

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0296	
1. Location	St. Lomans, Ballydowd with access from existing distributor road serving development known as Mount Andrew		
2. Development	Residential development of 200 No. units, consisting of 2 No. 4 bed detached houses, 22 No. 4 bed semi detached houses, 18 No. 3 bed terraced houses, 22 No. 2 bed terraced houses, 58 No. own door apartments in 2 storey block, 17 No. 3 bed duplex and 17 No. 2 bed units in 3 storey blocks, 36 No. 2 bed apartments in 3 storey blocks and 4 No. 3 bed, duplex and 4 No. 2 bed units in 3 storey block including all public and private open spaces, site development works and car-parking on site of circa 12 acres		
3. Date of Application	04/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 30/06/2000 2.	1. 11/08/2000 2.
4. Submitted by	Name: Fenton-Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place,		
5. Applicant	Name: Maplewood Developments Limited Address: 222-224 Harolds Cross Road, Dublin 6W		
6. Decision	O.C.M. No. 2290 Date 10/10/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2609 Date 24/11/2000	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.

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Fenton-Simons,
Planning & Development Consultants,
29 Fitzwilliam Place,
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2609	Date of Final Grant 24/11/2000
Decision Order Number 2290	Date of Decision 10/10/2000
Register Reference S00A/0296	Date 11/08/00

Applicant Maplewood Developments Limited

Development Residential development of 200 No. units, consisting of 2 No. 4 bed detached houses, 22 No. 4 bed semi detached houses, 18 No. 3 bed terraced houses, 22 No. 2 bed terraced houses, 58 No. own door apartments in 2 storey block, 17 No. 3 bed duplex and 17 No. 2 bed units in 3 storey blocks, 36 No. 2 bed apartments in 3 storey blocks and 4 No. 3 bed, duplex and 4 No. 2 bed units in 3 storey block including all public and private open spaces, site development works and car-parking on site of circa 12 acres

Location St. Lomans, Ballydowd with access from existing distributor road serving development known as Mount Andrew

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 30/06/2000 /11/08/2000

A Permission has been granted for the development described above,

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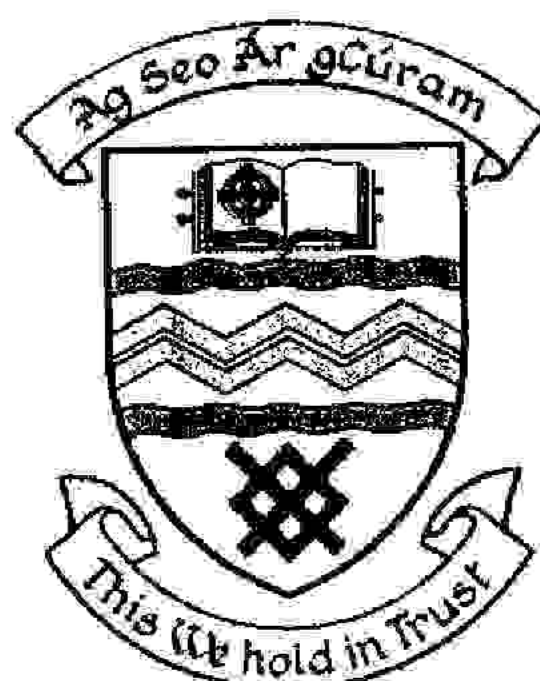
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subject to the following (39) Conditions.

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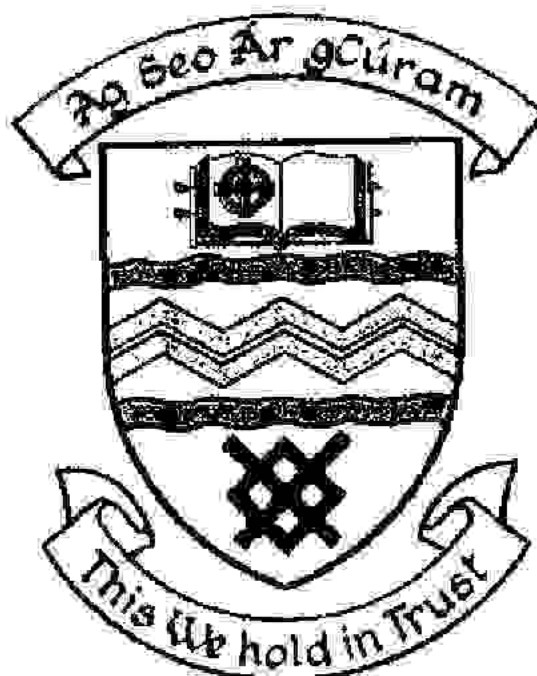
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Conditions and Reasons

