

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0531
1. Location	"Parkview", Old Bawn Road, Tallaght, Dublin 24.	
2. Development	The construction of 4 no. 2 bedroom apartments in 1 no. two storey block, new car parking arrangement for existing apartments (reg ref. S94A/0381) and new private open space arrangement accessed via private road	
3. Date of Application	01/08/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: D. McCarthy & Co Address: Lynwood House, Ballinteer Road,	
5. Applicant	Name: B. Higgins Address: 2-4 Convent Road, Clondalkin, Dublin 22.	
6. Decision	O.C.M. No. 2396 Date 26/10/2000	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

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



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

Decision Order Number 2396	Date of Decision 26/10/2000
Register Reference S00A/0531	Date: 01/08/00

Applicant B. Higgins

Development The construction of 4 no. 2 bedroom apartments in 1 no. two storey block, new car parking arrangement for existing apartments (reg ref. S94A/0381) and new private open space arrangement accessed via private road

Location "Parkview", Old Bawn Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 28/10/2000

Additional Information Requested/Received /

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

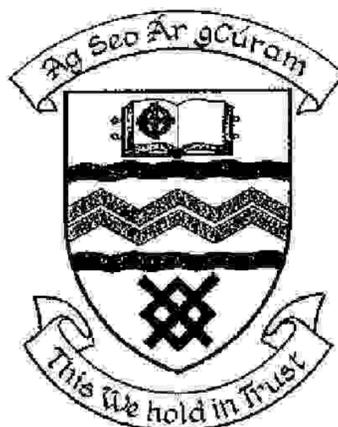
..... *MJ* 27/10/00
for SENIOR ADMINISTRATIVE OFFICER

D. McCarthy & Co
Lynwood House,
Ballinteer Road,
Dublin 16.

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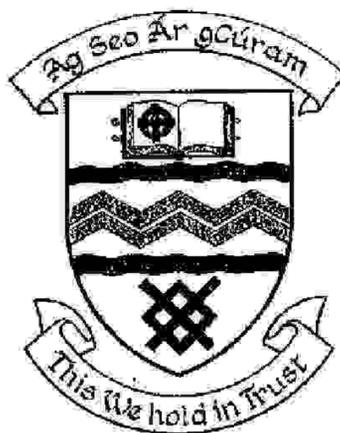
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 Details of materials in the finishes of the proposed apartment block including samples shall be submitted to and approved by the Planning Authority before commencement of works.
REASON:
In the interest of the proper planning and development of the area.
- 3 All trees and shrubs including those along the northern boundary of the site shall be retained and measures shall be taken to protect the aforementioned trees and shrubs during construction.
REASON:
In the interest of amenity.
- 4 That details of boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units. In particular this shall include, details of more appropriate boundary treatment to replace the 2.4m high palisade fence along the eastern boundary of the site and the exact details of the 2m high screen wall proposed along the northern boundary of the site. Where the wall passes under the canopy of existing trees, their roots shall be bridged with reinforced beams as no excavation for foundations will be permitted under the canopy of the trees in this area. The applicant should consult with Parks Department prior to making such a submission.
REASON:
In the interest of amenity.

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- 5 Prior to the commencement of works on site, the developer shall agree with the Parks and Landscape Services Department a detailed landscape plan with full works specification. This plan shall include grading, topsoiling, seeding, paths, drainage and planting. Particular attention should be paid to the treatment of boundaries to the east and south.

REASON:

In the interest of visual amenity.

- 6 Details of any proposed Management arrangements to be put in place in relation to the maintenance of the communal open area within the development shall be agreed with the Parks Department before any development takes place.

REASON:

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

- 7 The concrete pier on the right hand side (when exiting) of the entrance shall be removed and the entrance/junction radii shall be recessed as per approved site layout for existing 8 unit apartment block (Reg. Ref. S94A/0381). Specific details shall be agreed with the Roads Department prior to the commencement of development.

