

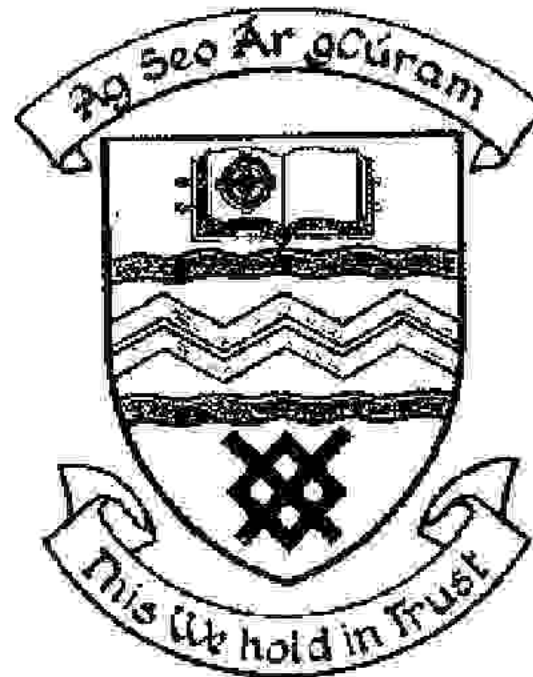
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0113	
1. Location	Between the New Nangor Road and the Old Nangor Road and east of the school on the Belgard/Fonthill Road with access off the Old Nangor Road.		
2. Development	Residential development of 160 No. units comprising 22 No. 2 bed apartments in 4 No. 2 storey blocks, 20 No. 3 bed and 20 No. 1 bed duplexes and apartments in 4 No. 3 storey blocks, 8 No. 3 bed and 8 No. 1 bed duplexes and apartments in 2 No. 3 storey blocks, 66 No. 2 bed apartments in 4 No. 3 storey blocks and 16 No.3 bed two storey houses along with 320 car parking spaces with approximately 50% underground and all public and private open spaces and covered storage units and bin collection areas. The development to include all infrastructural works and boundary treatment on site of circa 7.0 acres. This submission is the result of a request for Additional Information on a current application for 156 No. units Reg. Ref. S00A/0113.		
3. Date of Application	23/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/04/2000 2.	1. 27/06/2000 2.
4. Submitted by	Name: Fenton Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place,		
5. Applicant	Name: Townpark Estates Limited Address: Burnaby Mill, Mill Road, Greystones, County Wicklow		
6. Decision	O.C.M. No. 1931  Date 24/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2225  Date 13/10/2000	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.

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

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 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

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Fenton Simons,  
 Planning & Development Consultants,  
 29 Fitzwilliam Place,  
 Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2225	Date of Final Grant 13/10/2000
Decision Order Number 1931	Date of Decision 24/08/2000
Register Reference S00A/0113	Date 27/06/00

**Applicant**                      Townpark Estates Limited

**Development**                Residential development of 160 No. units comprising 22 No. 2 bed apartments in 4 No. 2 storey blocks, 20 No. 3 bed and 20 No. 1 bed duplexes and apartments in 4 No. 3 storey blocks, 8 No. 3 bed and 8 No. 1 bed duplexes and apartments in 2 No. 3 storey blocks, 66 No. 2 bed apartments in 4 No. 3 storey blocks and 16 No.3 bed two storey houses along with 320 car parking spaces with approximately 50% underground and all public and private open spaces and covered storage units and bin collection areas. The development to include all infrastructural works and boundary treatment on site of circa 7.0 acres. This submission is the result of a request for Additional Information on a current application for 156 No. units Reg. Ref. S00A/0113.

**Location**                      Between the New Nangor Road and the Old Nangor Road and east of the school on the Belgard/Fonthill Road with access off the Old Nangor Road.

**Floor Area**                      0.00                      Sq Metres

**Time extension(s) up to and including**

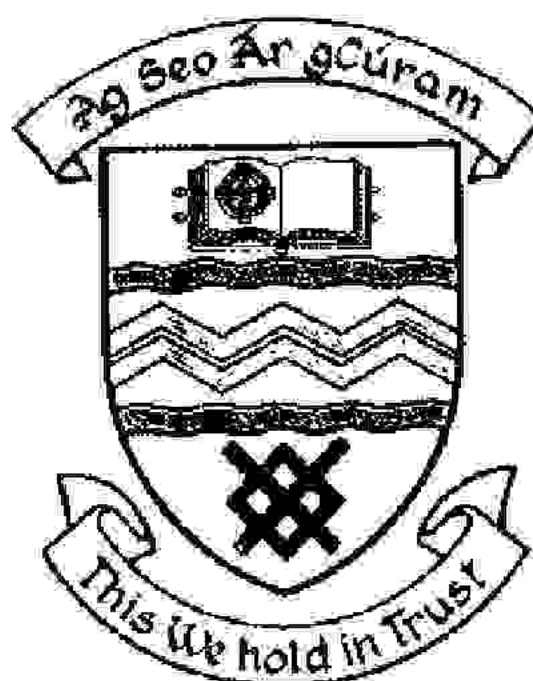
**Additional Information Requested/Received**                      19/04/2000    /27/06/2000

REG REF. S00A/0113

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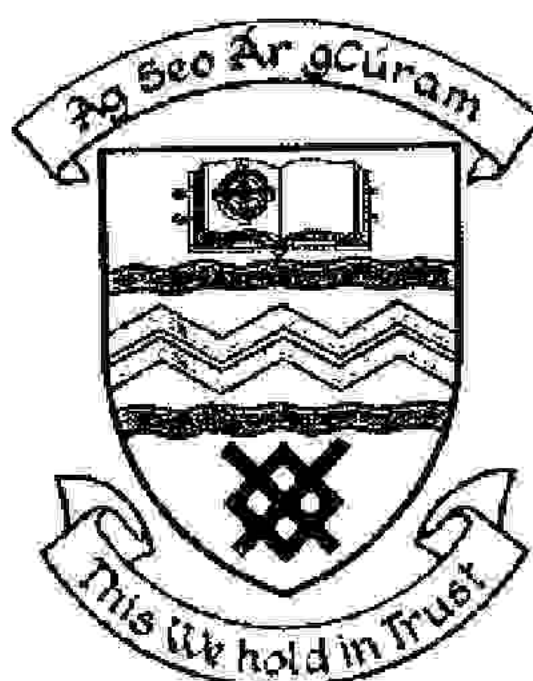
A Permission has been granted for the development described above,  
subject to the following (33) Conditions.