- 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 by the Planning Authority on 11/08/00, 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 residential 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 no dwelling be occupied until all the services have been connected and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 That an acceptable naming and numbering scheme be submitted to for agreement by the Planning Authority before development commences.
REASON:
In the interest of the proper planning and development of the area.
- 7 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

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acceptable.

REASON:

In the interest of visual amenity.

- 8 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.

- 9 An opening to facilitate pedestrian access from the site to the N4 shall be developed. It shall be positioned in proximity to the pedestrian overpass along the N4. The location and details of the gate to be submitted for written agreement by the Planning Authority before development commences.

REASON:

To facilitate pedestrian access between the development site and the N4 QBC in the interest of satisfying sustainable transportation objectives.

- 10 The trees to be retained on site (including those referred to in condition no 13) are to be protected by suitable fencing and a scheme of tree surgery/felling works, based on the tree survey, should be carried out prior to the commencement of works on site. The protective fencing is to be erected by the developer. Details of the fencing to be agreed with the County Council prior to the commencement of works.

REASON:

In the interest of visual amenity

- 11 Prior to the commencement of work, the developer shall submit for agreement by the Planning Authority a revised landscape plan with full works specification (including timescale for implementation), maintenance programme and bill of quantities for the development of the private open spaces and landscaped areas. This plan and specification to include details regarding grading, topsoiling, and seeding of open spaces, paths, drainage, boundary treatment, planting and street tree planting, as necessary. 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 Dept.

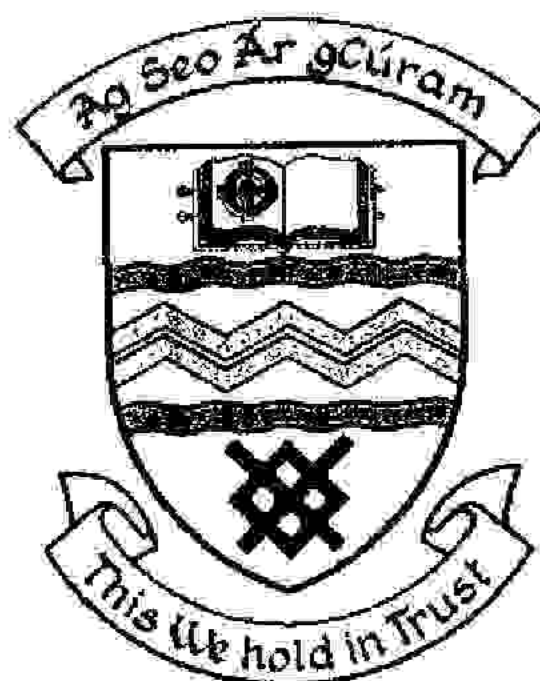
REASON:

To ensure the provision of adequate landscaping to serve the development.

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- 12 The landscape plan shall incorporate planting to screen the southern gable of the block containing units 195 - 200.

REASON:

In the interest of visual amenity.

- 13 Before development commences, the applicant shall submit a revised layout for the agreement of the Planning Authority, to incorporate the following amendments:

The development of the block containing unit nos. 201-204 shall not take place, and the eastern half of the car parking area to the north of this block shall not be developed. The areas left over shall be incorporated into the public open space and the adjoining trees and hedge shall be left undisturbed in accordance with condition no 10

REASON:

In the interest of visual amenity

- 14 Before development commences, the applicant shall submit for agreement by the Planning Authority revised details including layout, elevations and floor plans to incorporate the following:

The blocks containing units 3 - 20 and 21 - 38 shall be substituted by two blocks containing a combined total of 18 units.

The total number of car parking spaces which surround the area of open space which is overlooked by units 3 - 38, 44 - 39 and 187 - 200, shall be reduced from 26 as indicated in the site layout to a total of ten.

