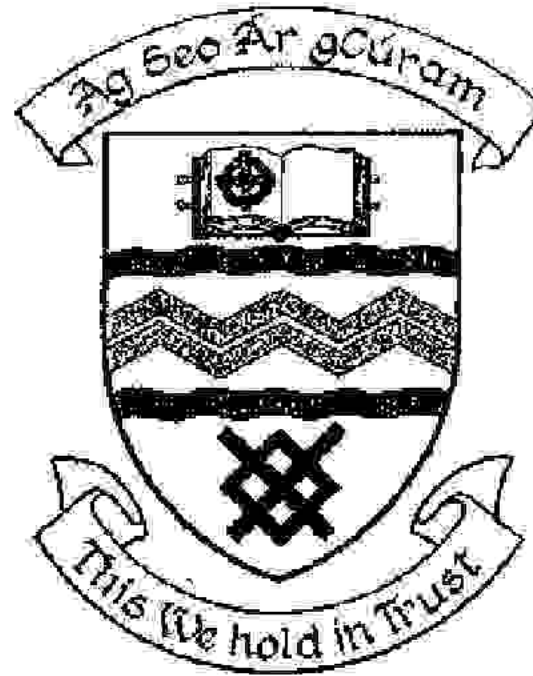
In order to comply with the Sanitary Services Acts, 1878-1964.

- 16 That a financial contribution in the sum of £33750 (thirty three thousand seven hundred and fifty pounds) EUR42854 (forty two thousand eight hundred and fifty four 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.

- 17 That a financial contribution in the sum of £94500 (ninety four thousand five hundred pounds) EUR119990 (one hundred and nineteen thousand nine hundred and ninety 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.

- 18 That a financial contribution in the sum of £97875 (ninety seven thousand eight hundred and seventy five pounds) EUR124276 (one hundred and twenty four thousand two hundred and seventy six 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:

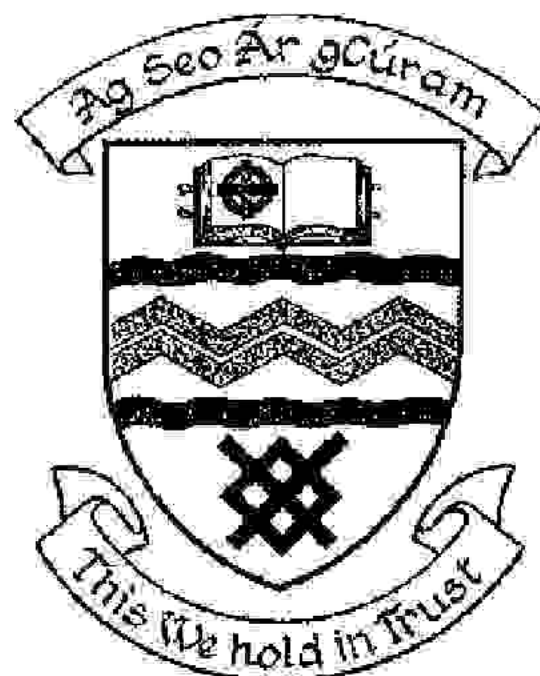
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 19 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £46000 (forty six thousand pounds) EUR58408 (fifty eight thousand four hundred and eight euros), a bond of an Insurance Company of £69000 (sixty nine thousand pounds)

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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REG. REF. S00A/0572

EUR87612 (eighty seven thousand six hundred and twelve 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.

- 20 That a Bond or Cash Lodgement of £30000 (thirty thousand pounds) EUR38092 (thirty eight thousand and ninety two euros) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

REASON:

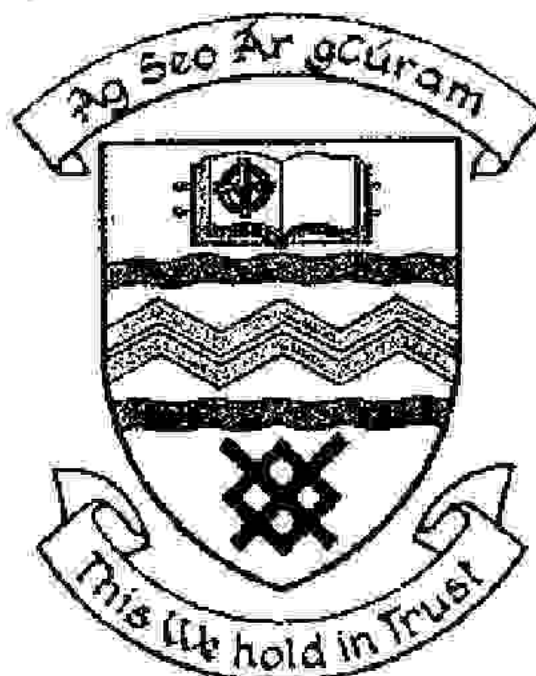
In the interest of the proper planning and development of the area.