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**Conditions and Reasons**

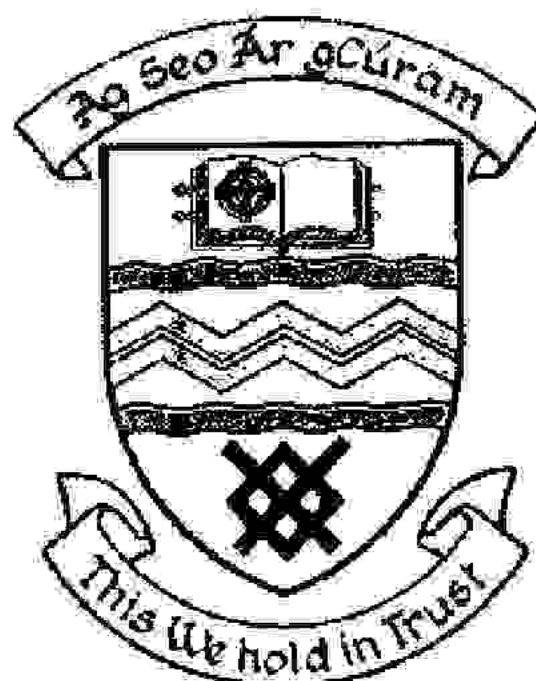
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information lodged on the 27/06/00, save as may be required by the other conditions attached hereto.  
**REASON:**  
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
  
- 2 A pedestrian access link feature shall be provided between site B and site C. The design and layout of this link shall be revised as to readily provide for a future potential vehicular access at this location to link site C and site B. Plans, particulars and elevations shall be agreed with the Local Authority prior to commencement of development.  
**REASON:**  
 To provide for an integrated development which will facilitate the proper planning and sustainable development of the area.
  
- 3
  - (a) The building line of Block type F no. 59-76 and Block type F no. 77-94 to be brought forward to a maximum distance of 10 metres from the New Nangor Road. Details to be discussed with the Environmental Services Department South Dublin County Council.
  - (b) Block type D and E no. 39-46 shall be relocated 12 metres north-west towards site boundary with the New Nangor Road.
  - (c) Proposed road and parking running parallel to New Nangor Road shall be deleted.
  - (d) Proposed road and parking north east of Block F no. 95-106 shall be deleted.
  - (e) Proposed road, parking and bin storage for units no. 59-76 shall be deleted.
  - (f) Vehicular access, parking and private open space for residents shall be provided to the rear of Blocks type F no. 59-76, 77-94. Plans and particulars shall be agreed with the Planning Authority prior to the commencement of development.
  - (g) Bin storage, external storage for units nos. 39-46, 59-76 to be located to the rear of Block type F. Details of the storage units and screening of bins and storage areas to be submitted to and agreed with the Planning Authority prior to the commencement of development.
  - (h) Block type F no. 95-106 shall be relocated north-

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east towards site B boundary by 8 metres and north west towards New Nangor Road by 5 metres so that the northern gables of Block type F no. 95-106 and Block type D&E no. 39-46 are in alignment with each other and parallel with New Nangor Road.

**REASON:**

To create a perimeter block and a continuous building line to New Nangor Road to ensure satisfactory standard of design and layout in the interest of visual amenity and to facilitate the proper planning and sustainable development of the area.

- 4 The 1.5m high railing and wall boundary along the New Nangor Road shall be replaced by high quality painted railing and dwarf wall with pedestrian access to the Blocks type F no. 59-76 and no. 77-94. Plans and particulars shall be submitted to and agreed by the Planning Authority prior to the commencement of development.

**REASON:**

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

- 5 Type A units on sites 1-4 inclusive and sites 157-160 inclusive shall not be constructed as proposed. A revised proposal at this location shall be submitted for the written agreement of the Planning Authority which shall provide for visually significant buildings which clearly define the entrance to the scheme.

**REASON:**

To provide for a sustainable development consistent with the district centre zoning of the site and in the interests of the proper planning and development of the area.

- 6 The layout of the dwellings on sites no's 125 to 140 inclusive shall be revised so as to provide for a maximum of 60 sq.m of private open space to the rear of the main rear wall of the dwellings. A revised layout plan indicating provision for this requirement shall be submitted for the written agreement of the Planning Authority before any development commences.

**REASON:**

To provide for a sustainable development consistent with the district centre zoning of the site and in the interests of the proper planning and development of the area.

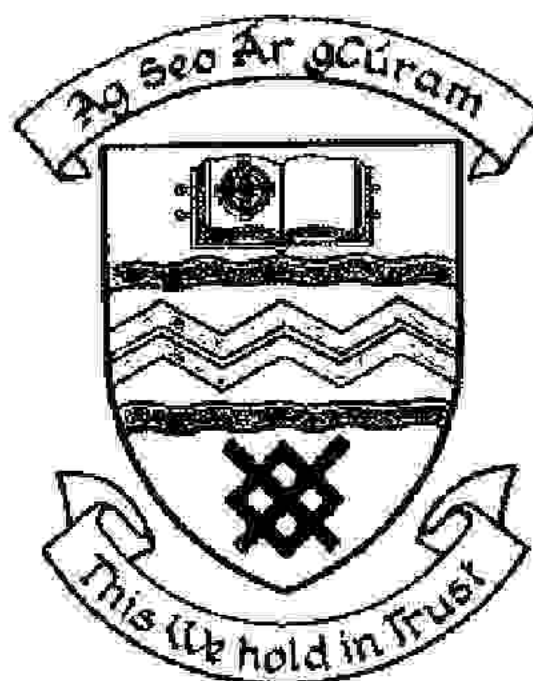
- 7 The development of the proposed road running North-West/South-East terminating in a Cul de Sac to the front of units no. 139 and 140 and the rear of existing dwellings on Old Nangor Road shall not preclude the future possibility of



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providing access to potential development of back lands at rear of existing dwellings on Old Nangor Road. A revised layout plan indicating provision for this requirement shall be submitted for the written agreement of the Planning Authority before development commences which shall indicate alternative arrangements for bin storage and parking at this location.

**REASON:**

To enable the future possible development of lands at the rear of existing dwellings on the Old Nangor Road in the interest of integration, future possible development and the proper planning and sustainable development of the area.

- 8 The layout and design of the three bedroom duplex units for the proposed development shall conform with the layout and design as indicated on drawings No. SS04 and SS03 submitted as Additional Information on the 27/06/00 with this application whereby the two storey three bedroom units have direct access to the ground floor level with the two bedroom unit located at second floor level.

**REASON:**

In the interests of residential amenity.

- 9 Details of all proposed external finishes, including samples shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.

**REASON:**

In the interest of visual amenity.

- 10 Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority, a detailed landscape plan with full work specification. The plan to include a timescale for the implementation, a maintenance programme (for a period of at least 18 months) and a bill of quantities for the development of open space. It should also include grading works, topsoiling, seeding, paths, drainage, boundary treatment, open space planting and street tree planting as necessary. The details should include all areas of public open space throughout the development. These works to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from Parks and Landscape Services Department.

