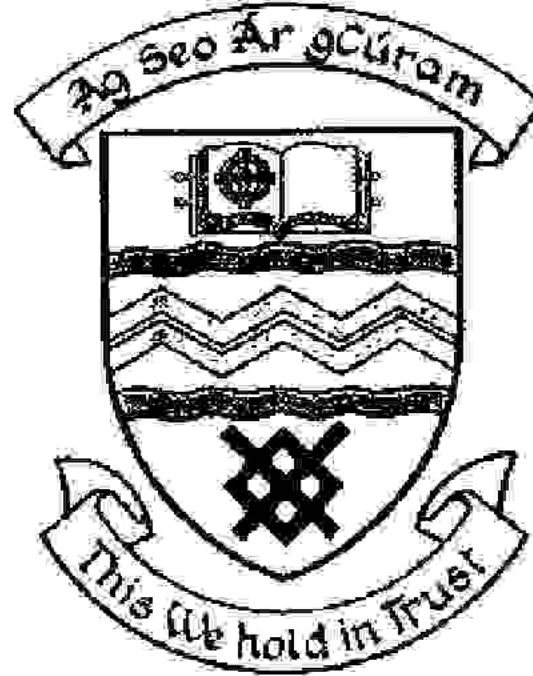


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0233	
1. Location	Corner of Nangor Road and Leinster Terrace, Clondalkin, Dublin 22.		
2. Development	2 and 3 storey apartment block over basement car park, comprising of 8 no. 2 bedroom apartments with lift and 12 no. car parking spaces in basement.		
3. Date of Application	11/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/06/2000 2.	1. 05/09/2000 2.
4. Submitted by	Name: Kenny Kane Associates, Address: 5 Clyde Lane, Ballsbridge,		
5. Applicant	Name: Krakkis Investments Limited, Address: 28 Laurel Park, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2454 Date 02/11/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2728 Date 13/12/2000	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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Kenny Kane Associates,
5 Clyde Lane,
Ballsbridge,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2728	Date of Final Grant 13/12/2000
Decision Order Number 2454	Date of Decision 02/11/2000
Register Reference S00A/0233	Date 05/09/00

Applicant Krakkis Investments Limited,

Development 2 and 3 storey apartment block over basement car park,
comprising of 8 no. 2 bedroom apartments with lift and 12
no. car parking spaces in basement.

Location Corner of Nangor Road and Leinster Terrace, Clondalkin,
Dublin 22.

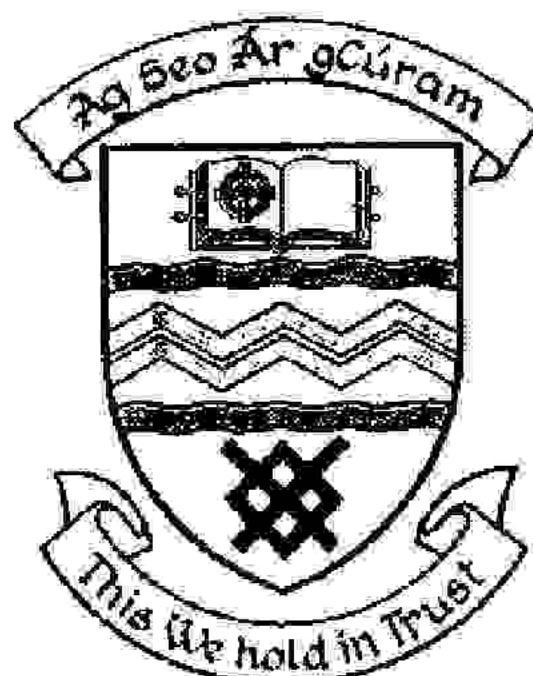
Floor Area 3040.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/06/2000 /05/09/2000

