

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0360	
1. Location	Kingswood, Baldonnell.		
2. Development	Residential development of 30 houses.		
3. Date of Application	26/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/07/2000 2.	1. 09/10/2000 2.
4. Submitted by	Name: Oisín Gray, Address: 47 Shanganagh Vale, Loughlinstown,		
5. Applicant	Name: Rilmount Developments Limited, Address: Brownsbarn, Baldonnell, South County Dublin.		
6. Decision	O.C.M. No. 2673  Date 07/12/2000	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**

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

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

Decision Order Number 2673	Date of Decision 07/12/2000
Register Reference S00A/0360	Date: 26/05/00

Applicant Rilmount Developments Limited,

Development Residential development of 30 houses.

Location Kingswood, Baldonnell.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 24/07/2000 /09/10/2000

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

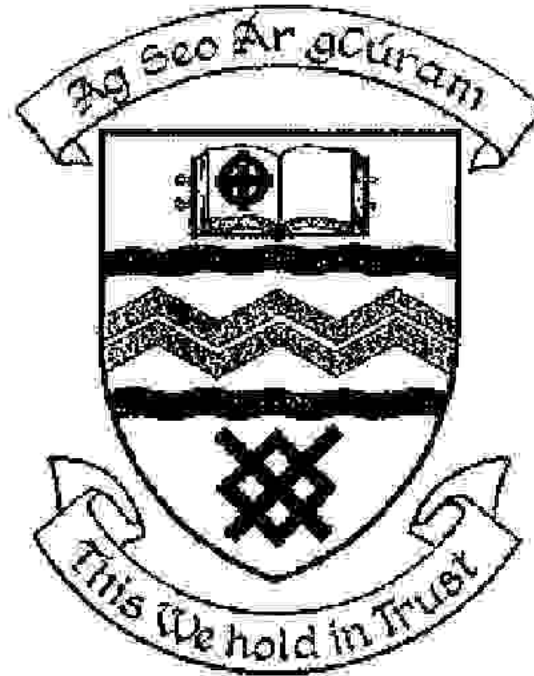
..... *MY* ..... 07/12/00  
for SENIOR ADMINISTRATIVE OFFICER

Oisín Gray,  
47 Shanganagh Vale,  
Loughlinstown,  
Dublin 18.

**SOUTH DUBLIN COUNTY COUNCIL**  
**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

REG REF. S00A/0360

**Conditions and Reasons**

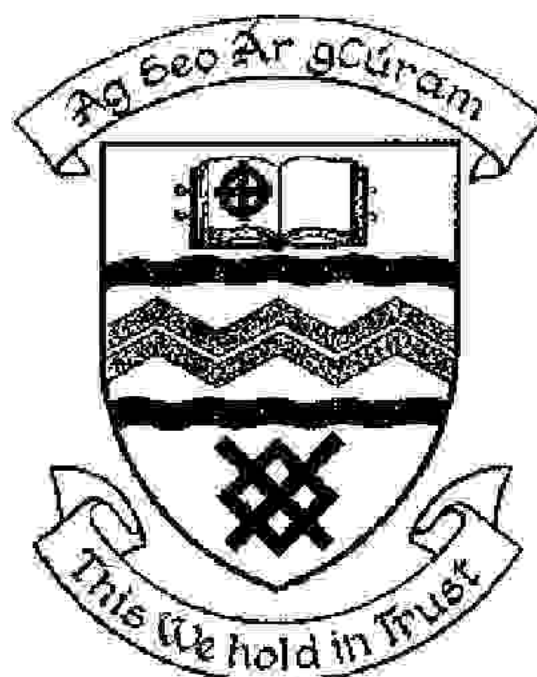
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information lodged on the 9th of October 2000, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That each proposed house 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 dwellinghouse be occupied until all the services have been connected thereto and are operational.  
REASON:



**SOUTH DUBLIN COUNTY COUNCIL**  
**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

REG. REF. S00A/0360

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:

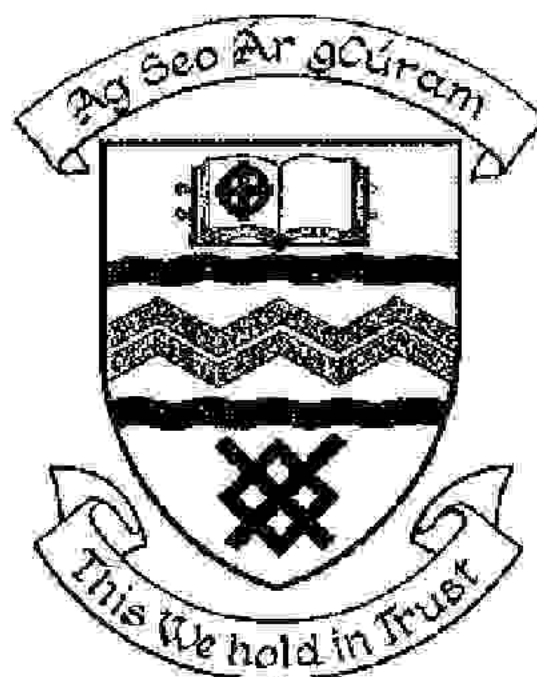
In the interest of the proper planning and development of the area.

- 8 That 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) The applicant shall ensure full and complete separation of the foul and surface water systems.
  - (b) All foul and surface water pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres 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) All pipes with potential to be taken in charge, that is all pipes sited on the entrance road and associated footpath shall be upsized to 225mm in diameter.
  - (d) Surface water shall be attenuated prior to the discharge of the surface waters from the site and shall be limited to 2.1 litres per second. The applicant shall provide a total on site surface water discharge of 102 cubic metres.
  - (e) Each unit shall have a separate water supply.
  - (f) Prior to the commencement of any development on the site the applicant shall submit to and agree in writing the provision of an additional watermain, SV and hydrant layout with, the Area Engineer, Deansrath Depot. Details also to be submitted in writing to the Planning Authority prior to the commencement of development.
  - (g) Branch connections, swabbing, chlorination and tapping shall be carried out by South Dublin County

**SOUTH DUBLIN COUNTY COUNCIL  
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

REG REF. S00A/0360

- Council at the applicants prior expense.
- (h) The applicant shall install balancing tank and booster pumps on rising mains to 3rd storey areas. Details shall be submitted and agreed in writing with the Area Engineer Deansrath (Tel 4570784/5/6). Details also to be submitted in writing to the Planning Authority.
- (i) 24 hours storage shall be provided to each unit to allow for temporary shutdown of the water supply for essential maintenance/repair work.

**REASON:**

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

- 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 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:**

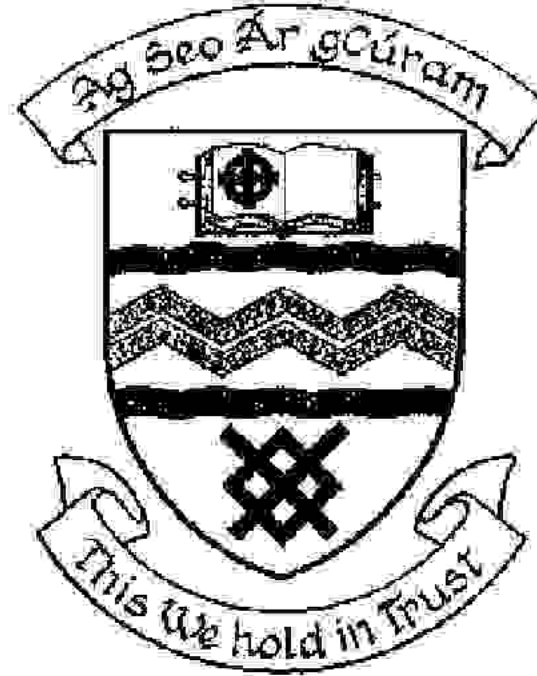
In the interest of the proper planning and development of the area.