The total number of car parking spaces shown on the layout adjoining the eastern gable of the block containing units 21 - 38 shall be reduced from 12 to a total of six.

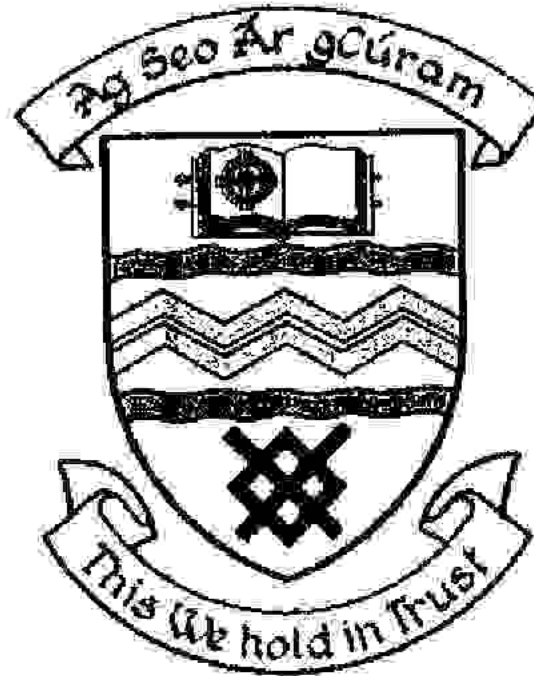
Throughout the scheme, the on-street car parking layout shall be amended to incorporate additional areas of incidental landscaping at the expense of individual parking spaces. Generally, the applicant shall attempt to punctuate the parking with these landscaped areas to correspond with breaks between buildings. At least every six car parking spaces shall be punctuated in this manner.

REASON:

To reduce the dominance of surface car parking on the overall appearance of the scheme in the interest of achieving a more satisfactory development. This reduction in car parking necessitates a reduction in the density of the scheme at the southern part of the site.

- 15 Before development commences, the applicant shall submit for agreement by the Planning Authority revised details including layout, elevations and floor plans to incorporate the following:

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Reducing from three stories to two stories the block containing units 195 -200. Accordingly, the proposed ground floor apartments are to be omitted.

REASON:

to avoid the undesirable visual impact of a three storey gable as an entrance feature to the development, in addition to reducing the density of the scheme.

- 16 Before development commences, the applicant shall submit a revised layout for the agreement of the Planning Authority, to incorporate the following amendments:
 Throughout the scheme, appropriate pedestrian priority measures are to be introduced to improve pedestrian linkages within the scheme. These shall include paths along open spaces and priority measures at junctions to facilitate crossing.

REASON:

To improve the overall quality of the development.

- 17 Before development commences, the applicant shall submit for agreement by the Planning Authority details of finishes of the proposed on-street parking spaces, including a sample as necessary. The parking areas are to be distinguished clearly from the road surface.

REASON:

In the interest of visual amenity

- 18 Before development commences, the applicant shall submit for agreement by the Planning Authority further details regarding proposed levels and finished floor levels of certain parts of the scheme. In particular, the applicant shall resolve the following:

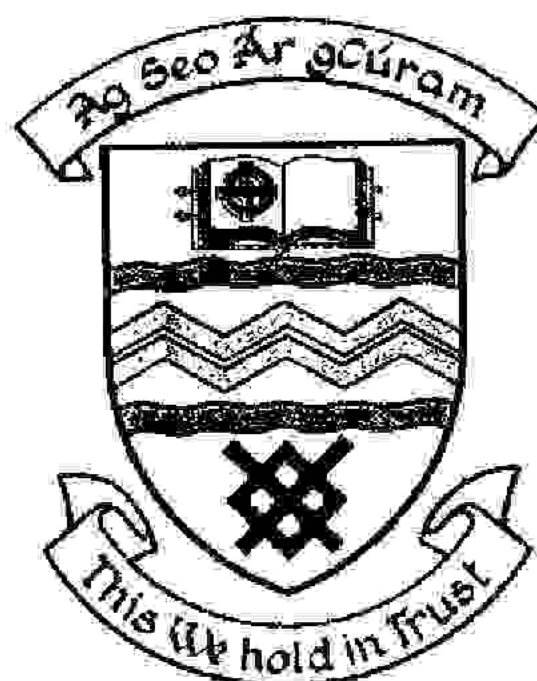
Drawing No SW03 indicates varying finished floor levels within a number of individual blocks. The applicant shall address this and explain how the variation will be achieved. The Planning Authority is concerned about the steeply sloping nature of the site in the vicinity of the blocks containing units 145 - 152 and 161 - 170. According to the level survey, the difference between the finished floor levels of both blocks is approximately 2m. The applicant shall submit details of appropriate mitigating measures to reduce this difference to a maximum of 1m.

