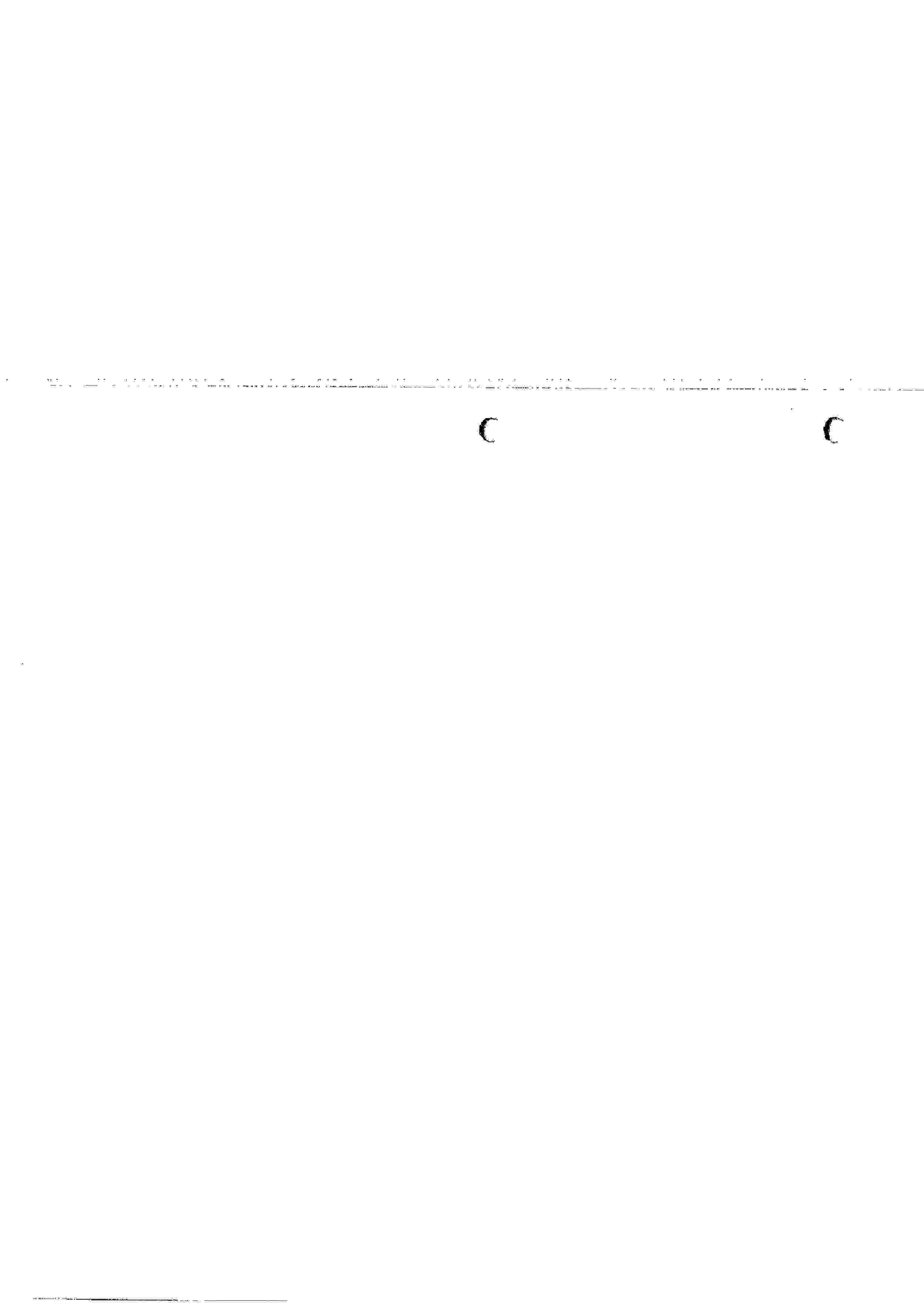


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0534	
1. Location	The Farm, Tymon Lane, Balrothery, Dublin 24.		
2. Development	Residential development on site of circa 0.4080 hectares for 1 no. three storey apartment building containing 6 no. one bedroom apartments and 48 no. two bedroom apartments with basement car parking for 95 no. car spaces with ancillary landscaping and site works. New access road including widening of Tymon Lane, demolition of existing dwelling house, land exchange to Sini Holdings and South Dublin County Council to facilitate development and new entrance gates and piers to Tymon Park.		
3. Date of Application	02/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/10/2000 2.	1. 02/02/2001 2.
4. Submitted by	Name: Project Architects Address: The Priory, John Street West,		
5. Applicant	Name: Sini Holdings Address: Brighton House, 212 Lower Rathmines Road, Dublin 6.		
6. Decision	O.C.M. No. 2451 Date 19/07/2001	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 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2451	Date of Decision 19/07/2001
Register Reference S00A/0534	Date: 02/08/00

Applicant Sini Holdings

Development Residential development on site of circa 0.4080 hectares for 1 no. three storey apartment building containing 6 no. one bedroom apartments and 48 no. two bedroom apartments with basement car parking for 95 no. car spaces with ancillary landscaping and site works. New access road including widening of Tymon Lane, demolition of existing dwelling house, land exchange to Sini Holdings and South Dublin County Council to facilitate development and new entrance gates and piers to Tymon Park.

Location The Farm, Tymon Lane, Balrothery, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 20/07/2001

Additional Information Requested/Received 12/10/2000 /02/02/2001

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

Project Architects
The Priory,
John Street West,
Dublin 8.

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..... 20/07/01
for SENIOR ADMINISTRATIVE OFFICER