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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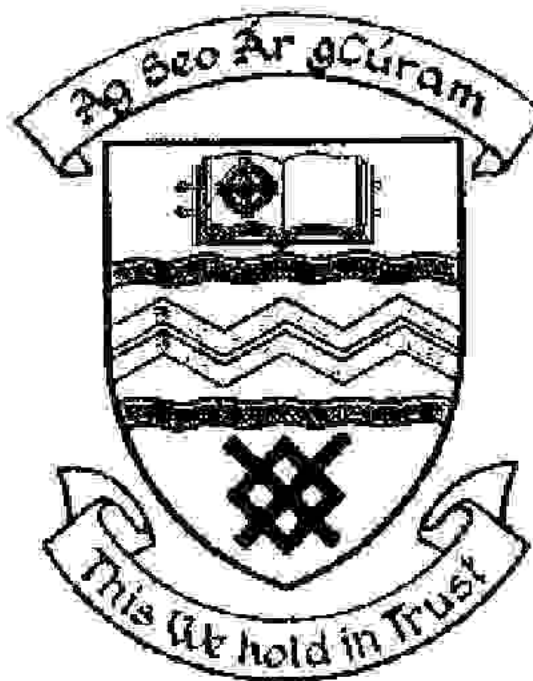
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 5/09/00, 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 The applicant shall submit for the agreement of the Planning Authority prior to the commencement of development, plans particulars and details of proposed parking layout particularly in regard to car parking spaces Nos. 15 and 16 and the gradient of access ramp to basement car park.
 REASON:
 In the interest of public safety and the proper planning and development of the area.

- 3
 - (a) Applicant to ensure full and complete separation of foul and surface water systems.
 - (b) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in c20 concrete 150mm thick.
 - (c) Applicant proposing to connect into a private foul drain, private surface water drain and private watermain. Prior to any development the applicant is to submit written permission from the owners of these drains allowing connection.
 - (d) Applicant proposing to divert a culvert that traverses the site. Applicant is to ensure that there is no reduction in capacity of this culvert after re-alignment.
 - (e) Prior to any diversionary works the applicant is to contact the Area Engineer Deansrath Depot (01) 4570784.
 - (f) Separate connection to water supply system required for development. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County council personnel at the applicant's prior expense. Apartments shall require separate service connections and separate 24 hour storage.
 - (g) Apartments of 3 storeys or more shall require balancing tanks and booster pumps on rising main to

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top storey units to ensure adequate pressure to top storey units.

REASON:

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

- 4 A detailed landscape plan for the treatment of the areas of private open space surrounding the buildings is to be submitted and agreed with the Planning Authority, prior to the commencement of development. This plan to include details of hard and soft landscaping and a scheme of tree planting for the development. These works to be in accordance with the South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department. The developer must also submit a Management Plan and "Agreement" with the Planning Authority in relation to the long-term maintenance of the private open spaces planting.

REASON:

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

- 5 The applicant shall submit details of boundary treatment for agreement of the Planning Authority prior to the commencement of Development on the site.

REASON:

In the interest of residential and visual amenity and the proper planning and development of the area.

- 6 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.

- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

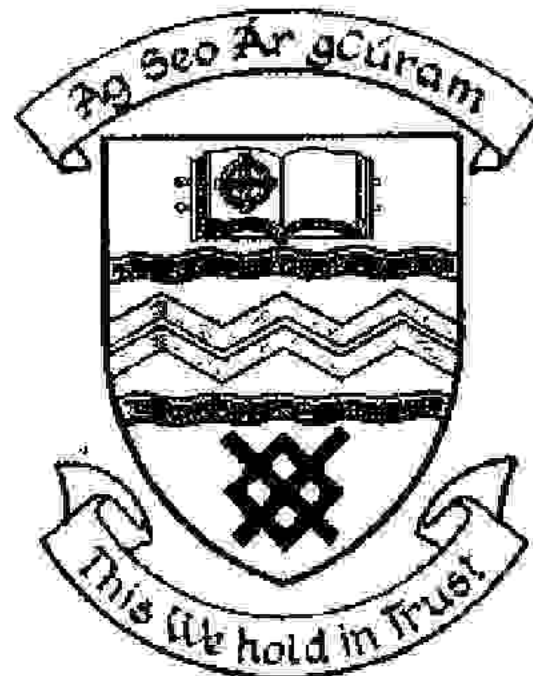
In the interest of amenity.

- 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.