**SOUTH DUBLIN COUNTY COUNCIL**  
**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

REG. REF. S00A/0360

- 12 Prior to the commencement of works on site, the developer is to agree with the Parks and Landscape Services Department and submit to the Planning Authority a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of at least eighteen months and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting as necessary. 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 Landscape Services Department. Details shall be agreed in writing with the Planning Authority.

REASON:

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

- 13 No dumping shall take place on the designated Public Open Space for the duration of works on site and the open space is not to be used for the location of site compounds, storage of topsoil or other materials. This area shall be fenced off prior to the commencement of any construction works, details to be agreed with the Parks Department.

REASON:

In the interests of amenity.

- 14 A scheme of street planting shall be submitted and agreed with the Parks and Landscape Services Department prior to the commencement of any works on site.

REASON:

In the interests of amenity.

- 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.

- 16 The design of house numbers 1-6 shall be amended to single storey with dormer roof accommodation. Dormer windows shall be provided to the front and rooflights to the rear. Details shall be lodged and agreed in writing with the

SOUTH DUBLIN COUNTY COUNCIL  
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

REG REF. S00A/0360

Planning Authority prior to commencement of development.

REASONS:

In the interests of residential amenity of adjoining properties.

- 17 Existing hedgerows and trees shall be retained along the sides and rear boundaries of the site, prior to the commencement of development the applicant shall submit details of measures to protect same during construction work.

REASON:

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

- 18 The proposed dormer windows to the rear elevations of house numbers 13, 14, 15, 23, 24 and 25 shall be omitted from the proposed development. The proposed dormer window shall be replaced by rooflights. Details shall be agreed in writing with the Planning Authority prior to commencement of development.

REASON:

In the interests of the residential amenity of adjoining properties.

- 19 The open space area adjoining unit no. 1 and no. 27 shall be incorporated into the side gardens of each unit. Details shall be agreed in writing with the Planning Authority prior to commencement of development.

REASON:

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

- 20 Prior to the commencement of any development on the site the applicant shall submit a full set of floor plans for house no's. 1, 2, 26 and 27. Gable windows shall be provided at first floor level to house numbers 1 and 27. Details shall be agreed in writing with the Planning Authority.

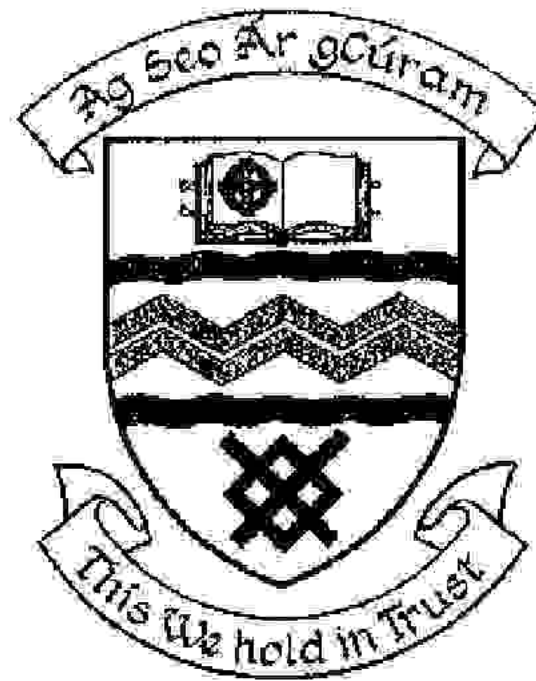
REASON:

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

- 21 That a financial contribution in the sum of £22,500 (Twenty Two Thousand Five Hundred Pounds) EUR 28,569 (Twenty Eight



**SOUTH DUBLIN COUNTY COUNCIL**  
**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

REG. REF. S00A/0360

Thousand Five Hundred and Sixty 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.

- 22 That a financial contribution in the sum of £63,000 (Sixty Three Thousand Pounds) EUR 79,993 (Seventy Nine Thousand Nine Hundred and Ninety Three 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.