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, altered for additional information received 02/02/2001, and unsolicited additional information received 15/06/2001, 26/06/2001 and 05/07/2001 and where superceded by drawings submitted as unsolicited additional information received on 17/07/2001 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 That each proposed apartment be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority, full details and samples of the proposed exterior finishes to the development.
REASON:
In the interest of architectural harmony and visual amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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requirements of the County Council.

(i) The applicant has shown the foul and surface water drainage from the proposed development connecting into sewers on Brookmount Avenue. These sewers are not in charge. Prior to the commencement of development the applicant shall supply written consent from the owner of the said sewers to discharge foul and surface water effluent from the development into the respective sewers.

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

iii) The applicant shall ensure full and complete separation of foul and surface water systems.

iv) 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.

v) Prior to the commencement of development the applicant shall clarify how surface water is to be drained from the proposed basement. The proposed surface water drains will not

be deep enough to accommodate the drainage. Full details of any proposed surface water pumping system for the basement are required. This shall include detailed plans, cross sections and calculations for the design of the pumping system. Information shall be provided on the type, number and configuration of the pumps, as well on the size, routing and construction of the rising main. Adequate provision shall also be allowed for a storage facility in the event of pump failure.

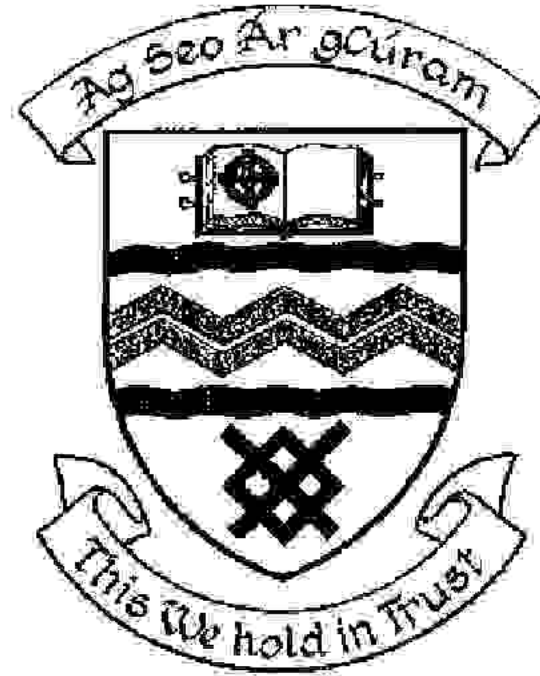
vi) All surface water runoff from the car park shall be routed via a petrol / oil/ diesel interceptor before discharging to the surface water sewer.