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- 9 Before development commences, a full schedule of proposed external finishes, to include samples, and details of colours and textures, shall be submitted for agreement by the Planning Authority.
 REASON:
 In the interest of visual amenity.
- 10 That an acceptable name and number scheme be submitted and approved by the County Council before any constructional work has taken place on the proposed apartments.
 REASON:
 In the interest of the proper planning and development of the area.
- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER UNIT be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
 REASON:
 The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 12 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) PER UNIT shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.
 REASON:
 It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.
- 13 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER UNIT be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of

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development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That a financial contribution in the sum of £200 (two hundred pounds) EUR 253 (two hundred and fifty three euros) PER UNIT be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer 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.

- 15 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 £12,000 (twelve thousand pounds) EUR 15,236 (fifteen thousand two hundred and thirty six euros) or lodgement with the Council of a cash sum of £8,000 (eight thousand pounds) EUR 10,157 (ten thousand one hundred and fifty seven euros).

REASON:

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

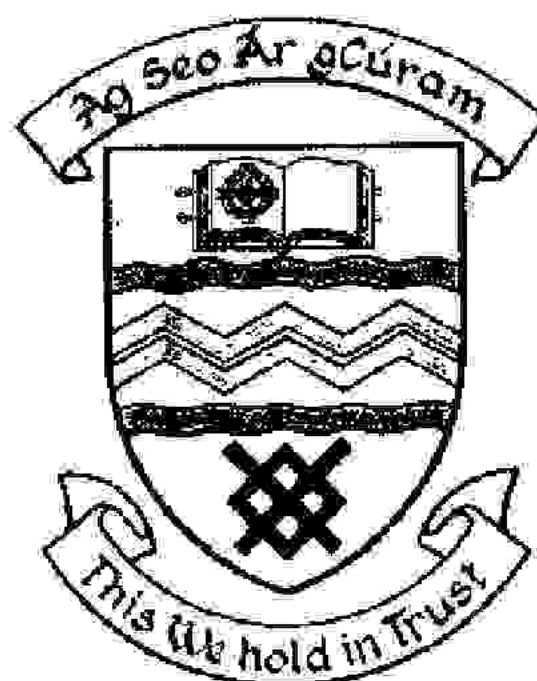
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

REG REF. S00A/0233

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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.

14/12/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2454	Date of Decision 02/11/2000
Register Reference S00A/0233	Date: 11/04/00

Applicant Krakkis Investments Limited,

Development 2 and 3 storey apartment block over basement car park,
comprising of 8 no. 2 bedroom apartments with lift and 12
no. car parking spaces in basement.

Location Corner of Mangor Road and Leinster Terrace, Clondalkin,
Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/06/2000 /05/09/2000

Clarification of Additional Information Requested/Received /

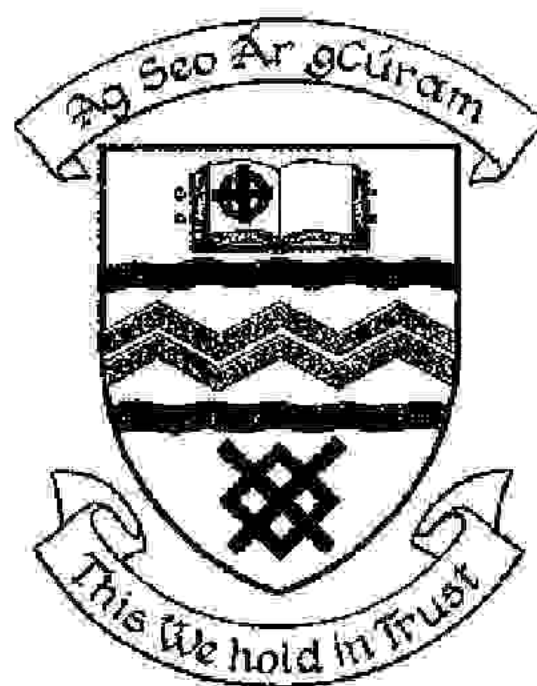
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

MM
..... 02/11/00
for SENIOR ADMINISTRATIVE OFFICER

Kenny Kane Associates,
5 Clyde Lane,
Ballsbridge,
Dublin 4.