**REASON:**

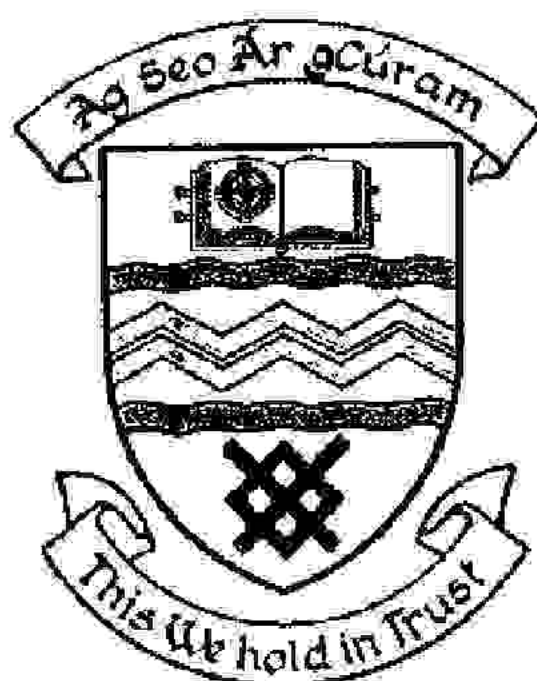
In the interest of the proper planning and development of the area.

- 11 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the

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purpose of site compounds or for the storage of plant, materials or spoil.

**REASON:**

To protect the amenities of the area.

- 12 Prior to the first occupation of each terraced townhouse, types G No's 125-140, the front, side and rear garden areas to those dwellings shall be provided with sufficient top soil to allow grass and other vegetation to grow. The garden areas shall be levelled, graded, grassed and planted not later than the first planting season following the occupation of the dwelling.

**REASON:**

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

- 13 The applicant shall ensure that the proposed development maintains an attractive appearance and presents a suitable boundary treatment along all site boundaries. In this respect, the eastern boundary with the adjoining commercial site, the south eastern boundary with existing dwellings along Old Nangor Road, the southern boundary with Old Nangor Road the western boundary with the pedestrian laneway and school shall consist of materials indicated on drawings submitted with this application. Where 2.4m and 3m high block walls are provided, the walls shall be suitably rendered and capped.

**REASON:**

In the interest of visual amenity.

- 14 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.

- 15 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.

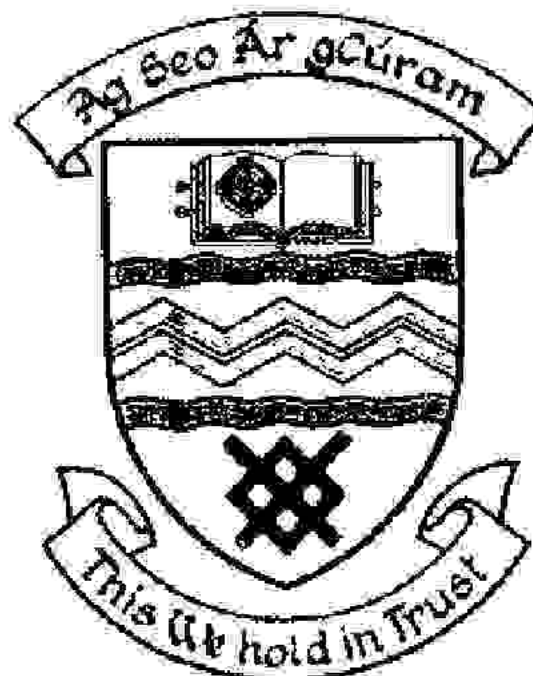
- 16 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.



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**REASON:**

In the interest of amenity and public safety.

- 17 That no dwellinghouse 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.

- 18 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

**REASON:**

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

- 19 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

**REASON:**

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

- 20 That all bathroom and ensuite windows shall be of obscure glass.

**REASON:**

In the interest of residential amenity.

- 21 The applicant shall ensure that an aisle width of 6m minimum shall be provided where there are rows of cars opposite each other.

**REASON:**

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

- 22 The applicant shall ensure that all footpaths be a minimum of 1.5m wide.

**REASON:**

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

- 23 In relation to Foul Drainage:

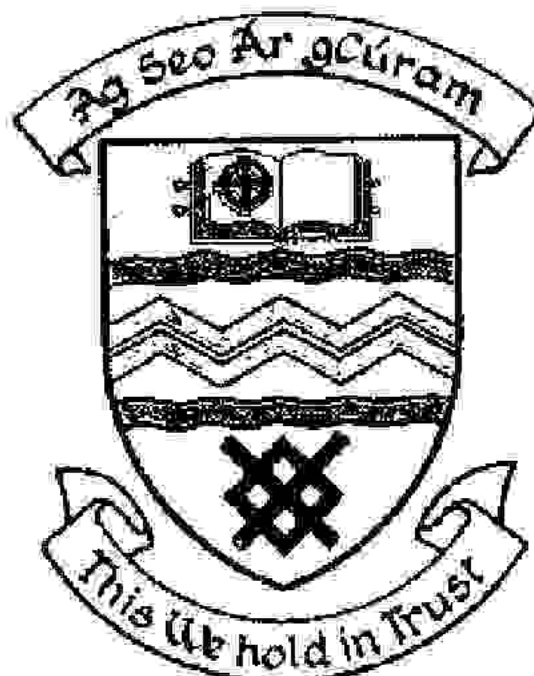
(a) The applicant to ensure full and complete separation

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- of foul and surface water systems.
- (b) No building within 5m of public sewer or sewer with potential to be taken in charge.
  - (c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - (d) Information requested regarding design calculations as per item 6.1 of Additional Information has not been received. The applicant shall submit this information for written agreement prior to commencement of development.

**REASON:**

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

**24 In relation to Surface Water:**

- (a) The applicant to ensure full and complete separation of foul and surface water systems.
- (b) No building within 5m of public sewer or sewer with potential to be taken in charge.
- (c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (d) Information requested regarding design calculations as per item 6.1 of Additional Information has not been received. The applicant shall submit this information for written agreement prior to commencement of development.

**REASON:**

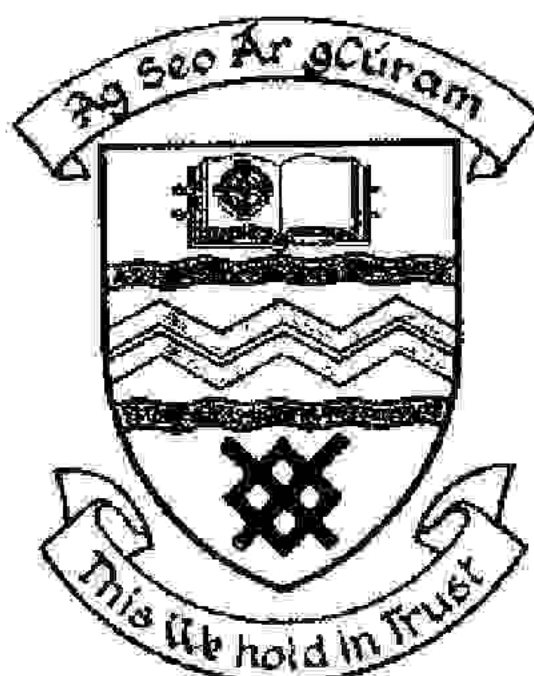
In the interest of the proper planning and development of the area.

