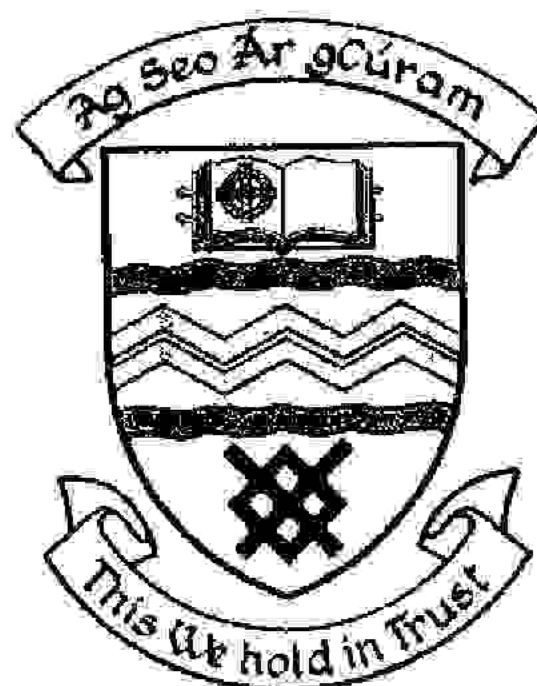


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0279	
1. Location	Main Street, Rathcoole, Co. Dublin.		
2. Development	Demolish 2 existing dwellings and construct 27 (2 storey with dormer) apartments in 3 courtyard blocks, landscaping, carparking and associated site works.		
3. Date of Application	28/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/06/2000 2.	1. 24/07/2000 2.
4. Submitted by	Name: Ray Grassick, Address: Sedra, Boherboy,		
5. Applicant	Name: Ray Grassick, Address: Sedra, Boherboy, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2155 Date 21/09/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2463 Date 06/11/2000	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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Ray Grassick,
Sedra,
Boherboy,
Saggart,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2463	Date of Final Grant 06/11/2000
Decision Order Number 2155	Date of Decision 21/09/2000
Register Reference S00A/0279	Date 24/07/00

Applicant Ray Grassick,

Development Demolish 2 existing dwellings and construct 27 (2 storey with dormer) apartments in 3 courtyard blocks, landscaping, carparking and associated site works.

Location Main Street, Rathcoole, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

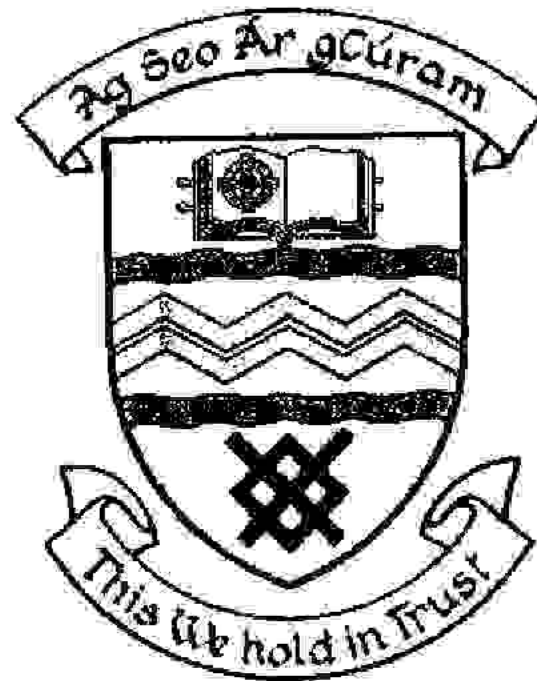
Additional Information Requested/Received 26/06/2000 /24/07/2000

A Permission has been granted for the development described above,
subject to the following (25) Conditions.

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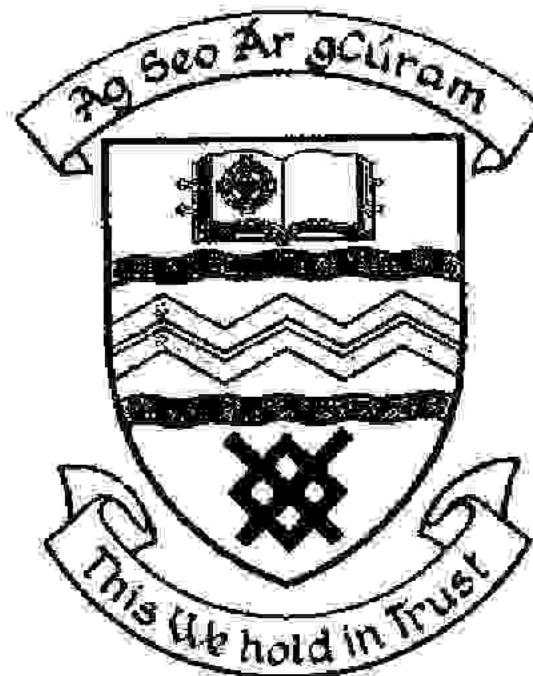
Conditions and Reasons

- 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 and in accordance with Additional Information received on the 24/07/2000 and Unsolicited Additional Information received on 12/05/2000.
 REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 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.
- 3 That public lighting be provided 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.
- 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 apartment/house 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.
- 6 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.

