

	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/0483	
1. Location	Forest Lodge, Kingswood Heights, Ballymount Road, Tallaght, Dublin 24.		
2. Development	12 no. two bedroom apartments and 2 no. bungalows. The development incorporates apartments at ground and first floor levels in two storey block with pitched roofs together with car parking and ancillary works.		
3. Date of Application	12/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Langton & Associates, Address: Emmet Bridge House, 38 Upper Clanbrassil Street,		
5. Applicant	Name: G. Haugh, Address: Forest Lodge, Kingswood Heights, Ballymount Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2070 Date 08/09/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	05/10/2000	Written Representations	
9. Appeal Decision	03/05/2001	Refuse Permission	
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			

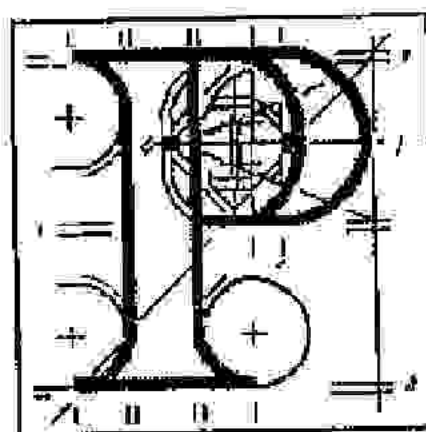
14.

Registrar

Date

Receipt No.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S/00A/0483

APPEAL by the residents of Kingswood Castle care of Olive O'Malley of 76 Kingswood Castle, Ballymount, Dublin and by others against the decision made on the 8th day of September, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission to G. Haugh care of John Langton and Associates of Emmet Bridge House, 38 Upper Clanbrassil Street, Dublin for development comprising the construction of 12 number two bedroom apartments and two number bungalows, the development incorporates apartments at ground and first floor levels in two-storey block with pitched roofs together with car parking and ancillary works at Forest Lodge, Kingswood Heights, Ballymount Road, Tallaght, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The site is located within an area zoned F, "to preserve, and provide for public open space and recreational amenities", within which residential development is "open for consideration", depending on size, extent and location, in the current South Dublin County Development Plan. This objective is considered reasonable. The proposed development, by reason of its density, mass, form and site layout, including poor disposition of private open space, would contravene materially the development objective as set out in the Development Plan and would, therefore, be contrary to the proper planning and development of the area.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

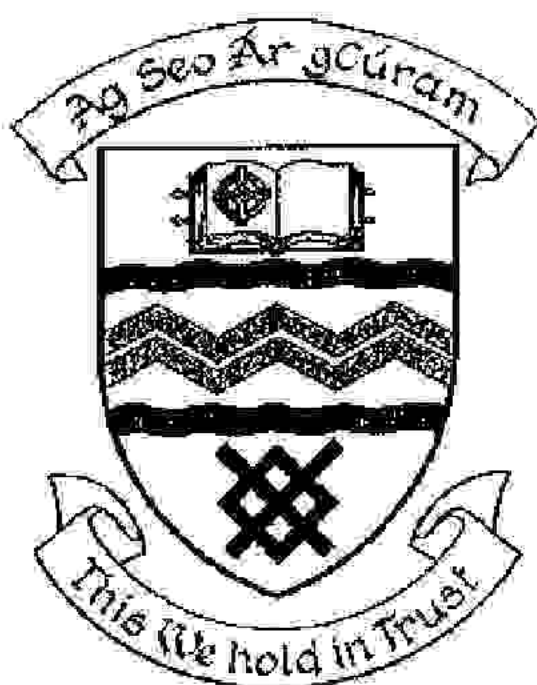
Dated this 3rd day of May 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0483	
1. Location	Forest Lodge, Kingswood Heights, Ballymount Road, Tallaght, Dublin 24.		
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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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Lár an Bhaile, Tamhlacht,
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2070	Date of Decision 08/09/2000
Register Reference S00A/0483	Date: 12/07/00

Applicant G. Haugh,

Development 12 no. two bedroom apartments and 2 no. bungalows. The development incorporates apartments at ground and first floor levels in two storey block with pitched roofs together with car parking and ancillary works.