**25 In relation to water:**

- (a) All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at applicants prior expense.
- (b) Information requested regarding revised watermain layout as per item 6.1 of Additional Information was not received. Prior to the commencement of development the applicant shall submit for the approval of the Area Engineer, Deansrath Depot (Tel. (01) 4570784) a watermain layout drawing. The drawing shall indicate revised layout to show no building within 5m of proposed watermain, proposed watermain sizes, valve, meter and hydrant layout and



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proposed points of connections to existing watermains. Layout shall be in accordance with Part B of the 1997 Building Regulations.

(c) 24 hr storage per unit shall be provided.

Applicant may need to install balancing tanks and booster pumps on rising main to serve units on the upper storeys.

REASON:

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

- 26 That the site boundary along the Nangor Road either side of the entrance be set back so as to provide for a footpath along the site frontage. This site boundary should line up the existing school boundary and be set back on the eastern extremity at least 3 metres to a point to be agreed in writing with the Planning Authority before any development commences.

REASON:

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

- 27 That the entrance from the Nangor Road be increased in width to a minimum carriageway width of 7 metres for a distance of at least 25 metres, if no vehicular access is to be provided from the adjoining site 'B'. Details of this requirement shall be agreed in writing before any development commences.

REASON:

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

- 28 That a financial contribution of £50,000 (Fifty Thousand Pounds) be paid to South Dublin County Council prior to commencement of development towards the provision of traffic calming measures on the Nangor Road which will be required to serve this entire development being accessed from Nangor Road which is in part sub-standard.

REASON:

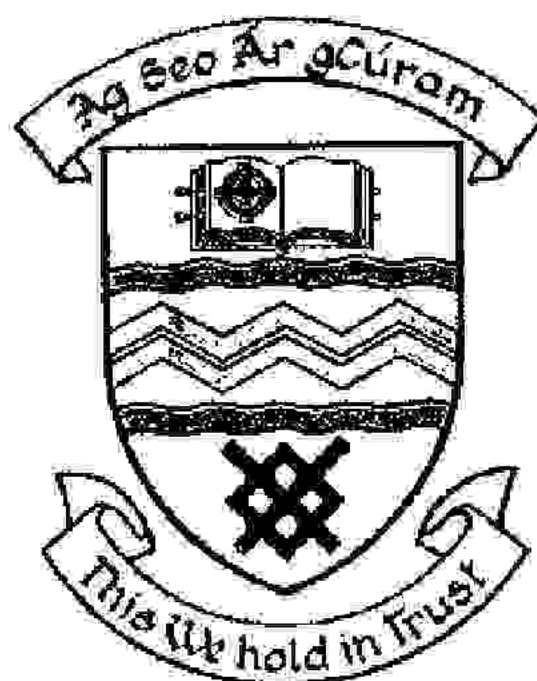
In the interest of road safety and the proper planning and development of the area.

- 29 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) per 2/3 bed unit and £600 (Six Hundred Pounds) EUR 762 (Seven Hundred and Sixty Two Euros) per 1 bed unit shall 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

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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.

- 30 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 2/3 bed unit and £1,050 (One Thousand and Fifty Pounds) EUR 1,333 (One Thousand Three Hundred and Thirty Three Euros) per 1 bed 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.

- 31 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) per 2/3 bed unit and £375 (Three Hundred and Seventy Five Pounds) EUR 476 (Four Hundred and Seventy Six Euros) per 1 bed unit be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space at Corkagh Park 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.

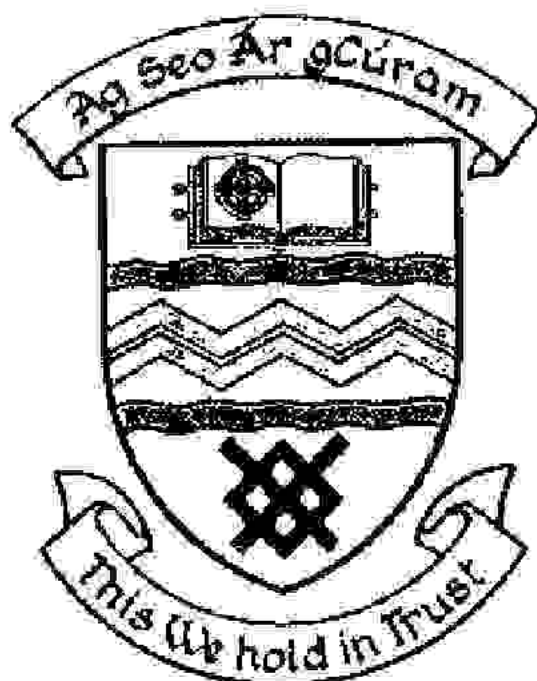
- 32 That details of the Management Agreement for the maintenance and Control of the development be submitted and agreed with the Planning Authority prior to the commencement of development.

**REASON:**

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



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- 33 Before development is commenced, the developer shall lodge with South Dublin County a cash deposit of 160,000 (One Hundred and Sixty Thousand Pounds) EUR 203,158 (Two Hundred and Three Thousand One Hundred and Fifty Eight Euros) or a bond of an Insurance Company or other security to the value of £240,000 (Two Hundred and Forty Thousand Pounds) or EUR 304,737 (Three Hundred and Four Thousand Seven Hundred and Thirty Seven Euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

**REASON:**

To ensure the satisfactory completion and maintenance 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.

  
 .....16/10/00  
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0113	
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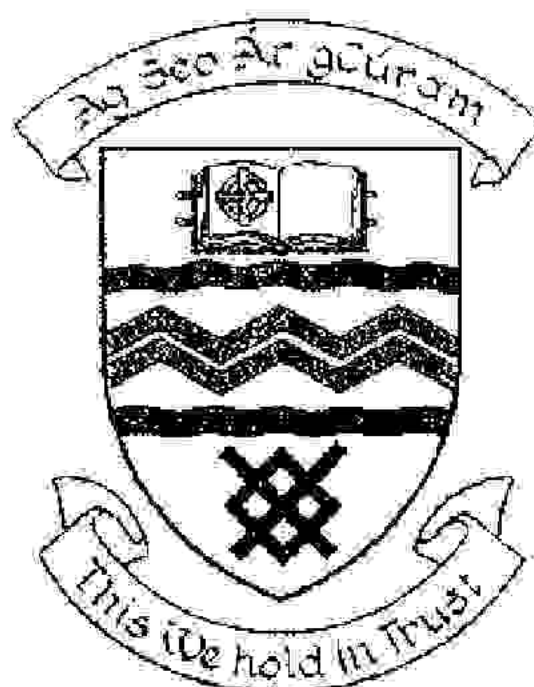


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Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1931	Date of Decision 24/08/2000
Register Reference S00A/0113	Date: 23/02/00

**Applicant** Townpark Estates Limited

**Development** Residential development of 160 No. units comprising 22 No. 2 bed apartments in 4 No. 2 storey blocks, 20 No. 3 bed and 20 No. 1 bed duplexes and apartments in 4 No. 3 storey blocks, 8 No. 3 bed and 8 No. 1 bed duplexes and apartments in 2 No. 3 storey blocks, 66 No. 2 bed apartments in 4 No. 3 storey blocks and 16 No. 3 bed two storey houses along with 320 car parking spaces with approximately 50% underground and all public and private open spaces and covered storage units and bin collection areas. The development to include all infrastructural works and boundary treatment on site of circa 7.0 acres. This submission is the result of a request for Additional Information on a current application for 156 No. units Reg. Ref. S00A/0113.