Based on the above, the applicant shall submit a revised section through the site.

REASON:

in the interest of satisfactorily addressing the steeply sloping nature of the site to provide an adequate residential environment.

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- 19 Before development commences, the applicant shall submit a revised layout for agreement by the Planning Authority. Revised details including layout, elevations and floor plans to incorporate reducing the number of units in the block containing unit numbers 83 - 88 from six to a total of four. The northern gable of this revised block shall be 30m from the boundary with the N4. There shall be a corresponding reduction in the number of car parking spaces in the immediate vicinity of the block, in addition to reductions arising from condition no. 14.

REASON:

To achieve a more satisfactory relationship between the block of apartments and the adjoining block to the south west in respect of the variation in levels.

- 20 Before development commences, the applicant shall submit for agreement by the Planning Authority revised drainage details to incorporate the following:

The foul sewer layout to be revised to ensure that no building is within 5m of a public sewer or sewer with potential to be taken in charge.

The surface water layout to be revised to ensure that no building is within 5m of a public sewer or sewer with potential to be taken in charge.

REASON: In the interest of proper planning and development.

Note: The drainage layout shall correspond with the site layout drawing no SW01 (there is a discrepancy between the two layouts in terms of the south-east portion of the site).

- 21 Before development commences, the applicant shall submit for the agreement of the Planning Authority written evidence of permission to connect to both the foul and surface water sewers from the relevant owners.

R: In the interest of proper planning and development.

- 22 The applicant shall ensure the complete separation of foul and surface water systems.

REASON:

In the interest of proper planning and development

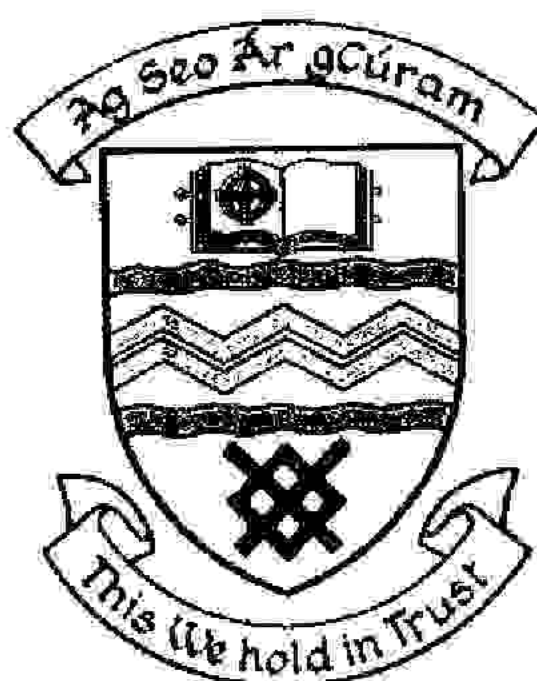
- 23 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

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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.

- 24 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised watermain layout to ensure that no building is within 5m of a watermain less than 225mm in diameter and within 8m of a watermain greater than 225mm diameter.

REASON:

In the interest of proper planning and development

Note: The watermain layout shall correspond with the site layout drawing no SW01 (there is a discrepancy between the two layouts in terms of the south-east portion of the site).

- 25 Before development commences, the applicant shall provide details for the agreement of the Planning Authority regarding the layout and method of diversion of the watermain from St Loman's Hospital, in addition to evidence of permission.

REASON:

In the interest of proper planning and development

- 26 Before development commences, the applicant shall submit for agreement by the Planning Authority a revised watermain layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain.

REASON:

In the interest of proper planning and development

- 27 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of all external finishes including samples.

REASON:

In the interest of visual amenity

- 28 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of all boundary treatments for the site.