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- 7 Prior to the commencement of works on site, a detailed scheme should be provided in relation to the landscape treatment of the entire development including the frontage along the main street and the private/communal open space to be provided within the scheme. This plan shall include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting. In particular, the applicant shall provide detailed specification, including maintenance schedule, in relation to the proposed use of semi-mature or mature tree planting within the curtilage of the site.

REASON:

In the interests of amenity.

- 8 The boundary hedgerows should be fenced off and protected prior to the commencement of any development works on site, details to be agreed with the Parks Department. The treatment of the eastern and western boundaries of the site together with the precise setback of kerblines adjoining the proposed access road and car parking areas, to ensure the protection of existing trees and hedgerows, shall be agreed with the Planning Department prior to commencement of development.

REASON:

In the interests of amenity.

- 9 The design of the communal area to the rear of the development shall be amended to provide ease of access. Revised proposals shall be submitted and agreed with the Planning Authority, prior to the commencement of works on site.

REASON:

In the interests of amenity.

- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council.

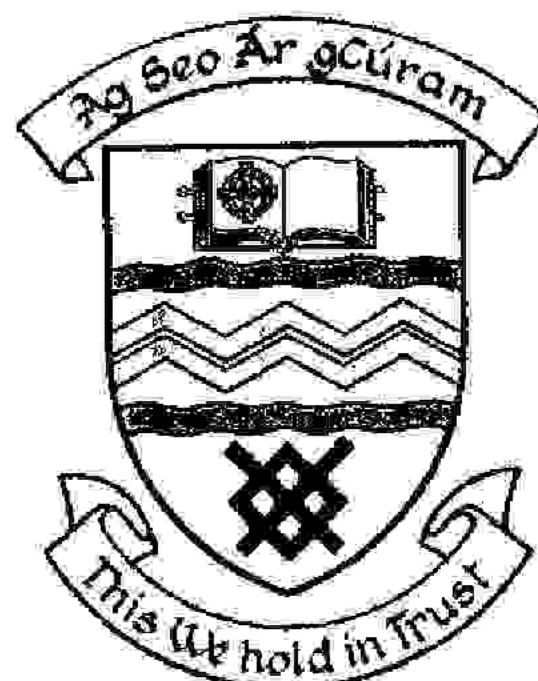
(a) No development shall commence until the County Manager of the Sanitary Authority has confirmed in writing that construction of the Saggart/Newcastle/Rathcoole sewerage scheme has commenced. The scheme is to provide for the foul drainage of the Rathcoole area.

(b) No connection shall be made to the existing Council foul sewer and no dwelling unit shall be occupied until the County Manager of the Sanitary Authority has confirmed in writing that the construction of the Saggart/Newcastle/Rathcoole sewerage scheme is sufficiently advanced to enable foul sewage from the site to be channelled to the new sewerage scheme.

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- (c) The applicant shall ensure full and complete separation of foul and surface water systems.
- (d) All drainage 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.
- (e) The applicant is advised that there is a 375mm diameter foul sewer situated in the path/road way of the Main Street. The applicant shall ensure that the foundations of the apartment running along the southern boundary of the site go down to at least the invert level of the aforementioned sewer.
- (f) The applicant is advised that there is a 375mm diameter surface water sewer situated in the path/road way of the Main Street. The applicant is to ensure that the foundations of the apartment running along the southern boundary of the site go down to at least the invert level of the aforementioned sewer.
- (g) A separate water connection shall be provided for the development. All connection, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide 24-hour water storage for the development.
- (h) The apartments will require separate service connections and separate 24 hour storage.
- (i) Apartments of 3 storeys or more shall have balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.
- (j) The applicant is advised that there is a 4" watermain situated in the path/road way of the Main Street. The applicant shall ensure that the foundations of the apartment running along the southern boundary of the site go down to at least the invert level of the aforementioned watermain.

REASON:

In order to comply with the Sanitary Services Acts, 1878 -1964 and in the interest of public health.

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

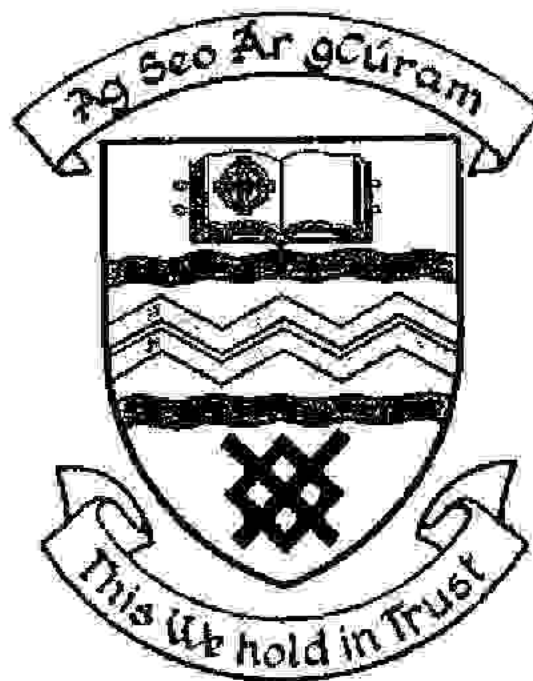
REASON:

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

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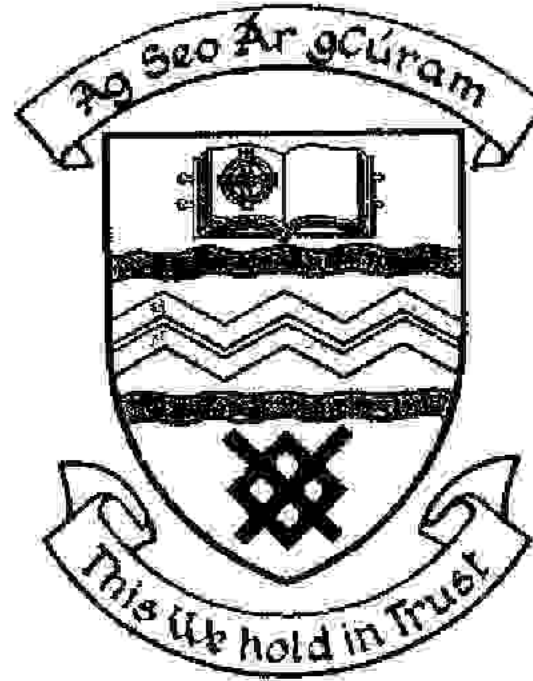
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- 12 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON:
In the interest of reducing air pollution.
- 13 Before any apartment is first occupied boundary walls of a height, construction, finish and location to be agreed with the Planning Authority shall be erected on the western and eastern boundaries of the site so as to protect the amenity of adjoining property owners and occupiers. Full details/plans of these proposals together with all other proposed boundary treatments shall be submitted to and agreed by the Planning Authority before development commences.
REASON:
In the interests of the proper planning and development of the area.
- 14 Any damage to the public footpath as a result of the proposed development shall be repaired at the applicant's expense.
REASON:
In the interests of amenity and public safety.
- 15 That details of the Management Agreement for the maintenance and control of the development 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 apartments shall be satisfactorily insulated against the intrusion of aircraft noise in view of the relationship of the site to Casement Aerodrome, Baldonnell.
REASON:
In the interest of the proper planning and development of the area.
- 17 All glazing in the eastern side elevation of Block B at first floor level shall be in obscured glass.
REASON:
In the interest of the proper planning and development of the area.
- 18 The applicant shall employ a suitably qualified archaeologist who shall monitor all site investigations and excavation works. The archaeologist shall submit a report of his/her findings, including recommendations, to the

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Planning Authority. No construction works, including pouring foundations, shall commence until the written agreement of the Planning Authority has been obtained.

REASON:

To facilitate the Planning Authority in the archaeological appraisal of the site which is located within the boundary of a Recorded Monument protected under Section 12, National Monuments (Amendment) Act 1994.

NOTE:

- (i) The applicant is advised to contact Duchas, The Heritage Service, prior to construction as the site is within a Recorded Monument, protected under Section 12 of the National Monuments (Amendment) Act 1994.
- (ii) Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- 19 That a financial contribution in the sum of £18,750 (Eighteen Thousand Seven Hundred and Fifty Pounds) EUR 23,807 (Twenty Three Thousand Eight Hundred and 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:

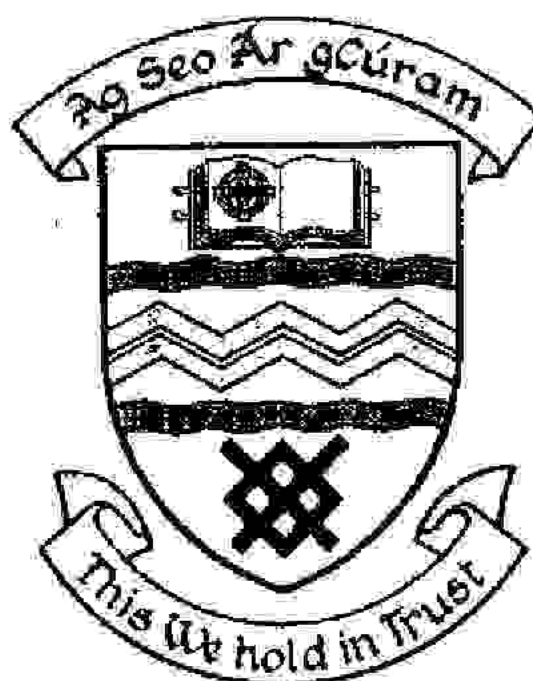
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 20 That a financial contribution in the sum of £52,500 (Fifty Two Thousand and Five Hundred Pounds) EUR 66,661 (Sixty Six Thousand Six 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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- 21 That a financial contribution in the sum of £18,750 (Eighteen Thousand Seven Hundred and Fifty Pounds) EUR 23,807 (Twenty Three Thousand Eight Hundred and 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 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.