**Location** Between the New Nangor Road and the Old Nangor Road and east of the school on the Belgard/Fonthill Road with access off the Old Nangor Road.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 19/04/2000 /27/06/2000

**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

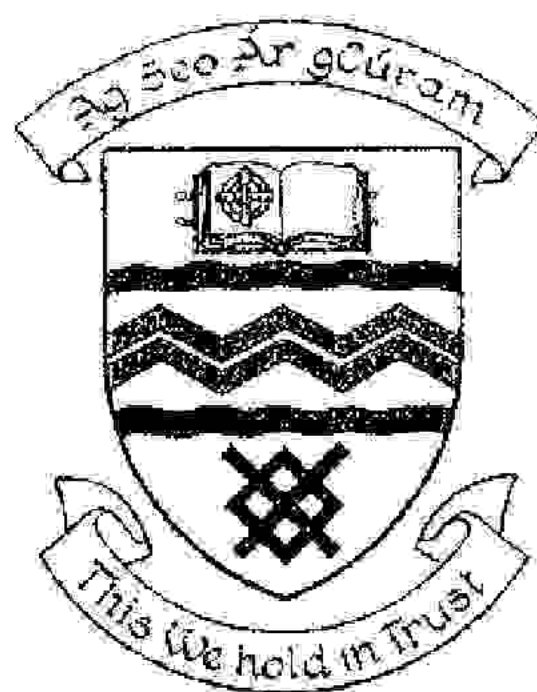
Fenton Simons,  
Planning & Development Consultants,  
29 Fitzwilliam Place,  
Dublin 2.



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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Baile Átha Cliath 24.

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by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

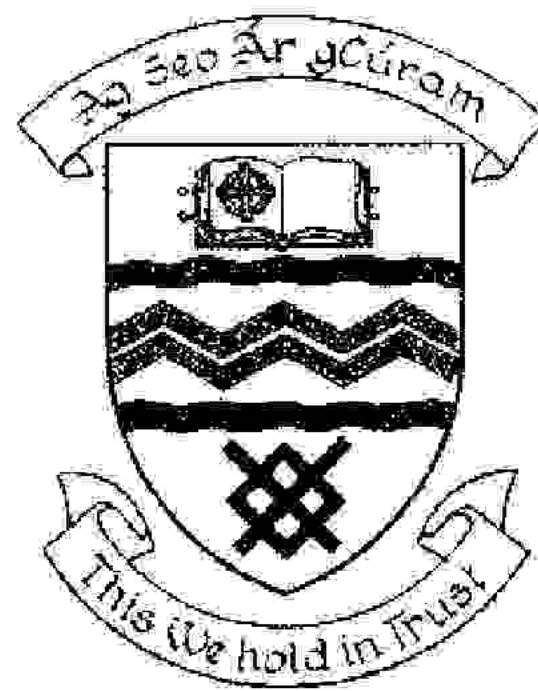
Subject to the conditions ( 33 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... *MM* ..... 25/08/00  
for SENIOR ADMINISTRATIVE OFFICER

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 lodged on the 27/06/00, 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 A pedestrian access link feature shall be provided between site B and site C. The design and layout of this link shall be revised as to readily provide for a future potential vehicular access at this location to link site C and site B. Plans, particulars and elevations shall be agreed with the Local Authority prior to commencement of development.  
REASON:  
To provide for an integrated development which will facilitate the proper planning and sustainable development of the area.

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- 3 (a) The building line of Block type F no. 59-76 and Block type F no. 77-94 to be brought forward to a maximum distance of 10 metres from the New Nangor Road. Details to be discussed with the Environmental Services Department South Dublin County Council.
- (b) Block type D and E no. 39-46 shall be relocated 12 metres north-west towards site boundary with the New Nangor Road.
- (c) Proposed road and parking running parallel to New Nangor Road shall be deleted.
- (d) Proposed road and parking north east of Block F no. 95-106 shall be deleted.
- (e) Proposed road, parking and bin storage for units no. 59-76 shall be deleted.
- (f) Vehicular access, parking and private open space for residents shall be provided to the rear of Blocks type F no. 59-76, 77-94. Plans and particulars shall be agreed with the Planning Authority prior to the commencement of development.
- (g) Bin storage, external storage for units nos. 39-46, 59-76 to be located to the rear of Block type F. Details of the storage units and screening of bins and storage areas to be submitted to and agreed with the Planning Authority prior to the commencement of development.
- (h) Block type F no. 95-106 shall be relocated north-east towards site B boundary by 8 metres and north west towards New Nangor Road by 5 metres so that the northern gables of Block type F no. 95-106 and Block type D&E no. 39-46 are in alignment with each other and parallel with New Nangor Road.

REASON:

To create a perimeter block and a continuous building line to New Nangor Road to ensure satisfactory standard of design and layout in the interest of visual amenity and to facilitate the proper planning and sustainable development of the area.

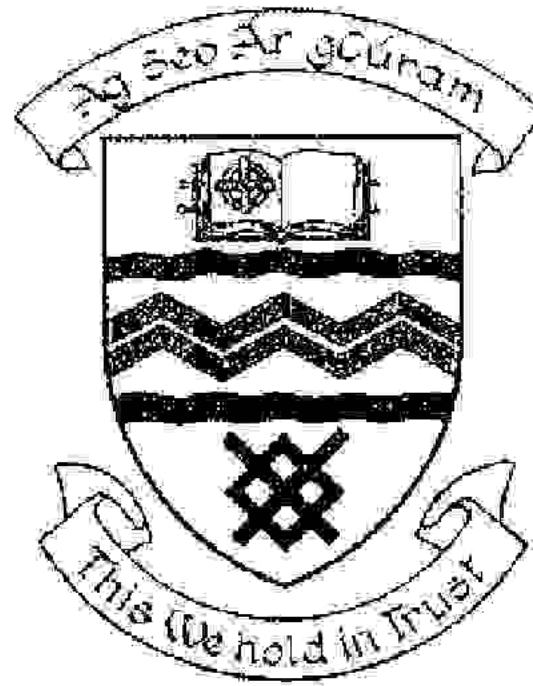
- 4 The 1.5m high railing and wall boundary along the New Nangor Road shall be replaced by high quality painted railing and dwarf wall with pedestrian access to the Blocks type F no. 59-76 and no. 77-94. Plans and particulars shall be



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submitted to and agreed by the Planning Authority prior to the commencement of development.