- 21 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.

REASON:

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

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Anthony Reddy Associates,
The Malt House,
Grand Canal Quay,
Dublin 2.

Ref: S00A/0572
Date: 20/02/2001

Re: *Residential development of 46 dwellings, comprising demolition of existing 2 storey difused novitiate and erection of 6 no. two bedroom houses in 1 no. two storey terrace, 13 no. two bed and 13 no. three bed duplex units in 3 no. three storey blocks, 8 thre bed and 6 four bedroom houses in 3 no, two storey terraces, together with landscaping, car parking and associated external works with access from the green on the site of 'Holy Ghost' Novitiate, Cypress Downs, Templeogue.*

I, the undersigned hereby acknowledge receipt of Notification of Decision, dated 20/02/2001, in connection with the above.

Signed: _____

On behalf of: (Name) _____

(Address) _____

I hereby certify that the above notification dated 20/02/2001, was handed by me to the above, signed today.

Signed: _____

Date: _____

| | | | |
|-----------------------------|--|--|-----------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S00A/0572 | |
| 1. Location | Site of 'Holy Ghost Novitiate, Cypress Downs, Templeogue. | | |
| 2. Development | Erection of 44 dwellings comprising 18 houses, 26 duplex units, carparking, landscaping with access from the green. | | |
| 3. Date of Application | 14/08/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 13/10/2000 2. | 1. 2. |
| 4. Submitted by | Name: Anthony Reddy Associates, Address: The Malt House, Grand Canal Quay, Dublin 2. | | |
| 5. Applicant | Name: Fallways Ltd., Address: 2001 Citywest Business Campus, Naas Road, Dublin 24. | | |
| 6. Decision | O.C.M. No. 2219 Date 13/10/2000 | 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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|-----------------------------|
| Decision Order Number 2219a | Date of Decision 13/10/2000 |
| Register Reference S00A/0572 | Date: 14/08/00 |

Applicant Fallways Ltd.,
Development Erection of 44 dwellings comprising 18 houses, 26 duplex units, carparking, landscaping with access from the green.
Location Site of 'Holy Ghost Novitiate, Cypress Downs, Templeogue.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 14/08/00 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 Due to the absence of a convenient access to public transport the development Control Standards which require 2 no. off street parking spaces per residential unit (88 no. car spaces) can not be relaxed. The site layout as submitted provides for only 72 no. The shortfall of 16 no. parking spaces is not acceptable.

The access road width/footpath (as scaled) is only 4.8m/1m respectively. Roads standards require a minimum setback of 2m between gable end of new building and back of pathway.

The applicant shall submit a revised site layout plan to show:

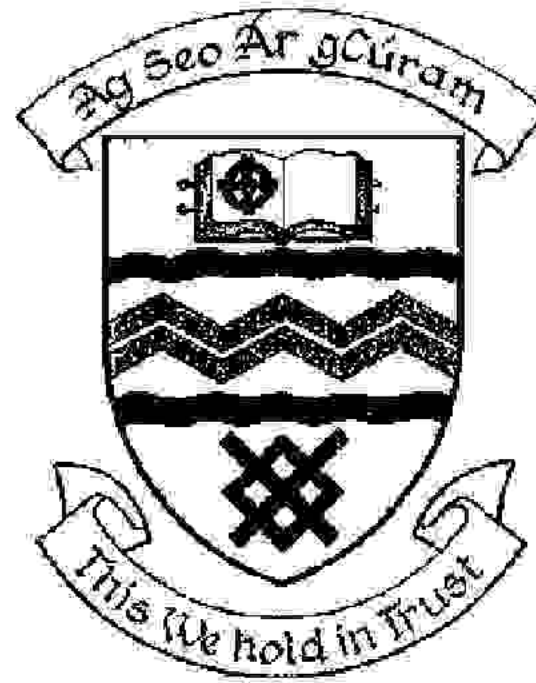
- a) Parking layout to Development Plan standards (i.e. 2 car spaces per unit) and/or reduced number of units.
- b) Minimum access road width of 6m and main footpath width of 1.5m and grass margin of 1.85m. Speed control ramp to be installed at access point.
- c) Minimum setback of 2m between gable end of buildings and back of pathway.