- 22 That a financial contribution in the sum of £8,150 (Eight Thousand One Hundred and Fifty Pounds) EUR 10,348 (Ten Thousand Three Hundred and Forty Eight Euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme 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.

- 23 That a financial contribution in the sum of £16,875 (Sixteen Thousand Eight Hundred and Seventy Five Pounds) EUR 21,426 (Twenty One Thousand Four Hundred and Twenty Six 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.

- 24 That a Bond or Cash Lodgement of £10,000 (Ten Thousand Pounds) EUR 12,697 (Twelve Thousand Six Hundred and Ninety Seven Euros) shall be lodged with the Planning Authority before development commences to ensure the protection of trees and hedgerows to be retained on the site and to repair any damage caused during the construction period.

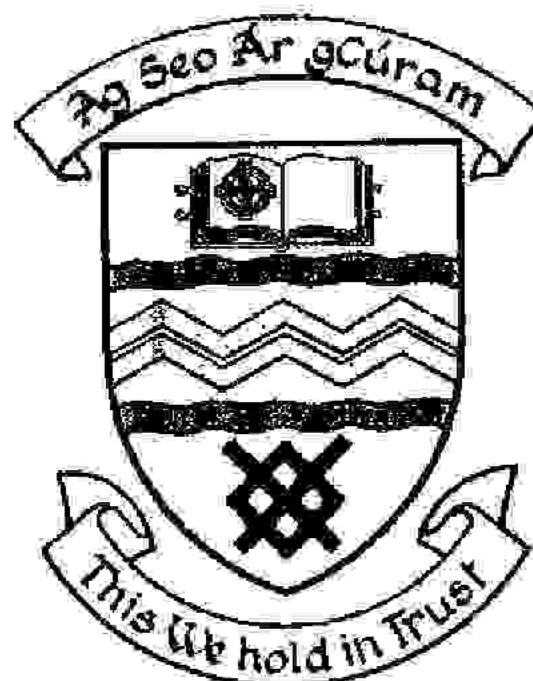
REASON:

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

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- 25 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £27,000 (Twenty Seven Thousand Pounds) EUR 34,282 (Thirty Four Thousand Two Hundred and Eighty Two Euros), or a bond of an Insurance Company of £40,500 (Forty Thousand Five Hundred Pounds) EUR 51,424 (Fifty One Thousand Four Hundred and Twenty 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.

REASON:

To ensure the satisfactory completion of the development.

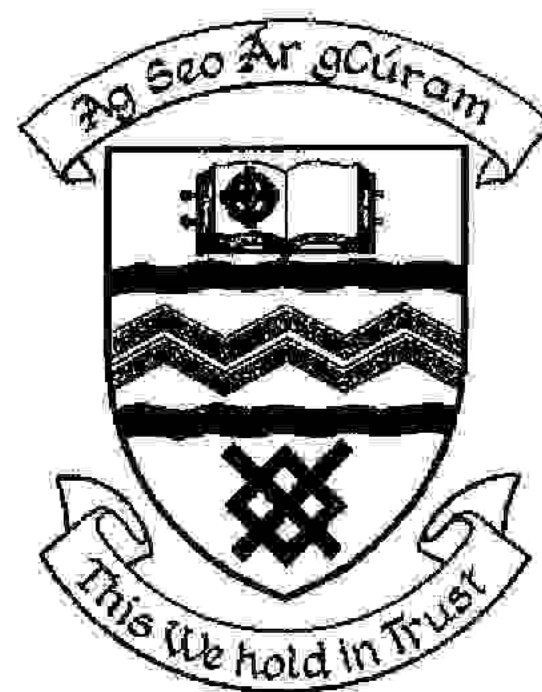
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

.....07/11/00
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0279	
1. Location	Main Street, Rathcoole, Co. Dublin.		
2. Development	Demolish 2 existing dwellings and construct 27 (2 storey with dormer) apartments in 3 courtyard blocks, landscaping, carparking and associated site works.		
3. Date of Application	28/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/06/2000 2.	1. 24/07/2000 2.
4. Submitted by	Name: Ray Grassick, Address: Sedra, Boherboy,		
5. Applicant	Name: Ray Grassick, Address: Sedra, Boherboy, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2155 Date 21/09/2000	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.	

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

Decision Order Number 2155	Date of Decision 21/09/2000
Register Reference S00A/0279	Date: 28/04/00

Applicant Ray Grassick,

Development Demolish 2 existing dwellings and construct 27 (2 storey with dormer) apartments in 3 courtyard blocks, landscaping, carparking and associated site works.

Location Main Street, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/06/2000 /24/07/2000

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.