REASON:

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

- 5 Type A units on sites 1-4 inclusive and sites 157-160 inclusive shall not be constructed as proposed. A revised proposal at this location shall be submitted for the written agreement of the Planning Authority which shall provide for visually significant buildings which clearly define the entrance to the scheme.

REASON:

To provide for a sustainable development consistent with the district centre zoning of the site and in the interests of the proper planning and development of the area.

- 6 The layout of the dwellings on sites no's 125 to 140 inclusive shall be revised so as to provide for a maximum of 60 sq.m of private open space to the rear of the main rear wall of the dwellings. A revised layout plan indicating provision for this requirement shall be submitted for the written agreement of the Planning Authority before any development commences.

REASON:

To provide for a sustainable development consistent with the district centre zoning of the site and in the interests of the proper planning and development of the area.

- 7 The development of the proposed road running North-West/South-East terminating in a Cul de Sac to the front of units no. 139 and 140 and the rear of existing dwellings on Old Nangor Road shall not preclude the future possibility of providing access to potential development of back lands at rear of existing dwellings on Old Nangor Road. A revised layout plan indicating provision for this requirement shall be submitted for the written agreement of the Planning Authority before development commences which shall indicate alternative arrangements for bin storage and parking at this location.

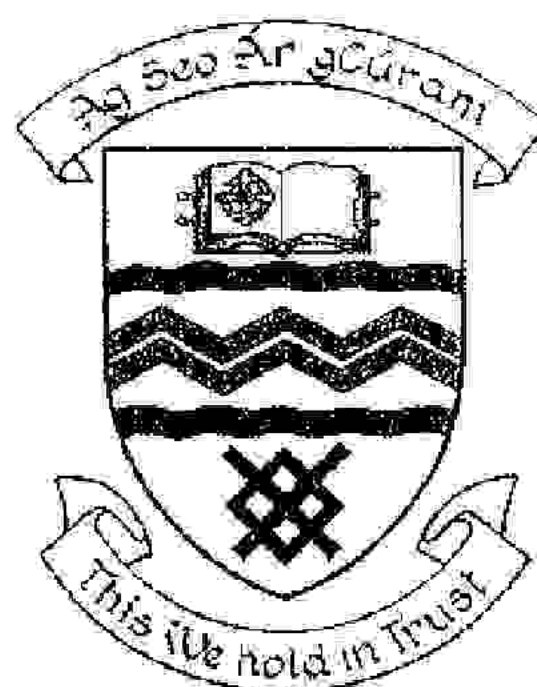
REASON:

To enable the future possible development of lands at the rear of existing dwellings on the Old Nangor Road in the

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interest of integration, future possible development and the proper planning and sustainable development of the area.

- 8 The layout and design of the three bedroom duplex units for the proposed development shall conform with the layout and design as indicated on drawings No. SS04 and SS03 submitted as Additional Information on the 27/06/00 with this application whereby the two storey three bedroom units have direct access to the ground floor level with the two bedroom unit located at second floor level.

REASON:

In the interests of residential amenity.

- 9 Details of all proposed external finishes, including samples shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.

REASON:

In the interest of visual amenity.

- 10 Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority, a detailed landscape plan with full work specification. The plan to include a timescale for the implementation, a maintenance programme (for a period of at least 18 months) and a bill of quantities for the development of open space. It should also include grading works, topsoiling, seeding, paths, drainage, boundary treatment, open space planting and street tree planting as necessary. The details should include all areas of public open space throughout the development. These works to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from Parks and Landscape Services Department.

REASON:

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

- 11 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

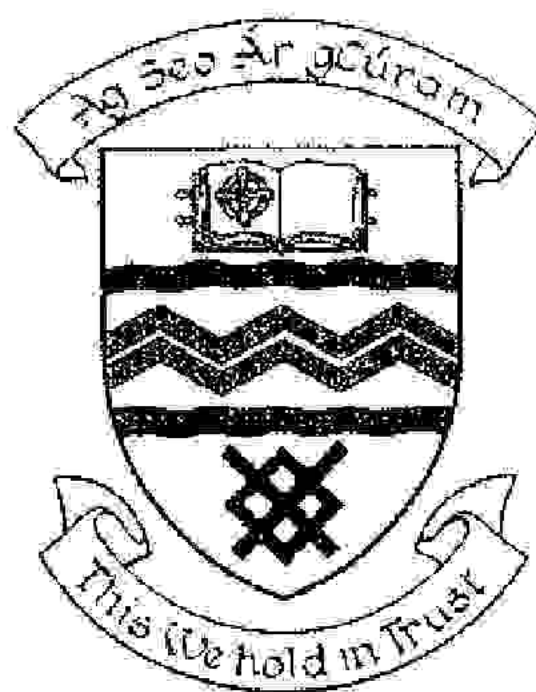
To protect the amenities of the area.



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- 12 Prior to the first occupation of each terraced townhouse, types G No's 125-140, the front, side and rear garden areas to those dwellings shall be provided with sufficient top soil to allow grass and other vegetation to grow. The garden areas shall be levelled, graded, grassed and planted not later than the first planting season following the occupation of the dwelling.

REASON:

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

- 13 The applicant shall ensure that the proposed development maintains an attractive appearance and presents a suitable boundary treatment along all site boundaries. In this respect, the eastern boundary with the adjoining commercial site, the south eastern boundary with existing dwellings along Old Nangor Road, the southern boundary with Old Nangor Road the western boundary with the pedestrian laneway and school shall consist of materials indicated on drawings submitted with this application. Where 2.4m and 3m high block walls are provided, the walls shall be suitably rendered and capped.

REASON:

In the interest of visual amenity.

- 14 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.

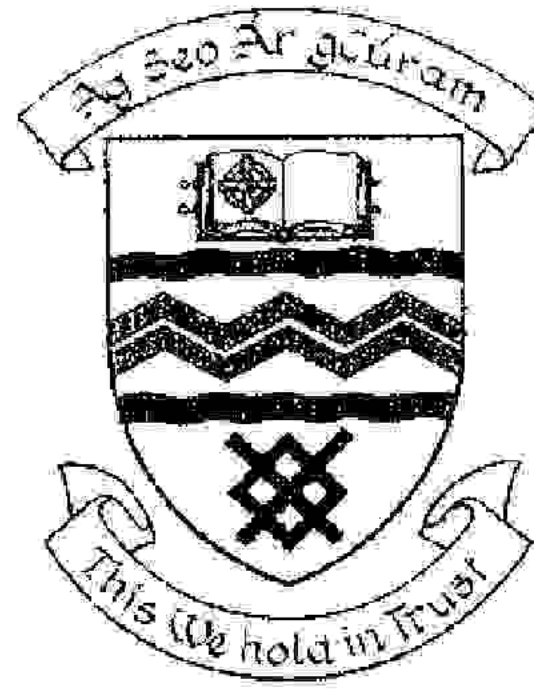
- 15 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 16 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard

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required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 17 That no dwellinghouse 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.