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

viii) The applicant has shown the watermain for the proposed development connecting to a watermain on Brookmount Avenue. This watermain is not in charge. Prior to the commencement of development the applicant shall supply written consent from the owner of this watermain to connect into it.

ix) Each apartment shall have its own individual service

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connection to the public watermain and 24hour storage.

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

xi) The watermains 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.

xii) 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.

REASON:

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

5 The following roads conditions shall be strictly adhered to:

i) Prior to the commencement of the development the applicant shall agree in writing with the Roads Traffic Department, full details of proposals for access to the application site through Tymon Lane, to include road widening along Tymon Lane, the provision of public footpaths and public street lighting and the shifting of any public services utilities/structures.

ii) The relocation of the said public services utilities / structures shall be at the applicants expense.

iii) 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 pedestrian and traffic safety.

6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

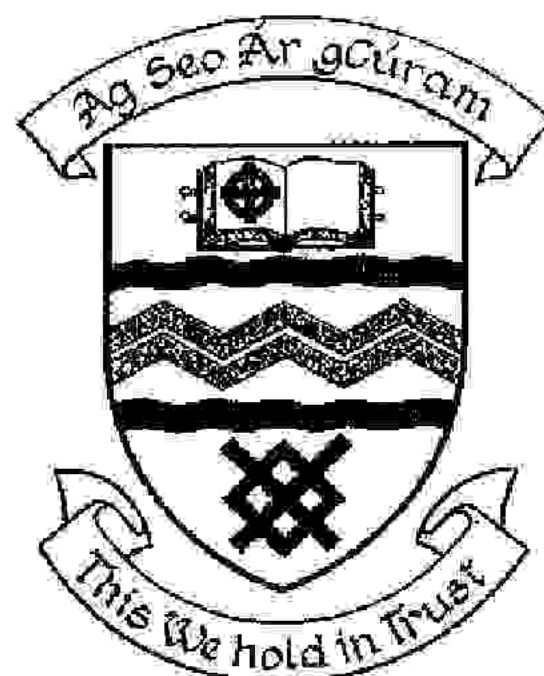
In the interest of amenity.

7 That public lighting along Tymon Lane and throughout the site be provided prior to any of the residential units being occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the

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standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 8 That no residential unit 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.

- 9 That an acceptable apartment unit numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on site.

REASON:

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

- 10 The requirements of the Parks and Landscape Services Department shall be strictly adhered to. In that respect:
- i) Prior to the commencement of works on site, the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification. The plan to include topsoiling, seeding, paths, drainage, boundary treatment and planting. Particular attention should be paid to the grading of the site, due to the change in ground level between the site and the adjoining area of Tymon Park. These works to be in accordance with South Dublin County Council's Guidelines for Open Space development and Taking in Charge available from the Parks and Landscape Services Department. The developer must also submit a Management Plan and "Agreement" for the long-term maintenance of the private open spaces and planting.
 - ii) Prior to the commencement of development the applicant shall submit for the written agreement of the Parks and Landscape Services Department full details of the proposed treatment of all the site boundaries. In particular the applicant should pay particular regard to
 - a) the treatment of level changes along the boundary with Tymon Park,
 - b) the treatment of the side boundary with property in the Balrothery Estate with the view to reducing the potential overlooking of the said properties.

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c) the treatment of the site boundary with that area of open space at Brookmount Avenue (Southern Boundary).

REASON:

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

- 11 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 12 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.

- 13 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.

- 14 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.

- 15 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons in accordance with all relevant legislation, standards, etc.

REASON:

In the interest of safety and amenity.

- 16 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.

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REASON:

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

- 17 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 prepared in accordance with Part V of the Planning and Development Act 2000 as referred to in Section 2.2.7(ii) 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.