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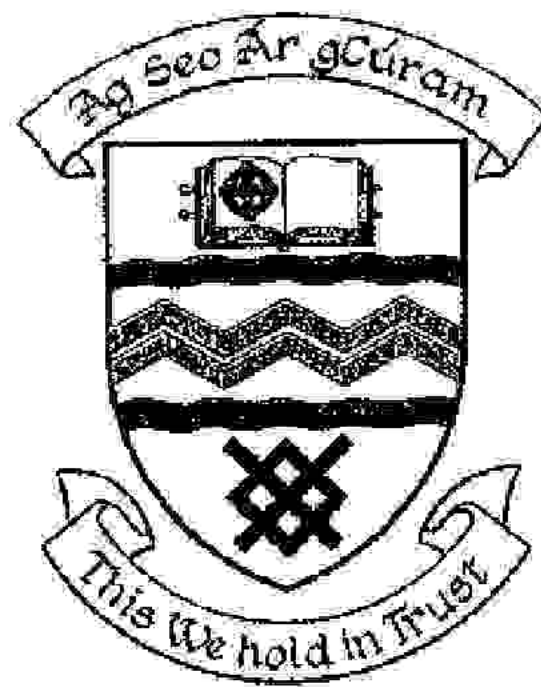
Conditions and Reasons

- 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 5/09/00, 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 The applicant shall submit for the agreement of the Planning Authority prior to the commencement of development, plans particulars and details of proposed parking layout particularly in regard to car parking spaces Nos. 15 and 16 and the gradient of access ramp to basement car park.
REASON:
In the interest of public safety and the proper planning and development of the area.
- 3
 - (a) Applicant to ensure full and complete separation of foul and surface water systems.
 - (b) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in c20 concrete 150mm thick.
 - (c) Applicant proposing to connect into a private foul drain, private surface water drain and private watermain. Prior to any development the applicant is to submit written permission from the owners of these drains allowing connection.
 - (d) Applicant proposing to divert a culvert that traverses the site. Applicant is to ensure that there is no reduction in capacity of this culvert after re-alignment.
 - (e) Prior to any diversionary works the applicant is to contact the Area Engineer Deansrath Depot (01) 4570784.
 - (f) Separate connection to water supply system required for development. All connection, swabbing,

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chlorination and tappings of mains to be carried out by South Dublin County council personnel at the applicant's prior expense. Apartments shall require separate service connections and separate 24 hour storage.

- (g) Apartments of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.

REASON:

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

- 4 A detailed landscape plan for the treatment of the areas of private open space surrounding the buildings is to be submitted and agreed with the Planning Authority, prior to the commencement of development. This plan to include details of hard and soft landscaping and a scheme of tree planting for the development. These works to be in accordance with the South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department. The developer must also submit a Management Plan and "Agreement" with the Planning Authority in relation to the long-term maintenance of the private open spaces planting.

REASON:

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

- 5 The applicant shall submit details of boundary treatment for agreement of the Planning Authority prior to the commencement of Development on the site.

REASON:

In the interest of residential and visual amenity and the proper planning and development of the area.

- 6 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.

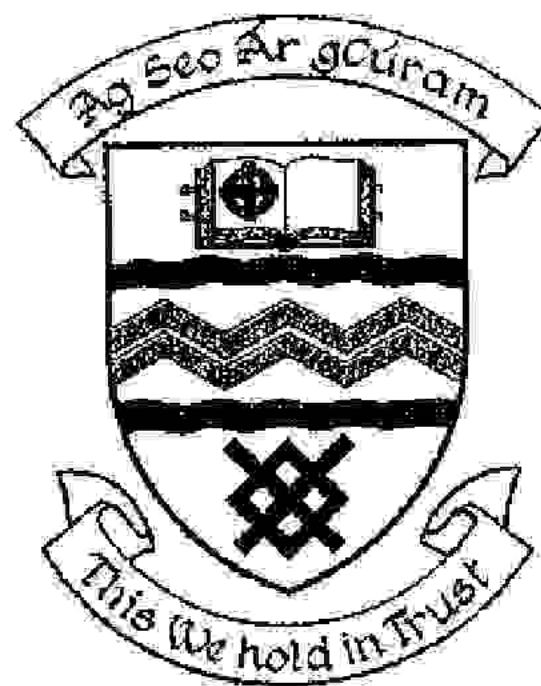
REASON:

To protect the amenities of the area.