- 18 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 19 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

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

- 20 That all bathroom and ensuite windows shall be of obscure glass.

REASON:

In the interest of residential amenity.

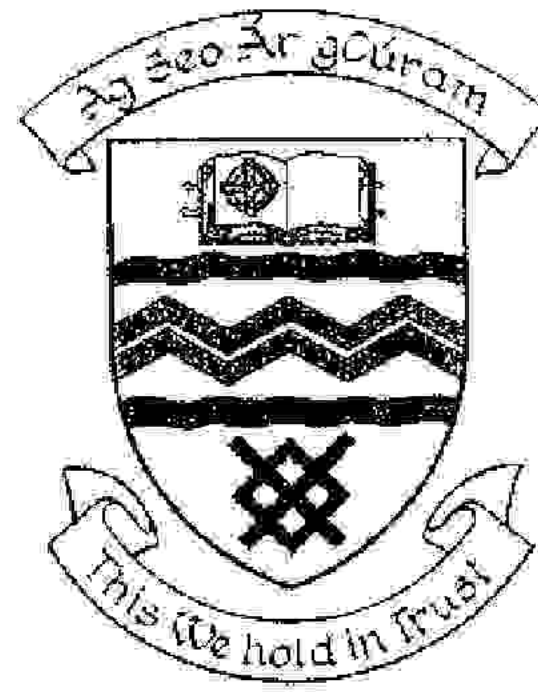
- 21 The applicant shall ensure that an aisle width of 6m minimum shall be provided where there are rows of cars opposite each other.

REASON:

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



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- 22 The applicant shall ensure that all footpaths be a minimum of 1.5m wide.

REASON:

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

- 23 In relation to Foul Drainage:

- (a) The applicant to ensure full and complete separation of foul and surface water systems.
- (b) No building within 5m of public sewer or sewer with potential to be taken in charge.
- (c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (d) Information requested regarding design calculations as per item 6.1 of Additional Information has not been received. The applicant shall submit this information for written agreement prior to commencement of development.

REASON:

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

- 24 In relation to Surface Water:

- (a) The applicant to ensure full and complete separation of foul and surface water systems.
- (b) No building within 5m of public sewer or sewer with potential to be taken in charge.
- (c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (d) Information requested regarding design calculations as per item 6.1 of Additional Information has not been received. The applicant shall submit this information for written agreement prior to commencement of development.

REASON:

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

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25 In relation to water:

- (a) All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at applicants prior expense.
- (b) Information requested regarding revised watermain layout as per item 6.1 of Additional Information was not received. Prior to the commencement of development the applicant shall submit for the approval of the Area Engineer, Deansrath Depot (Tel. (01) 4570784) a watermain layout drawing. The drawing shall indicate revised layout to show no building within 5m of proposed watermain, proposed watermain sizes, valve, meter and hydrant layout and proposed points of connections to existing watermains. Layout shall be in accordance with Part B of the 1997 Building Regulations.
- (c) 24 hr storage per unit shall be provided.

Applicant may need to install balancing tanks and booster pumps on rising main to serve units on the upper storeys.

REASON:

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

- 26 That the site boundary along the Nangor Road either side of the entrance be set back so as to provide for a footpath along the site frontage. This site boundary should line up the existing school boundary and be set back on the eastern extremity at least 3 metres to a point to be agreed in writing with the Planning Authority before any development commences.

REASON:

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

- 27 That the entrance from the Nangor Road be increased in width to a minimum carriageway width of 7 metres for a distance of at least 25 metres, if no vehicular access is to be provided from the adjoining site 'B'. Details of this requirement shall be agreed in writing before any development commences.

REASON:

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



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- 28 That a financial contribution of £50,000 (Fifty Thousand Pounds) be paid to South Dublin County Council prior to commencement of development towards the provision of traffic calming measures on the Nangor Road which will be required to serve this entire development being accessed from Nangor Road which is in part sub-standard.

REASON:

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

- 29 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) per 2/3 bed unit and £600 (Six Hundred Pounds) EUR 762 (Seven Hundred and Sixty Two Euros) per 1 bed unit shall 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.

- 30 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 2/3 bed unit and £1,050 (One Thousand and Fifty Pounds) EUR 1,333 (One Thousand Three Hundred and Thirty Three Euros) per 1 bed 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.

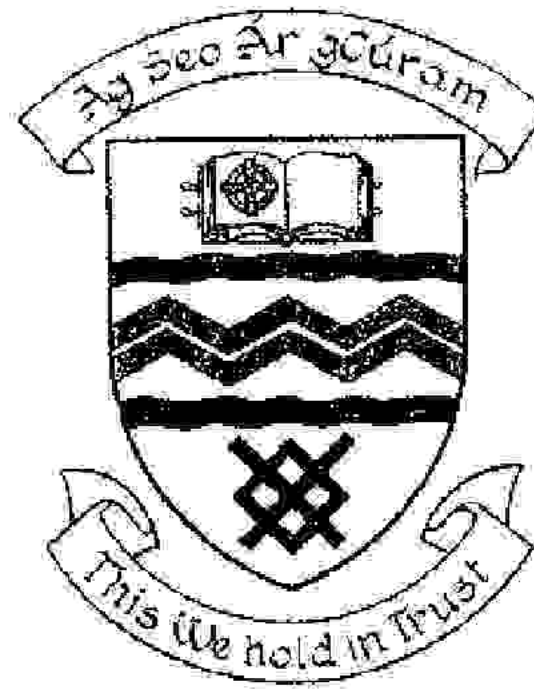
REASON:

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.

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- 31 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) per 2/3 bed unit and £375 (Three Hundred and Seventy Five Pounds) EUR 476 (Four Hundred and Seventy Six Euros) per 1 bed unit be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space at Corkagh Park 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.

- 32 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.

- 33 Before development is commenced, the developer shall lodge with South Dublin County a cash deposit of 160,000 (One Hundred and Sixty Thousand Pounds) EUR 203,158 (Two Hundred and Three Thousand One Hundred and Fifty Eight Euros) or a bond of an Insurance Company or other security to the value of £240,000 (Two Hundred and Forty Thousand Pounds) or EUR 304,737 (Three Hundred and Four Thousand Seven Hundred and Thirty Seven Euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

REASON:

To ensure the satisfactory completion and maintenance of the development.