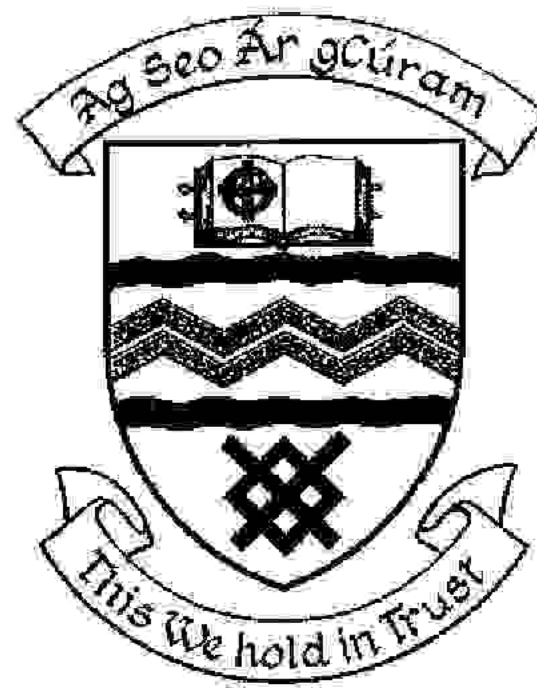
..... 21/09/00
for SENIOR ADMINISTRATIVE OFFICER

Ray Grassick,
Sedra,
Boherboy,
Saggart,
Co. Dublin.

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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 and in accordance with Additional Information received on the 24/07/2000 and Unsolicited Additional Information received on 12/05/2000.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 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.
- 3 That public lighting be provided 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.
- 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 apartment/house 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.
- 6 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

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completion of their dwellings.

REASON:

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

- 7 Prior to the commencement of works on site, a detailed scheme should be provided in relation to the landscape treatment of the entire development including the frontage along the main street and the private/communal open space to be provided within the scheme. This plan shall include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting. In particular, the applicant shall provide detailed specification, including maintenance schedule, in relation to the proposed use of semi-mature or mature tree planting within the curtilage of the site.

REASON:

In the interests of amenity.

- 8 The boundary hedgerows should be fenced off and protected prior to the commencement of any development works on site, details to be agreed with the Parks Department. The treatment of the eastern and western boundaries of the site together with the precise setback of kerblines adjoining the proposed access road and car parking areas, to ensure the protection of existing trees and hedgerows, shall be agreed with the Planning Department prior to commencement of development.

REASON:

In the interests of amenity.

- 9 The design of the communal area to the rear of the development shall be amended to provide ease of access. Revised proposals shall be submitted and agreed with the Planning Authority, prior to the commencement of works on site.

REASON:

In the interests of amenity.

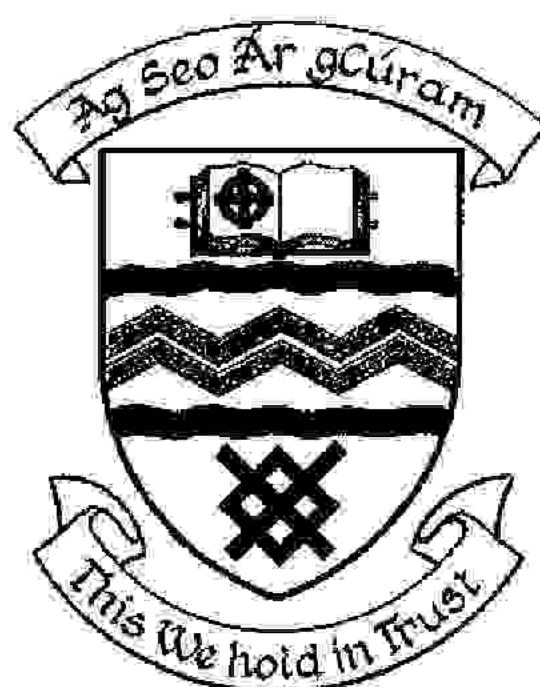
- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council.

(a) No development shall commence until the County

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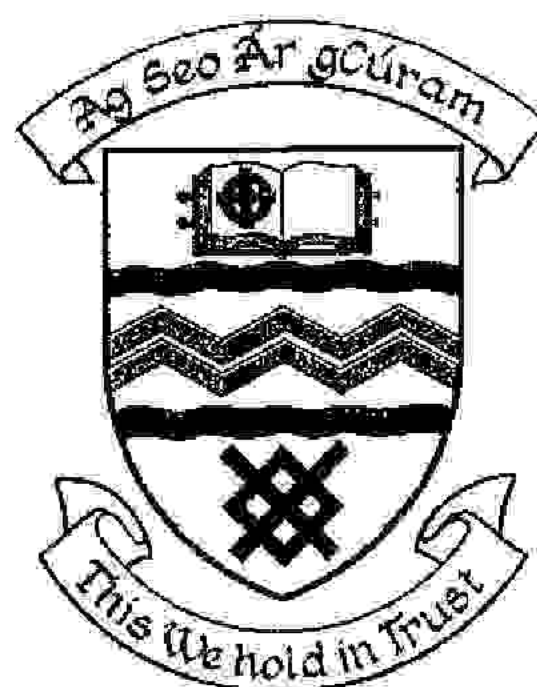
Manager of the Sanitary Authority has confirmed in writing that construction of the Saggart/Newcastle/Rathcoole sewerage scheme has commenced. The scheme is to provide for the foul drainage of the Rathcoole area.