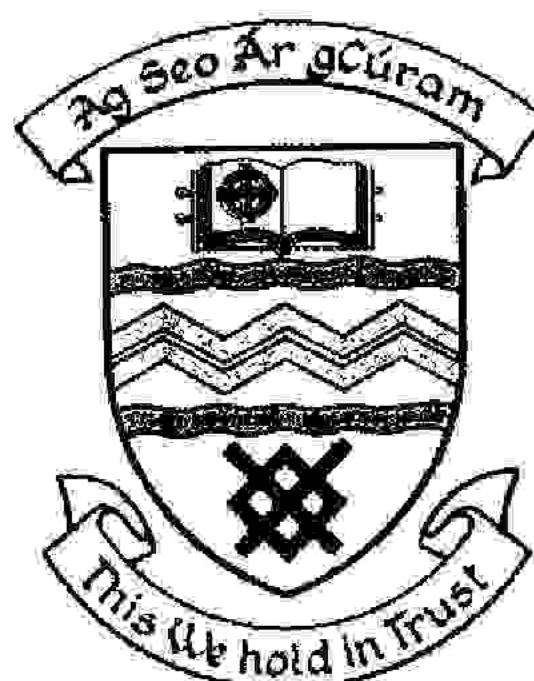
REASON:

In the interest of proper planning and development.

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- 29 That the proposed terraced town-houses and the duplex units be designed such that the roof-space in each unit is capable of conversion to habitable purposes. Drawings in compliance to be submitted for agreement by the Planning Authority before development commences.

REASON:

To provide for the future sustainability of these dwelling units

- 30 That boundary treatment to rear gardens shall comprise of robust timber panel fencing and concrete base supports to an overall height of not less than 2 metres, except where screen walls are required in accordance with Condition No. 18.

REASON:

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

- 31 That a financial contribution in the sum of £132,750 (one hundred and thirty two thousand seven hundred and fifty pounds) EUR 168,557 (one hundred and sixty eight thousand five hundred and fifty seven 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.

- 32 That a financial contribution in the sum of £371,700 (three hundred and seventy one thousand seven hundred pounds) EUR 471,961 (four hundred and seventy one thousand nine hundred and sixty one 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.

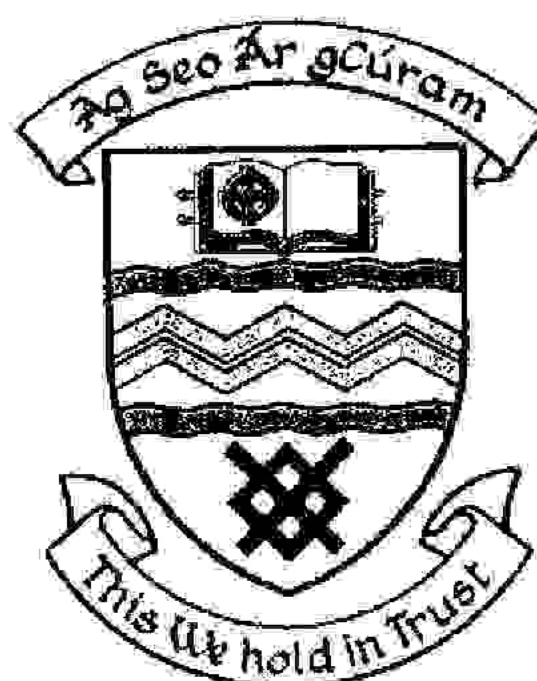
REASON:

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.

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- 33 That a financial contribution in the sum of £132,750 (one hundred and thirty two thousand seven hundred and fifty pounds) EUR 168,557 (one hundred and sixty eight thousand five hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Hermitage Park 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.

- 34 That a financial contribution in the sum of £8,850 (eight thousand eight hundred and fifty pounds) EUR 11,237 (eleven thousand two hundred and thirty seven euros) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- 35 That a financial contribution in the sum of £17,700 (seventeen thousand seven hundred pounds) EUR 22,474 (twenty two thousand four hundred and seventy four euros) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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.