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0113	
1. Location	Between the New Nangor Road and the Old Nangor Road and east of the school on the Belgard/Fonthill Road with access off the Old Nangor Road.		
2. Development	Residential development consisting of 156 No. units comprising 56 No. 1, 2 and 3 bed duplex units in 6 No. 3 storey blocks, 22 No. 2 bed apartment units in 4 No. 2 storey blocks, 66 No. 2 bed apartment units in 4 No. 3 storey blocks and 12 No. 3 bed town houses including 312 No. car parking spaces and all associated site development works. ESB Substation, bin stores and open spaces on site of circa 7.0 acres. An Environmental Impact Statement accompanies the application which sets out how this development is integrated with two adjoining concurrent applications for commercial and residential development to the east of the site.		
3. Date of Application	23/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/04/2000 2.	1. 2.
4. Submitted by	Name: Fenton Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place,		
5. Applicant	Name: Townpark Estates Limited Address: Burnaby Mill, Mill Road, Greystones, County Wicklow		
6. Decision	O.C.M. No. 0817 Date 19/04/2000	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 0817	Date of Decision 19/04/2000 <i>MA</i>
Register Reference S00A/0113	Date: 23/02/00

**Applicant**                      Townpark Estates Limited  
**Development**                Residential development consisting of 156 No. units comprising 56 No. 1, 2 and 3 bed duplex units in 6 No. 3 storey blocks, 22 No. 2 bed apartment units in 4 No. 2 storey blocks, 66 No. 2 bed apartment units in 4 No. 3 storey blocks and 12 No. 3 bed town houses including 312 No. car parking spaces and all associated site development works. ESB Substation, bin stores and open spaces on site of circa 7.0 acres. An Environmental Impact Statement accompanies the application which sets out how this development is integrated with two adjoining concurrent applications for commercial and residential development to the east of the site.

**Location**                      Between the New Nangor Road and the Old Nangor Road and east of the school on the Belgard/Fonthill Road with access off the Old Nangor Road.

**App. Type**                      Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/02/00 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 demonstrate in detail how the proposed development or any amendment or revision that may arise following this request for additional information, fully integrates both with the current proposals on adjoining land and the Council's overall zoning objective for the area of Clondalkin Village.

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The Planning Authority considers that the re-zoning of the subject lands in the 1998 Development Plan effectively provides for the extension, augmentation, enhancement and further development of Clondalkin Village. To achieve this objective the extended area should be orientated towards, and closely integrated with, the existing village area, setting the context for the future unified structure of Clondalkin Village. Furthermore, it is considered that the adjoining lands to the south east and east of the re-zoned lands, together with the subject lands, are a significant element in the achievement of an appropriate integration.

The Planning Authority is not satisfied that the orientation of the overall scheme as proposed would satisfactorily or adequately facilitate or achieve the comprehensive and integrated development of the augmented village zone. The proposed scheme would also not provide an appropriate context for the future re-development and enhancement of the adjoining lands. Furthermore, it is considered that the proposed development is likely to result in an excessive level of separation and isolation from the existing District Centre and may not be consistent with the continued viability of Clondalkin Village.

In this regard, the applicant should be aware that consideration by the Planning Authority of proposals for a relatively dense urban development at this location is dependent on comprehensive integration of the extended zoned area with the existing district centre, as outlined at meetings prior to the submission of the application.

The 3m high boundary wall and orientation of rear garden boundaries of the terraced townhouses against the retail section serve to isolate area C from other proposed elements of the development of the overall site. This character is not acceptable and needs to be revised such that Section C fully integrates with the adjoining developments.

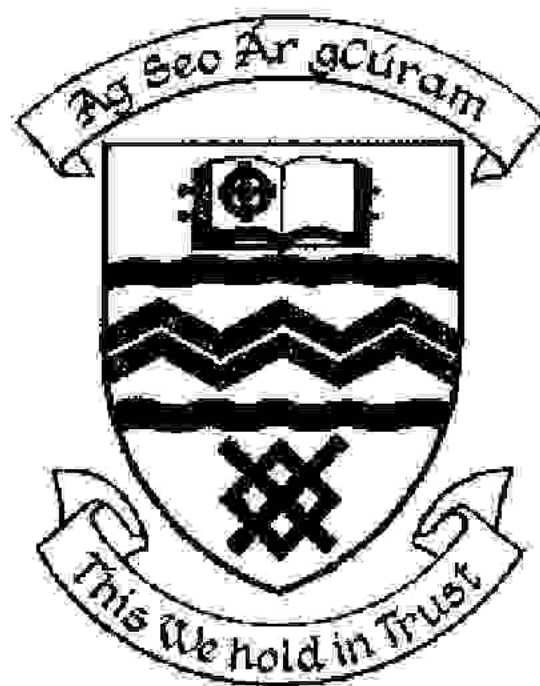
The potential for this integration presents an opportunity to provide streets, rather than estate roadways with solid building lines with high levels of urban design. In particular the opening of a road access as a continuation of the feeder roads serving Sections A and B would be more



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desirable and more effective than a solitary pedestrian link.

The applicant is requested to consider how the proposed development may be revised to facilitate the achievement of the extension, augmentation, enhancement and further development of Clondalkin Village. In the event that the proposed development is significantly revised appropriate further public notices will be required to be published.

- 2 The Planning Authority consider that the proposed development should be served by an access from the proposed east-west internal road to the north of the supermarket on the adjoining land to the east of the application site (Area B). The applicant is requested to discuss with the Planning Authority the feasibility of providing such an access.
- 3 Development Control Objective 3.4.16(i) of the County Development Plan states that all houses, including terraced, semi detached and detached dwellings, including duplex units and townhouses, should have an area of private open space behind the front building line of not less than 60sq.m. to provide for an adequate level of residential amenity.

The Planning Authority considers that, whilst in principle, the proposed development is meeting the minimum requirement of private open space provision according to the Residential Density Guidelines, the provision of private open space areas for the family orientated three-bedroom duplex units is inadequate.

The Residential Density Guidelines do state that, in the case of apartment and duplex style schemes, private open space will be provided in the form of landscaped areas, courtyards, terraces, patios and balconies. However, the same guidelines also stress the importance of the quality of that space. In particular, the guidelines state that the provision of an adequate sized external space, which is free from undue observation, is a fundamental tenet of residential amenity.

It is considered that the 3 bedroom duplex units proposed, which are suspended above a single bed unit which has direct access onto a private patio, does not possess adequate

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private open space in accordance with these guidelines. Whilst residents of the three bedroom duplex units can utilise the semi private open space areas which are directly overlooked, these units, of which 20 units are proposed, are not provided with a satisfactory living environment.

Likewise, within three storey apartment blocks, two-bedroom units have direct access onto semi private open spaces whilst three-bedroom family orientated units are suspended above with balconies, and access to open space below is achieved only through stair wells. There are 8 of these three-bedroom units located above ground floor two-bedroom units. Therefore, this design element of the proposed development is unsatisfactory and needs to be revised.

The applicant is requested to submit any revisions he may have to resolve these deficiencies in the proposed development.

- 4 Further consideration is required to provide visual relief in relation to the proposed carparking layout and to provide more convenient external storage locations. A more balanced distribution of car parking spaces between the northern and southern portions of the site is also required.
- 5 The proposed boundary treatment to the Old Nangor Road should be set back to facilitate a public footpath along the site frontage. The new boundary should line up with the existing school palisade fence and be set back 3.3 metres at the eastern side.

Signed on behalf of South Dublin County Council

*LA*  
.....  
for Senior Administrative Officer

19/04/00