Location Forest Lodge, Kingswood Heights, Ballymount Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

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

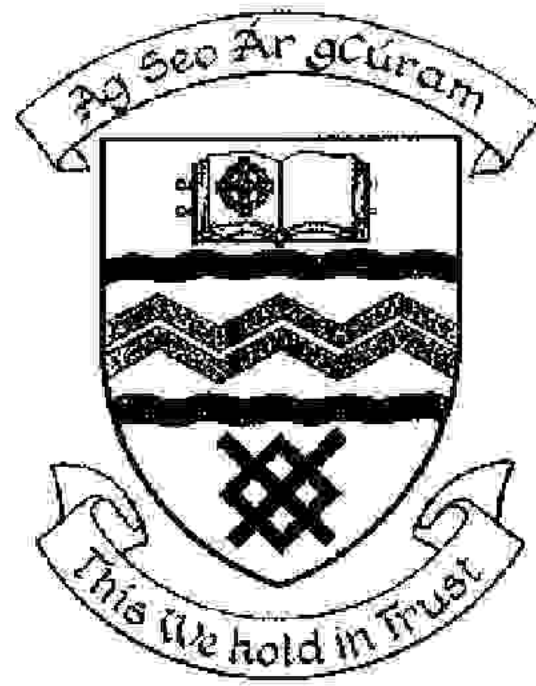
..... *MY* 08/09/00
for SENIOR ADMINISTRATIVE OFFICER

John Langton & Associates,
Emmet Bridge House,
38 Upper Clanbrassil Street,
Dublin 8.

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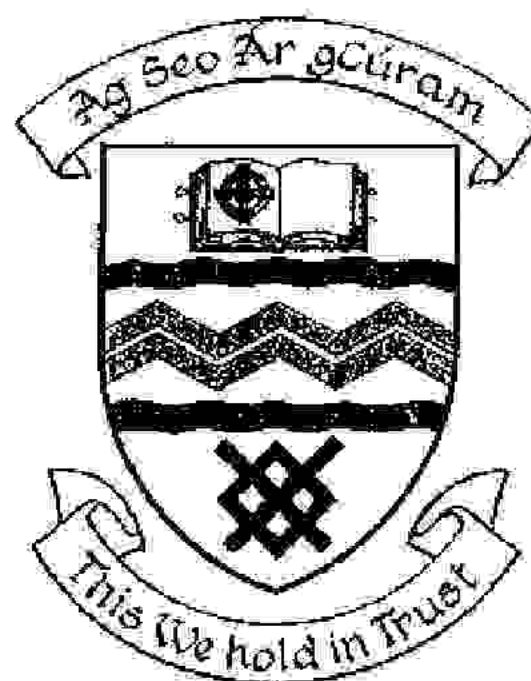
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Unsolicited Additional Information lodged on 16/08/2000, 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 The layout of the proposed development shall be as per Drawing No. 9823-10 Rev. 1 as lodged with the Planning Authority on the 16/08/2000.
REASON:
In order to clarify the permission.
- 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 apartment/bungalow 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 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 naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed development.

REASON:

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

- 10 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.

- 11 That prior to development commencing, full details of proposed materials and finishes shall be submitted for the written agreement of the Planning Authority.

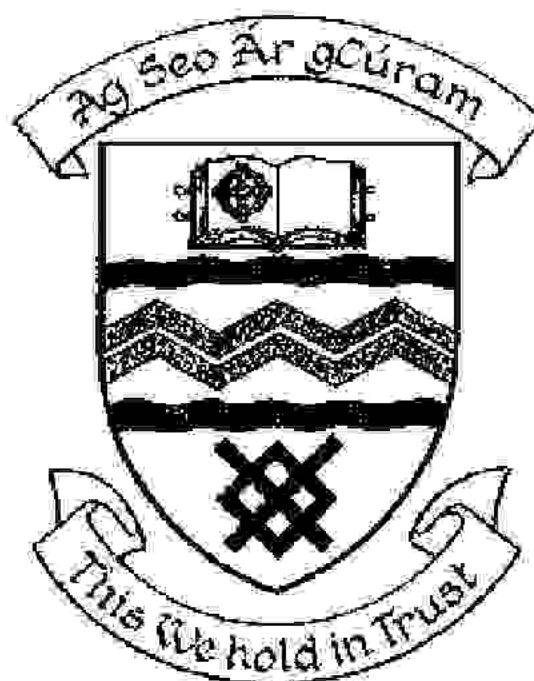
REASON:

In the interest of amenity.

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- 12 That prior to development commencing full details of the proposed boundary treatment to the adjoining public open space shall be submitted for the written agreement of the Planning Authority.

REASON:

In the interest of amenity.

- 13 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. All details shall be agreed in writing with the Planning Authority. In this regard:-

- (a) Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
- (b) Applicant to ensure full and complete separation of foul and surface water systems;
- (c) 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.
- (d) Applicant to submit a watermain layout drawing indicating the pipe diameters, materials, hydrant locations and proposed point of connection to public watermain
 - (i) All watermains greater than 150mm to be of ductile iron;
 - (ii) No building within 5 metres of watermain less than 225mm diameter and 8 metres of watermains greater than 225mm diameter.