- (b) No connection shall be made to the existing Council foul sewer and no dwelling unit shall be occupied until the County Manager of the Sanitary Authority has confirmed in writing that the construction of the Saggart/Newcastle/Rathcoole sewerage scheme is sufficiently advanced to enable foul sewage from the site to be channelled to the new sewerage scheme.
- (c) The applicant shall ensure full and complete separation of foul and surface water systems.
- (d) All drainage 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.
- (e) The applicant is advised that there is a 375mm diameter foul sewer situated in the path/road way of the Main Street. The applicant shall ensure that the foundations of the apartment running along the southern boundary of the site go down to at least the invert level of the aforementioned sewer.
- (f) The applicant is advised that there is a 375mm diameter surface water sewer situated in the path/road way of the Main Street. The applicant is to ensure that the foundations of the apartment running along the southern boundary of the site go down to at least the invert level of the aforementioned sewer.
- (g) A separate water connection shall be provided for the development. All connection, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide 24-hour water storage for the development.
- (h) The apartments will require separate service connections and separate 24 hour storage.
- (i) Apartments of 3 storeys or more shall have balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey

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units.

- (j) The applicant is advised that there is a 4" watermain situated in the path/road way of the Main Street. The applicant shall ensure that the foundations of the apartment running along the southern boundary of the site go down to at least the invert level of the aforementioned watermain.

REASON:

In order to comply with the Sanitary Services Acts, 1878 -1964 and in the interest of public health.

- 11 That an acceptable apartment 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.

- 12 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.

- 13 Before any apartment is first occupied boundary walls of a height, construction, finish and location to be agreed with the Planning Authority shall be erected on the western and eastern boundaries of the site so as to protect the amenity of adjoining property owners and occupiers. Full details/ plans of these proposals together with all other proposed boundary treatments shall be submitted to and agreed by the Planning Authority before development commences.

REASON:

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

- 14 Any damage to the public footpath as a result of the proposed development shall be repaired at the applicant's expense.

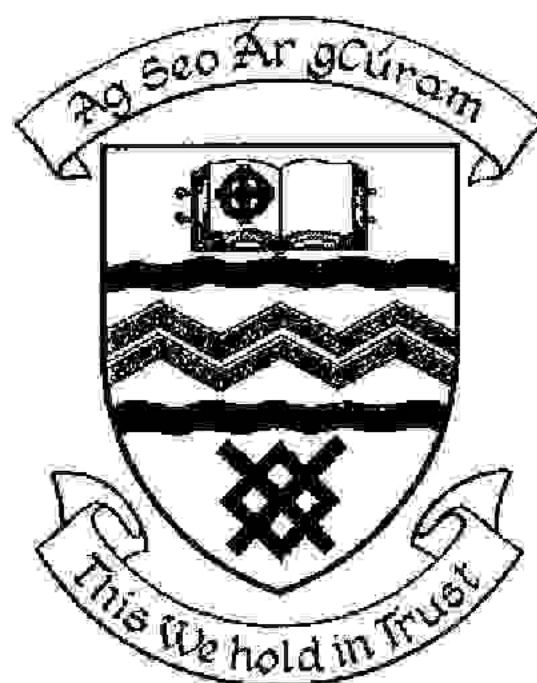
REASON:

In the interests of amenity and public safety.

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- 15 That details of the Management Agreement for the maintenance and control of the development 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 apartments shall be satisfactorily insulated against the intrusion of aircraft noise in view of the relationship of the site to Casement Aerodrome, Baldonnell.

REASON:

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

- 17 All glazing in the eastern side elevation of Block B at first floor level shall be in obscured glass.

REASON:

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

- 18 The applicant shall employ a suitably qualified archaeologist who shall monitor all site investigations and excavation works. The archaeologist shall submit a report of his/her findings, including recommendations, to the Planning Authority. No construction works, including pouring foundations, shall commence until the written agreement of the Planning Authority has been obtained.

REASON:

To facilitate the Planning Authority in the archaeological appraisal of the site which is located within the boundary of a Recorded Monument protected under Section 12, National Monuments (Amendment) Act 1994.