- 36 That a financial contribution in the sum of £70,800 (seventy thousand eight hundred pounds) EUR 89,897 (eighty nine thousand eight hundred and ninety seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

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REASON:

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

- 37 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 £264,000 (two hundred and sixty four thousand pounds) EUR 335,210 (three hundred and thirty five thousand two hundred and ten euros) or lodgement with the Council of a cash sum of £176,000 (one hundred and seventy six thousand pounds) EUR 223,474 (two hundred and twenty three thousand four hundred and seventy four euros).

REASON:

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

- 38 That a Bond or Cash Lodgement of £50,000 (fifty thousand pounds) EUR 63,487 (sixty three thousand four hundred and eighty seven 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.

- 39 That a financial contribution be paid by the applicant the sum of which is to be determined, for the duplication of the existing Ballyowen Lane to Esker Pumping Station trunk foul sewer main, the duplication of which is necessary to cater for this development.

REASON:

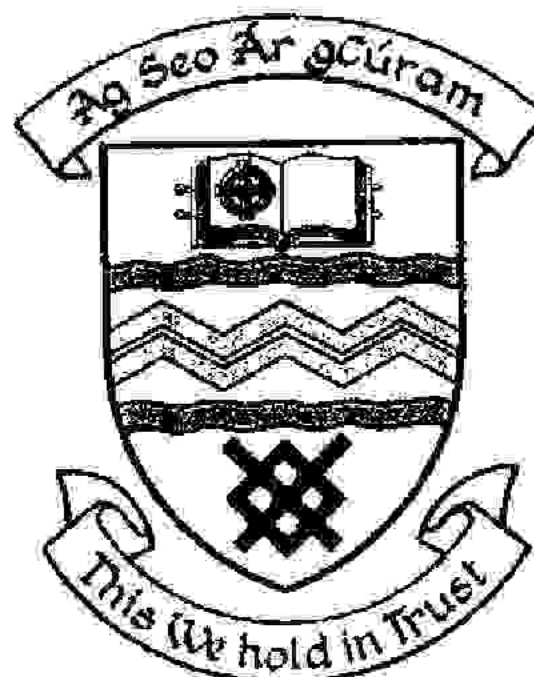
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer shall contribute towards the cost of providing these services.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.

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- (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.

.....27/11/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1423	Date of Decision 30/06/2000
Register Reference S00A/0296	Date: 04/05/00

Applicant Development Maplewood Developments Limited
Residential development of 200 No. units, consisting of 2 No. 4 bed detached houses, 22 No. 4 bed semi detached houses, 18 No. 3 bed terraced houses, 22 No. 2 bed terraced houses, 58 No. own door apartments in 2 storey block, 17 No. 3 bed duplex and 17 No. 2 bed units in 3 storey blocks, 36 No. 2 bed apartments in 3 storey blocks and 4 No. 3 bed, duplex and 4 No. 2 bed units in 3 storey block including all public and private open spaces, site development works and car-parking on site of circa 12 acres

Location St. Lomans, Ballydowd with access from existing distributor road serving development known as Mount Andrew

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 04/05/00 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 The applicant is requested to submit a revised layout for the scheme which incorporates the following:-

(a) **Mobility:** The proposed development should address sustainable transportation objectives. In this regard, the following features are required to be incorporated into a revised layout:

- The proposed layout does not take adequate cognisance of the site's proximity to the

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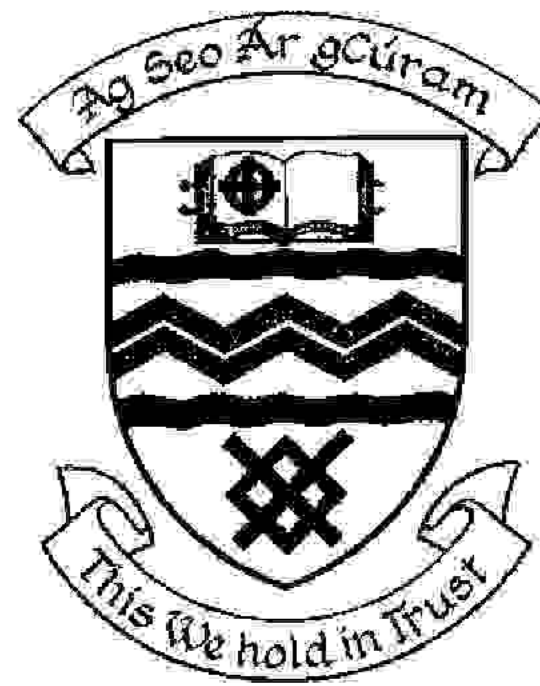
QBC on the N4. A revised layout which focuses pedestrian movement through the site and towards the pedestrian overpass currently under construction, in addition to the bus shelter on the outbound lane, are required to be incorporated into the proposal.