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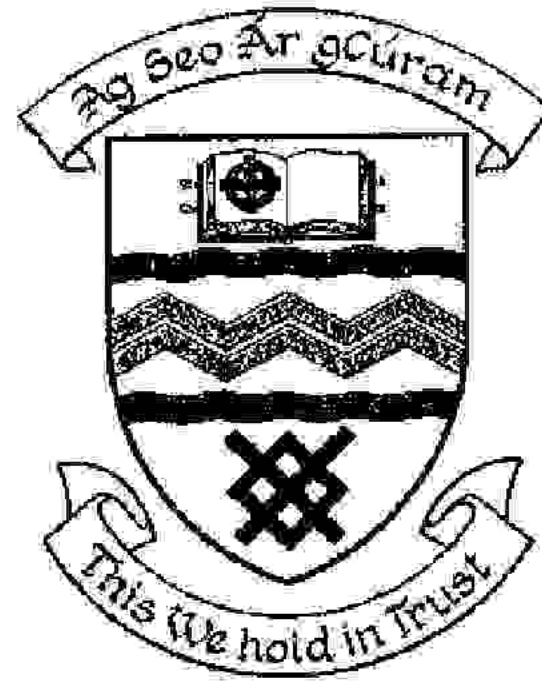
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- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 8 That details of the Management Agreement for the 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 Before development commences, a full schedule of proposed external finishes, to include samples, and details of colours and textures, shall be submitted for agreement by the Planning Authority.
REASON:
In the interest of visual amenity.
- 10 That an acceptable name and number scheme be submitted and approved by the County Council before any constructional work has taken place on the proposed apartments.
REASON:
In the interest of the proper planning and development of the area.
- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER UNIT be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 12 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six

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hundred and sixty six euros) PER UNIT shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

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

- 13 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER UNIT be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That a financial contribution in the sum of £200 (two hundred pounds) EUR 253 (two hundred and fifty three euros) PER UNIT be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

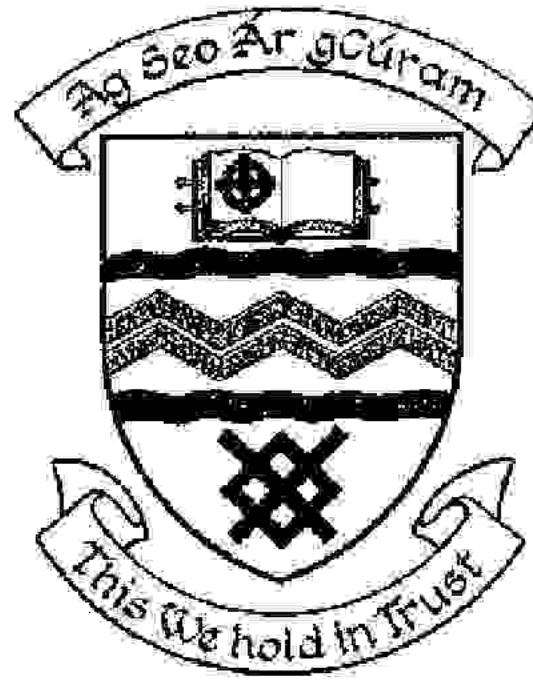
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 15 That no development under any permission granted pursuant to this decision be commenced until security for the provision

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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 £12,000 (twelve thousand pounds) EUR 15,236 (fifteen thousand two hundred and thirty six euros) or lodgement with the Council of a cash sum of £8,000 (eight thousand pounds) EUR 10,157 (ten thousand one hundred and fifty seven euros).

REASON:

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

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

Decision Order Number 1255	Date of Decision 08/06/2000
Register Reference S00A/0233	Date: 11/04/00

Applicant Krakkis Investments Limited,
Development 2 and 3 storey apartment block over basement car park,
 comprising of 8 no. 2 bedroom apartments with lift and 12
 no. car parking spaces in basement.