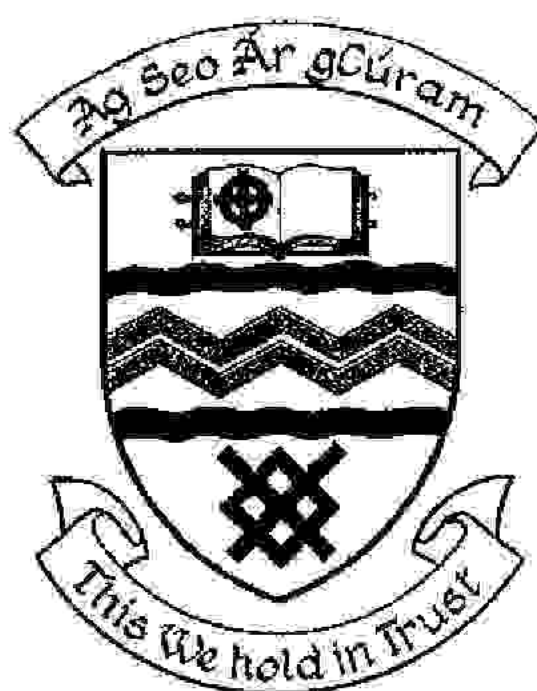
NOTE:

- (i) The applicant is advised to contact Duchas, The Heritage Service, prior to construction as the site is within a Recorded Monument, protected under Section 12 of the National Monuments (Amendment) Act 1994.
- (ii) Applicant is advised that in the event of encroachment or oversailing of the adjoining

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property, the consent of the adjoining property owner is required.

- 19 That a financial contribution in the sum of £18,750 (Eighteen Thousand Seven Hundred and Fifty Pounds) EUR 23,807 (Twenty Three Thousand Eight Hundred and 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.

- 20 That a financial contribution in the sum of £52,500 (Fifty Two Thousand and Five Hundred Pounds) EUR 66,661 (Sixty Six Thousand Six 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:

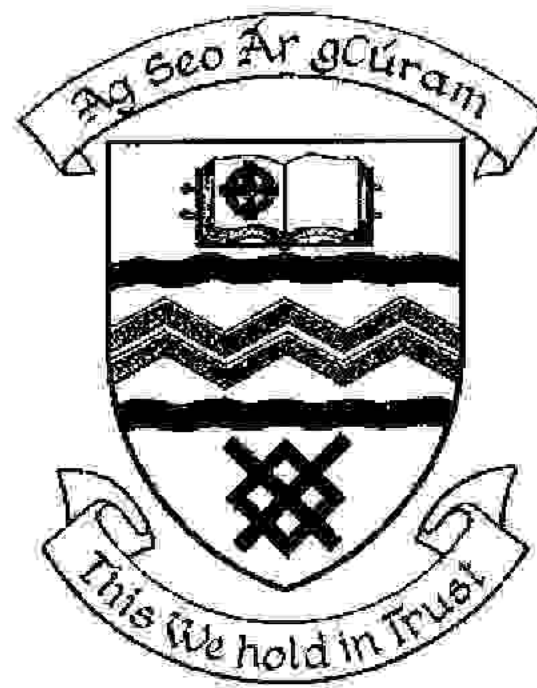
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 21 That a financial contribution in the sum of £18,750 (Eighteen Thousand Seven Hundred and Fifty Pounds) EUR 23,807 (Twenty Three Thousand Eight Hundred and 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 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

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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.

- 22 That a financial contribution in the sum of £8,150 (Eight Thousand One Hundred and Fifty Pounds) EUR 10,348 (Ten Thousand Three Hundred and Forty Eight Euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme 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.

- 23 That a financial contribution in the sum of £16,875 (Sixteen Thousand Eight Hundred and Seventy Five Pounds) EUR 21,426 (Twenty One Thousand Four Hundred and Twenty Six 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.

- 24 That a Bond or Cash Lodgement of £10,000 (Ten Thousand Pounds) EUR 12,697 (Twelve Thousand Six Hundred and Ninety Seven Euros) shall be lodged with the Planning Authority before development commences to ensure the protection of trees and hedgerows to be retained 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.

- 25 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £27,000 (Twenty Seven Thousand Pounds) EUR 34,282 (Thirty Four Thousand Two Hundred and Eighty Two Euros), or a bond

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of an Insurance Company of £40,500 (Forty Thousand Five Hundred Pounds) EUR 51,424 (Fifty One Thousand Four Hundred and Twenty 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.

REASON:

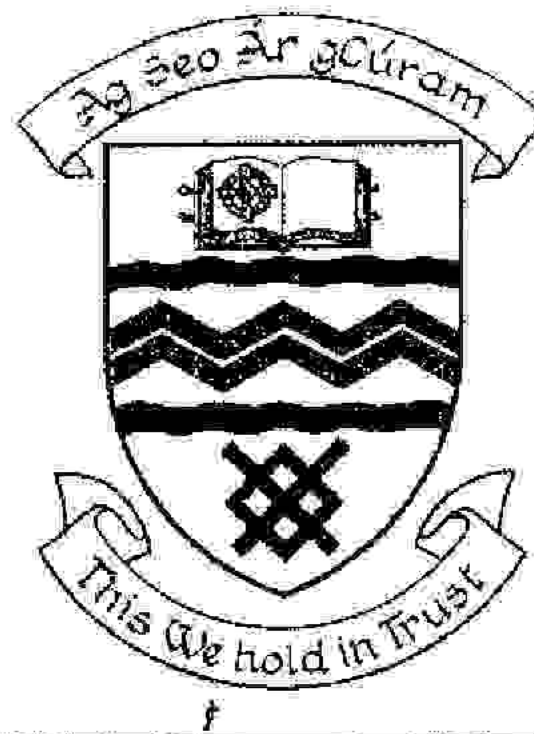
To ensure the satisfactory completion of the development.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0279	
1. Location	Main Street, Rathcoole, Co. Dublin.		
2. Development	Demolish 2 existing dwellings and construct 27 (2 storey with dormer) apartments in 3 courtyard blocks, landscaping, carparking and associated site works.		
3. Date of Application	28/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/06/2000 2.	1. 2.
4. Submitted by	Name: Ray Grassick, Address: Sedra, Boherboy,		
5. Applicant	Name: Ray Grassick, Address: Sedra, Boherboy, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 1381 Date 26/06/2000	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 1381	Date of Decision 26/06/2000 <i>for</i>
Register Reference S00A/0279	Date: 28/04/00

Applicant Ray Grassick,
Development Demolish 2 existing dwellings and construct 27 (2 storey
 with dormer) apartments in 3 courtyard blocks, landscaping,
 carparking and associated site works.

Location Main Street, Rathcoole, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 28/04/00 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:

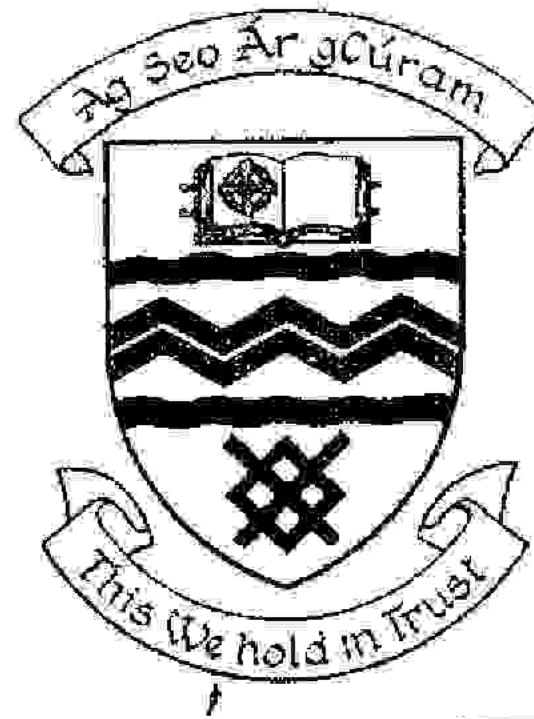
- 1 The applicant is advised that there is an existing 375mm foul sewer, an existing 375mm surface water sewer and an existing 4 inch watermain located adjacent to the proposed development. The Council requires the provision of a set back of 5 metres between existing services and any proposed development. The applicant is requested to submit an amended proposal showing the provision of a minimum set back of 5 metres between the existing services located adjacent to the site and the block A as proposed.
- 2 The applicant is requested to submit an amended proposal showing the provision of a total of 54 no. car parking spaces to cater for the proposed development.
- 3 The applicant is advised that there are hedgerows and trees located on the eastern and western boundaries of the site. The applicant is requested to submit an amended scheme which provides for the retention and protection of these hedgerows and trees. New tree planting should not be proposed

Ray Grassick,
Sedra,
Boherboy,
Saggart,
Co. Dublin.

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- inappropriately close to neighbouring dwellings and appropriate use of walls should be indicated on the western boundary where desirable to maintain the privacy of the neighbouring dwelling.
- 4 The applicant is requested to submit a detailed landscape plan for the entire development including the frontage along the main street and the private/communal open space to be provided with the scheme. The applicant is requested to submit detailed specifications, including maintenance schedule in relation to the proposed use of semi mature or mature tree planting within the curtilage of the site.
 - 5 The Planning Authority note that Block A of the proposed development is approx. 9.5 metres high and directly adjoins an existing single storey dwellinghouse located to the west of the proposed site. This single storey dwellinghouse is setback from the public road. The applicant is requested to submit evidence that the development will not be injurious to the amenity of the adjoining property to the west.
 - 6 The applicant is requested to submit details of the proposed lighting, bollards, paving and building materials and finishes for the proposed development.
 - 7 The applicant is requested to submit details of bicycle storage, bin storage, fuel storage and drying facilities for the proposed development.
 - 8 The applicant is requested to submit his proposals to provide for the integration of the proposed development with the recently installed traffic calming measures on the Main Street, Rathcoole. This should provide for the retention of the existing tree located in front of the site.
 - 9 The applicant is requested to indicate what noise insulation measures will be included in the design of the apartments to deal with aircraft noise intrusion.
 - 10 There appears to be discrepancies between the side elevational plans of Blocks A and B and the floor plans thereof. The applicant is requested to clarify this.

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Signed on behalf of South Dublin County Council

PH
.....
for Senior Administrative Officer

26/06/00