- 23 That a financial contribution in the sum of £22,500 (Twenty Two Thousand Five Hundred Pounds) EUR 28,569 (Twenty Eight Thousand Five Hundred and Sixty Nine 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.



**SOUTH DUBLIN COUNTY COUNCIL  
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

REG REF. S00A/0360

- 24 That a financial contribution in the sum of £20,250 (Twenty Thousand Two Hundred and Fifty Pounds) EUR 25,712 (Twenty Five Thousand Seven Hundred and Twelve Euros) 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.

- 25 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £30,000 (Thirty Thousand Pounds) EUR 38,092 (Thirty Eight Thousand and Ninety Two Euros), a bond of an Insurance Company of £45,000 (Forty Five Thousand Pounds) EUR 57,138 (Fifty Seven Thousand One Hundred and Thirty Eight 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.

- 26 House no. 28 shall be excluded from the development and the site shall be incorporated into the rear gardens of house no's. 23-27. A revised layout including the above shall be submitted for the written agreement of the Planning Authority prior to the commencement of the works.

**REASON:**

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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0360	
1. Location	Kingswood, Baldonnel.		
2. Development	Residential development of 30 houses.		
3. Date of Application	26/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/07/2000 2.	1. 2.
4. Submitted by	Name: Oisín Gray, Address: 47 Shanganagh Vale, Loughlinstown,		
5. Applicant	Name: Rilmount Developments Limited, Address: Brownsbarn, Baldonnell, South County Dublin.		
6. Decision	O.C.M. No. 1632 Date 24/07/2000	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.	



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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
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 1632	Date of Decision 24/07/2000
Register Reference S00A/0360	Date: 26/05/00

Applicant                      Rilmount Developments Limited,  
Development                  Residential development of 30 houses.

Location                      Kingswood, Baldonnell.

App. Type                      Permission

Dear Sir/Madam,

With reference to your planning application, received on 26/05/00 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        (a)        Foul Sewer  
             -        No building will be allowed within 5 metres of a sewer which has potential to be taken in charge. The applicant is requested to submit a foul sewer layout indicating a minimum distance of 5 metres between the estate sewers and houses.  
             -        The applicant proposes to connect to a private foul drain, written evidence of permission to connect to the drain from the owner of same should be submitted to the Planning Authority.
- (b)        Surface Water Sewer  
             -        The allowable discharge from the site shall be no greater than 2.1 L/s/ha. The allowable discharge should be based on the impermeable area of the site only as it is this area alone that is subject to the attenuation (.35ha. impermeable area; 6 L/s/ha allowable = 2.1 L/s). As a result of the decrease for allowable discharge from the site a larger storage volume is required. The applicant is requested to submit revised details for both the

Oisín Gray,  
47 Shanganagh Vale,  
Loughlinstown,  
Dublin 18.

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



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

REG REF. S00A/0360

- storage mechanism and the control device limiting discharge from the site to a maximum of 2.1 L/s.
  - The applicant is requested to submit full details of the proposed surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including outfall to the stream.
  - The applicant is requested to submit details of the outfall to the stream. Details of the headwall, wing walls and apron are required. The outfall should be formed as to avoid, or provide against, local erosion and should be angled as to discharge in the direction of flow of the watercourse.
  - No building will be allowed within 5 metres of a sewer which has potential to be taken in charge. The applicant is requested to submit a surface water layout indicating a minimum distance of 5 metres between the estate sewers and houses.
- 2 The applicant is requested to submit an amended proposal showing the provision of a 2 metre wide concrete footpath along the full site frontage plus provision of drainage along the frontage (road gullies and outfall).
- 3 The Department of Defence comment that aircraft noise will be intrusive without adequate noise insulation. The applicant is requested to provide details of proposed noise insulation measures.
- 4 The applicant is requested to provide some lay-by parking off of the access road.

Signed on behalf of South Dublin County Council

*MA*  
.....  
for Senior Administrative Officer

24/07/00