- 18 That a financial contribution in the sum of £38,850 (thirty eight thousand eight hundred and fifty pounds) EUR 49,329 (forty nine thousand three hundred and twenty 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.

- 19 That a financial contribution in the sum of £105,000 (one hundred and five thousand pounds) EUR 133,322 (one hundred and thirty three thousand three hundred and twenty 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:

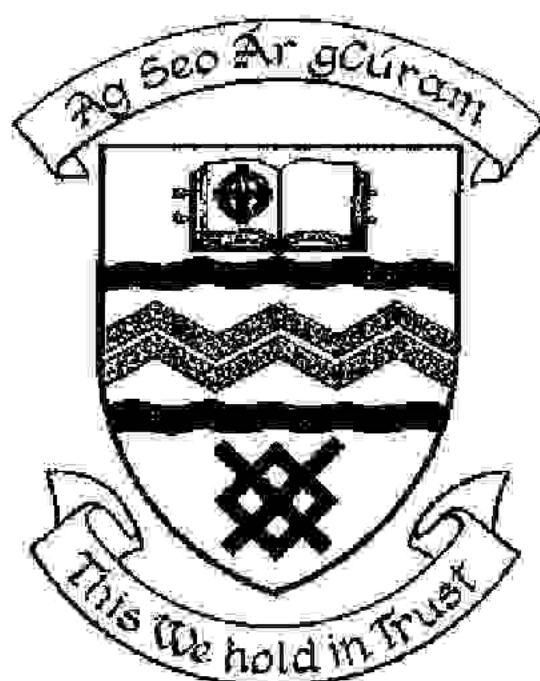
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 20 That a financial contribution in the sum of £37,500 (thirty seven thousand five hundred pounds) EUR 47,615 (forty seven thousand six hundred and fifteen 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.

- 21 That a financial contribution in the sum of £57,147 (fifty seven thousand one hundred and forty seven pounds) EUR 72,562 (seven two thousand five hundred and sixty two 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.

- 22 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £53,000 (fifty three thousand pounds) EUR 67,296 (sixty seven thousand two hundred and ninety six euros), a bond of an Insurance Company of £79,500 (seventy nine thousand five hundred pounds) EUR 100,944 (one hundred thousand nine hundred and forty four 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.

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REASON:

To ensure the satisfactory completion of the development.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0534	
1. Location	The Farm, Tymon Lane, Balrothery, Dublin 24.		
2. Development	Residential development on site of circa 0.4080 hectares for 1 no. three storey apartment building containing 6 no. one bedroom apartments and 48 no. two bedroom apartments with basement car parking for 95 no. car spaces with ancillary landscaping and site works. New access road including widening of Tymon Lane, demolition of existing dwelling house, land exchange to Sini Holdings and South Dublin County Council to facilitate development and new entrance gates and piers to Tymon Park.		
3. Date of Application	02/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/10/2000 2.	1. 2.
4. Submitted by	Name: Project Architects Address: Fleming Court, Flemings Place,		
5. Applicant	Name: Sini Holdings Address: Brighton House, 212 Lower Rathmines Road, Dublin 6.		
6. Decision	O.C.M. No. 2218 Date 12/10/2000	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 2159	Date of Decision 22/09/2000
Register Reference S00A/0534	Date 02/08/00

Applicant Sini Holdings
App. Type Permission
Development Residential development on site of circa 0.4080 hectares for 1 no. three storey apartment building containing 6 no. one bedroom apartments and 48 no. two bedroom apartments with basement car parking for 95 no. car spaces with ancillary landscaping and site works. New access road including widening of Tymon Lane, demolition of existing dwelling house, land exchange to Sini Holdings and South Dublin County Council to facilitate development and new entrance gates and piers to Tymon Park.

Location The Farm, Tymon Lane, Balrothery, Dublin 24.

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 13/10/2000

Yours faithfully

 22/09/00
for SENIOR ADMINISTRATIVE OFFICER

Project Architects
Fleming Court,
Flemings Place,
Dublin 4.