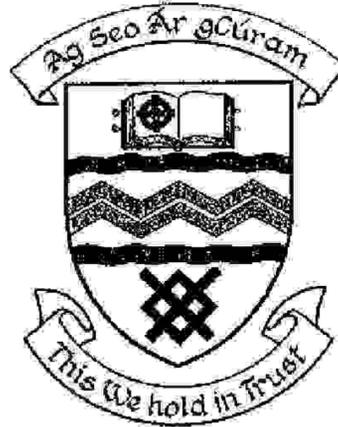
REASON:

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

- 8 With respect to foul and surface water drainage, the applicant shall ensure that the following requirements are met:

- (i) Applicant proposes to connect to private drains. Applicant to submit written evidence of permission for connection from owner/s of these drains. With respect to foul drainage, applicant to comply with the Building Regulations 1997 Part H ensuring adequate capacity for the proposed development in the existing drain.
- (ii) Applicant to ensure full and complete separation of foul and surface water systems.
- (iii) 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

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minimum covers, pipes shall be bedded and surrounded
in C20 concrete 150mm thick.

REASON:

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

- 9 With respect to water supply and storage, the applicant shall ensure that the following requirements are met:
- (i) Apartments shall require separate service connections and separate 24 hour storage. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - (ii) Applicant to submit details of proposed watermain layout including 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.

REASON:

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

- 10 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.

- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER UNIT 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.

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12 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) PER UNIT 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.

13 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER UNIT 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.

14 That an acceptable naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed apartments.

REASON:

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

15 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.

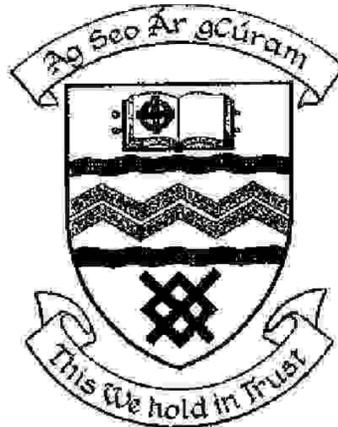
REASON:

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

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16 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £4,000 (four thousand pounds) EUR 5,078 (five thousand and seventy eight euros), a bond of an Insurance Company of £6,000 (six thousand pounds) EUR 7,620 (seven thousand six hundred and twenty 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.

17 That the proposed car parking layout shall be marked out on site and shall exclude one space between space numbers 11 and 20, shown on block plan submitted, which space shall be clearly designated for pedestrian access to the proposed apartment block. Details to be agreed with the Planning Authority prior to the commencement of development.

REASON:

In the interest of proper development.

18 That a financial contribution in the sum of £675 (Six Hundred and Seventy Five Pounds) EUR 857 (Eight Hundred and Fifty Seven Euros) per unit be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

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

Decision Order Number 2209	Date of Decision 28/09/2000
Register Reference S00A/0531	Date 01/08/00

Applicant B. Higgins
App. Type Permission
Development The construction of 4 no. 2 bedroom apartments in 1 no. two storey block, new car parking arrangement for existing apartments (reg ref. S94A/0381) and new private open space arrangement accessed via private road
Location "Parkview", Old Bawn Road, Tallaght, Dublin 24.

Dear Sir / Madam,

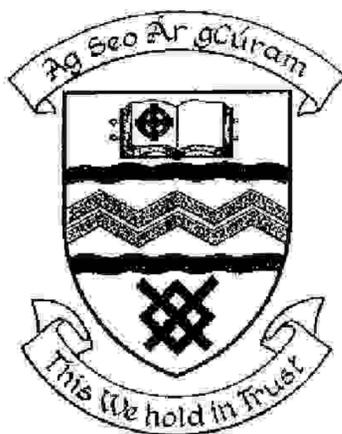
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 28/10/2000

Yours faithfully


..... 28/09/00
for SENIOR ADMINISTRATIVE OFFICER

D. McCarthy & Co
Lynwood House,
Ballinteer Road,
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Decision Order Number 2209	Date of Decision 28/09/2000
Register Reference S00A/0531	Date 01/08/00

Applicant B. Higgins
App. Type Permission
Development The construction of 4 no. 2 bedroom apartments in 1 no. two storey block, new car parking arrangement for existing apartments (reg ref. S94A/0381) and new private open space arrangement accessed via private road
Location "Parkview", Old Bawn Road, Tallaght, 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 28/10/2000

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