- Direct pedestrian links from the south and south-west through the site shall also be incorporated. These are required to facilitate pedestrian access to the QBC from these residential lands.
- The pedestrian route shall be direct and well supervised by residences.

- (b) Public Open Space: The layout of the scheme in relation to the provision of public open space is not satisfactory. Much of the proposed open space is considered backland or incidental open space, and could not be considered to satisfy the Development Plan in terms of Policy R2 and R4, in addition to Section 3.4. Accordingly, the applicant is requested to submit a revised layout which provides for quality public open space, in conformity with the above policies and objectives of the Plan. The applicant shall specifically address para 3.4.14 and the requirement for 20% public open space on Institutional Lands in a revised layout. A direct and well supervised pedestrian link referred to in No. 1 above, could form part of a linear public open space.

- 2 Trees: The applicant is required to submit a detailed tree survey, indicating the location, species, age, condition, crown spread and height of all trees situated within the curtilage and at the boundaries of the site. Details are required on proposals for the removal/retention of trees and measures proposed to protect them during the course of any development works. The applicant shall note that the Planning Authority is concerned that the proposal would damage existing trees along the south-east boundary. For amenity purposes, and to provide adequate screening with the hospital lands, it is desirable to protect these trees.

SOUTH DUBLIN COUNTY COUNCIL
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- 3 Landscaping: Arising from the tree survey, a detailed landscaping plan for the site is required. Apart from incorporating protection of trees at the site boundary, it shall provide full details of proposals for additional planting within the site.
- 4 Design: The eaves to ridge height of dwelling types J and K is considered excessive. The applicant is requested to reduce this height by at least 1m. Sections of these dwelling types are also to be submitted.

The setback from Ballyowen Lane of No's. 3-20 is not adequate and will create a blank gable onto the lane. Notwithstanding the desirability of fundamentally revising the overall layout, the proximity of this block to the road should be addressed to create a more uniform building line with the adjoining proposed houses.

In relation to any blocks of apartments/duplexes, the applicant is requested to consider reversing the layout such that the family-type duplex units have direct access to open space.

- 5 Private Open Space: The applicant is requested to address the provision of private open space within the scheme. In particular, the applicant's attention is drawn to para 3.4.16 of the Plan, which requires a minimum of 60sq.m. private open space for all houses, including duplexes and townhouses.
- 6 Levels: The applicant is requested to submit further details concerning levels on the site. This shall include a full level survey of the site, which shows levels at numerous points within the site in addition to levels at boundaries, on adjoining sites and on roads outside the site. Detailed longitudinal sections through the site (both existing and proposed) are to be submitted. These shall clearly state the relevant levels. An east-west survey, which includes the adjoining residences to the west, is to be included. Finished floor levels and roof ridge levels shall also be indicated.

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- 7 Boundaries: Full details of all site boundaries, including levels, heights and finishes, both existing and proposed, to be submitted.
- 8 Reservation from N4: Any revised scheme shall incorporate a 30m set-back from the site's boundary with the road, rather than from the edge of the carriageway.
- 9 Set-backs from sewers: Revised layouts of the foul and surface water sewers are required which ensure that no buildings are within 5m of the proposed sewers.
- 10 Sewer Connections: The applicant proposes to connect to foul and surface water sewers which are not yet taken in charge. The applicant shall submit written evidence of permission to connect to these private sewers.
- 11 Watermain Layout: A revised watermain layout is required which ensures that no buildings are within 5m of any watermains.
- 12 Car Parking: Roads Department require that two off-street parking spaces be provided for dwelling No. 1. The applicant shall indicate how this is to be accommodated.
- 13 Bicycle parking and refuse collection. The applicant is requested to precisely indicate proposals for the storage of bicycles and refuse.

Signed on behalf of South Dublin County Council

HA
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for Senior Administrative Officer

30/06/00