Location Corner of Nangor Road and Leinster Terrace, Clondalkin,
 Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/04/00 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 It is considered necessary that the proposed development complies with zoning objective of the site to protect and/or improve residential amenity. In this regard, the proposed design and layout of the apartment block should take into account the position of existing two storey dwelling unit adjoining the subject site. The applicant is therefore requested to revise the proposed layout to lessen the density of the proposed development and ensure that a greater separation distance is provided between the proposed development and the adjoining two storey dwelling to protect the residential amenities of that dwelling. The Planning Authority also considers that the subject site should accommodate no more than 6 residential units on the site.
- 2 The Planning Authority considers that the proposed development occupies a strategic site with an extensive road frontage. The drawings submitted with this application do not indicate how the applicant proposes to treat the

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5 Clyde Lane,
Ballsbridge,
Dublin 4.

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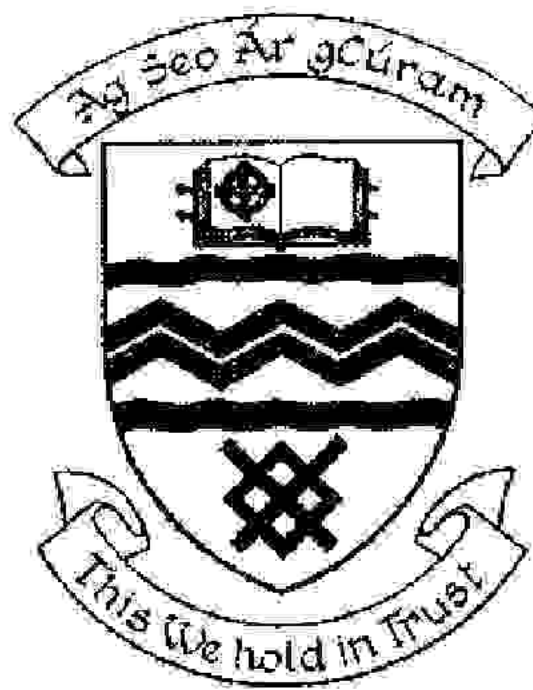
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boundaries and landscape the open space areas. Therefore, the applicant is requested to submit to the Planning Authority full details of the proposed boundary treatments around the site perimeter including details of the proposed heights, materials to be used and quality of the landscaping proposed. The applicant is advised to consider a high quality finish and high level of detail to the boundary treatment and landscaping proposals and to ensure that such elements can be used to protect the residential amenity of the surrounding area consistent with the zoning objective on the site.

- 3 The applicant is requested to submit a three dimensional drawing showing both the elevations of the proposed development and elevations of existing buildings adjoining the site illustrating how the proposed development will integrate successfully with the adjoining properties. In order to ensure that the subject site is suitable for a development of this design and scale, the applicant should also submit photographic images showing the proposed development superimposed on the subject site from various viewing points including a view looking south from Old Nangor Road towards the village showing the relationship between the proposed development and the existing two storey neighbouring units and from Old Nangor Road looking north towards the front elevation of the proposed development on the subject site. Such illustrations will assist the Planning Authority to determine whether or not the proposed development is appropriate for the area and does not represent a visual intrusion at this strategic corner site.
- 4 The applicant shall submit a revised layout plan to show:-
 - (a) Basement car park to provide for two car spaces per unit.
 - (b) Reconstruction of existing pathway (no grass verge to be provided). This footpath should be set back to a maximum depth of 1m with consequent setback of boundary at "sharp curve". Widened roadway at this point to be constructed by applicant. Details of work to be submitted.
 - (c) Relocation of ESB pole (near proposed access point) outside vision splay area at entrance.
 - (d) Relocation of Eircom pole (near proposed access point) outside vision splay at entrance.

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REG. REF. S00A/0233

5 In relation to foul drainage, surface water and water supply arrangements, the applicant is requested to address the following:-

- (a) No details of foul drainage or surface water drainage to proposed development have been received. Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- (b) No details of water supply to the proposed development have been received. Applicant to submit a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connection to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.

Signed on behalf of South Dublin County Council

LA
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for Senior Administrative Officer

09/06/00