REASON:

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

- 14 The existing palisade fencing located along the north eastern boundary of the site shall be replaced with a low wall and railings.

REASON:

In the interest of visual amenity.

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- 15 The existing trees located on the northern boundary fronting the public road and along the north eastern boundary shall be retained. Details of proposals to protect these trees during the construction phase of the development shall be lodged with the Planning Authority prior to commencement of development. Any trees which are damaged during the construction phase shall be replaced at the applicant's expense. Details shall be agreed with the Planning Authority.

REASON:

In the interest of visual amenity.

- 16 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.

- 17 That as part of the proposed development the developer shall construct a footpath along the southern side of the Ballymount Road from the entrance to the adjoining public open space to the junction at the entrance to Sylvan Avenue at his own expense. Details thereof shall be submitted to the County Council's Roads Department for agreement before construction commences.

Alternatively the developer shall, in lieu of constructing the required footpath, pay a financial contribution in the sum of £6,500 (six thousand five hundred pounds) EUR 8253 (eight thousand two hundred and fifty three euros) to the South Dublin County Council towards the cost of constructing the required footpath.

REASON:

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

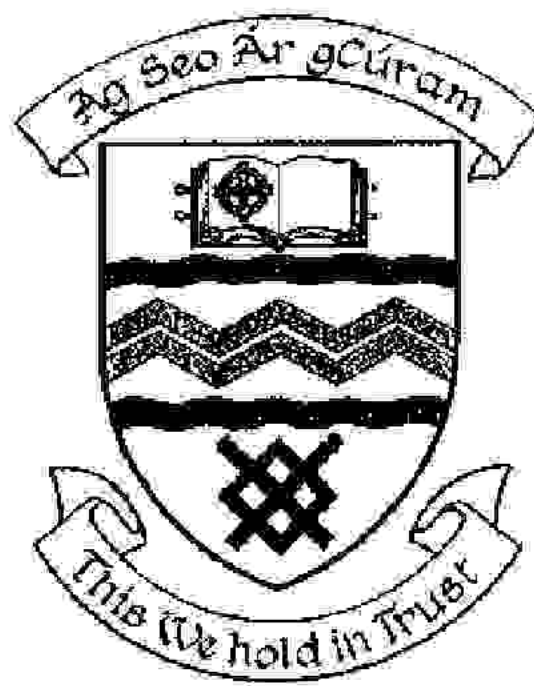
- 18 That details of the Management Agreement for the maintenance and Control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 19 That a financial contribution in the sum of £10,500 (Ten Thousand Five Hundred Pounds) EUR 13,332 (Thirteen Thousand Three Hundred and Thirty Two 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.

- 20 That a financial contribution in the sum of £29,400 (Twenty Nine Thousand Four Hundred Pounds) EUR 37,330 (Thirty Seven 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.

- 21 That a financial contribution in the sum of £10,500 (Ten Thousand Five Hundred Pounds) EUR 13,332 (Thirteen Thousand Three Hundred and Thirty Two 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.

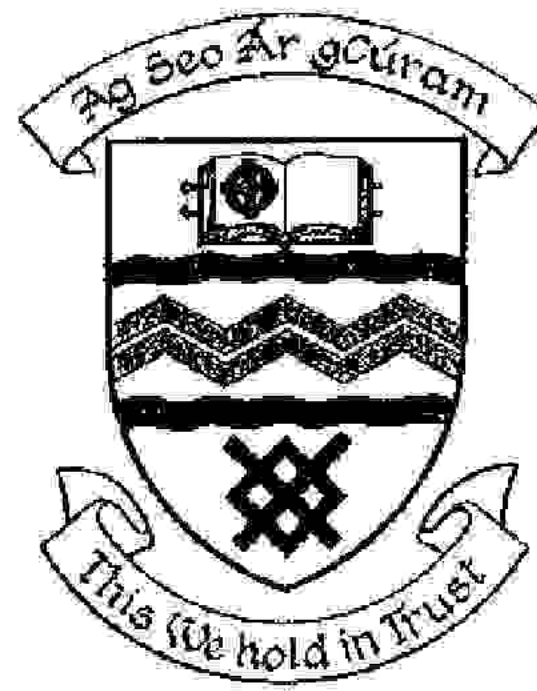
REASON:

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

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development and improvement of amenity lands in the area
which will facilitate the proposed development.

- 22 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £21,000 (Twenty One Thousand Pounds) EUR 26,664 (Twenty Six Thousand Six Hundred and Sixty Four Euros) or lodgement with the Council of a cash sum of £14,000 (Fourteen Thousand Pounds) EUR 17,776 (Seventeen Thousand Seven Hundred and Seventy Six Euros).

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.