Anthony Reddy Associates,
The Malt House,
Grand Canal Quay,
Dublin 2.

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- 2 In relation to foul drainage the applicant shall submit full details, including the proposed connection point and the existing pipe sizes, gradients, manhole cover and invert levels of the public sewerage system to which he proposes to connect. Applicant to submit sufficient detail including calculations to demonstrate that the receiving public system can accept the additional flows from the development without surcharge.
- 3 In relation to surface water the applicant shall submit full details, including the proposed connection point and the existing pipe sizes, gradients, manhole cover and invert levels of the public sewerage system to which he proposes to connect. Applicant to submit sufficient detail including calculations to demonstrate that the receiving public sewerage system can accept the additional flows from the development without surcharge.
- 4 The applicant shall submit 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 Regulations.
- 5 It is important to maintain as many as possible of the existing trees in order to protect the residential amenity of the immediate locality and to retain the existing character of the site. The application can not be fully assessed without a detailed tree survey indicating the location, species and age, condition, crown spread and height of each tree. The report dated the 30/08/00 from Southern Tree Surgeons is inadequate. Information should be given on the proposals for removal/retention of these trees and measures proposed to protect them during the course of development. In particular, information should be given on the trees indicated for retention within the rear gardens of the houses and apartments along the western boundary of the site. The location of the blocks should be revised to ensure long term viability of some of these trees.
 - a) The applicant shall submit a detailed tree survey indicating the location, species and age, condition, crown spread and height of each tree. Trees to be retained and removed shall be distinguished.

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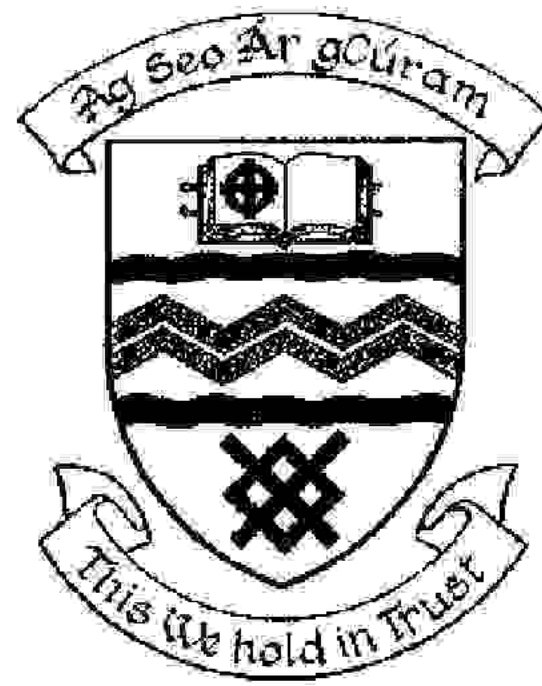
- b) The applicant shall submit a detailed landscape plan with full specification. This plan shall include grading, topsoiling, seeding paths and drainage, boundary treatment and planting. Particular attention shall be paid to the area marked Landscaped Courtyard on drawing number 00-143-P-02, which was lodged with the Planning Authority on the 14/08/00. These works are to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscaping Services Department.
- c) The applicant shall submit detailed plans for the protection of trees to be retained during construction. It should be noted that there are a number of trees located adjacent to the north-eastern boundary (lying outside the curtilage of the site subject of the current application) which are covered by an objective of the Development Plan "to protect trees and woodlands". Particular attention should be paid to the protection of these trees.
- d) The applicant shall submit revised drawings and elevations, which omit the block of three and four bed-terraced houses to the south-western corner of the site. These should be replaced by 6 no. 2 bed townhouses with communal space/ 5 metre deep patio area to the rear. Car parking standards will be applied to these units at a rate of 1.5 spaces per unit.

- 6 The applicant shall submit details of outdoor bin and bicycle storage.
- 7 The applicant shall submit details of the existing use of the existing structure on the site. The applicant should note that if the building or part thereof is used as a habitable dwelling then planning permission is needed to demolish it. If this is the case then the applicant shall submit the relevant number of copies of plans and elevations of the building and revised newspaper and site notices to the Planning Authority making reference to this and to any other material changes to the proposal as a result of complying with the above requests.

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Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

13/10/00