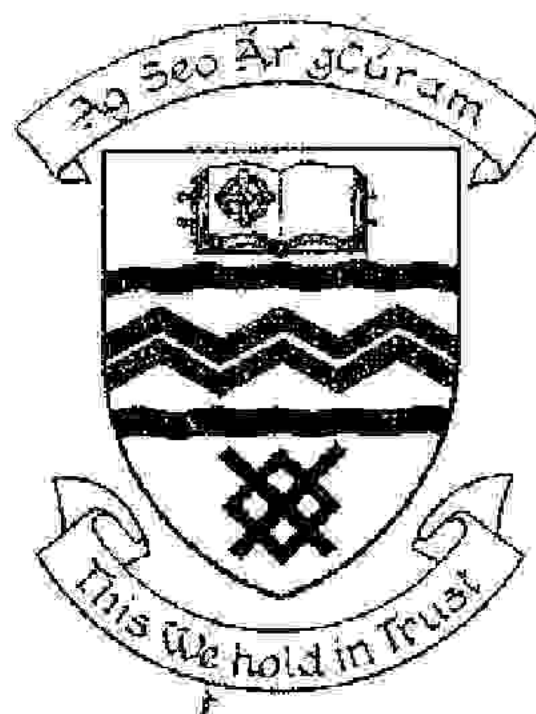


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0018	
1. Location	2, 2a and 3 Station Road, Clondalkin, Co. Dublin.		
2. Development	2 no. four bed. 2 storey houses, 4 no. 4 bed 2 storey with attic room and 5 no. three bed. two storey houses, 4 no. two bed. two storey back to back houses, demolition of 1 habitable house and associated site works.		
3. Date of Application	18/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/03/2000 2.	1. 27/04/2000 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Seskin Properties Ltd., Address: 20 Auburn Drive, Castleknock, Dublin 15.		
6. Decision	O.C.M. No. 1375 Date 23/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.	

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

Decision Order Number 1375	Date of Decision 23/06/2000
Register Reference S00A/0018	Date: 18/01/00

Applicant Seskin Properties Ltd.,

Development 2 no. four bed. 2 storey houses, 4 no. 4 bed 2 storey with
attic room and 5 no. three bed. two storey houses, 4 no. two
bed. two storey back to back houses, demolition of 1
habitable house and associated site works.

Location 2, 2a and 3 Station Road, Clondalkin, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/03/2000 /27/04/2000

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

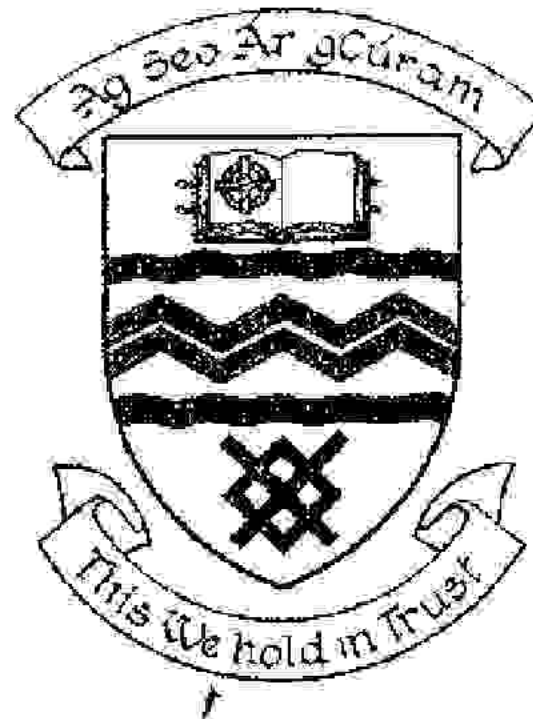
..... 26/06/00
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0018

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 27/04/00, with the exception of drawing no. PL05, 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, and in the interest of clarity.

- 2 That each proposed house be used as a single dwelling unit.

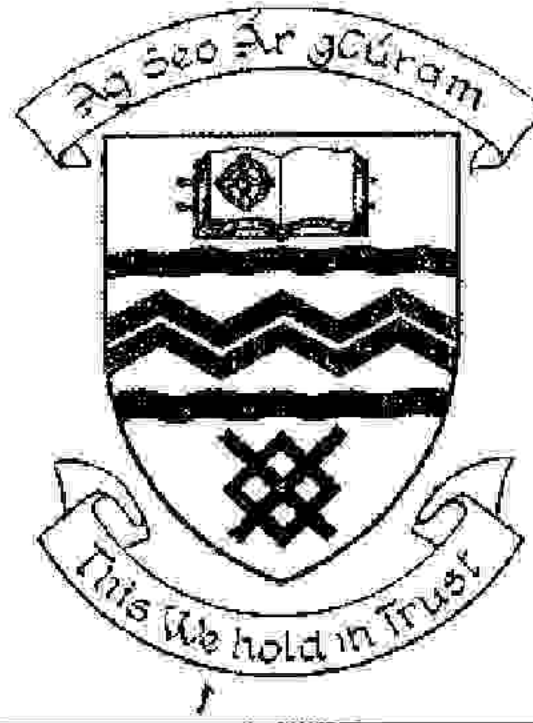
REASON:

To prevent unauthorised development.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council with regards to the following:

- 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) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicants prior expense.
- d) Prior to commencement of the works the applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. 4570784) a watermain layout drawing. Watermain layout to be revised to give a setback of 5m from any buildings. Drawing to indicate proposed watermain sizes, valves, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance

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REG. REF. S00A/0018

with Part B of the 1997 Building Regulations.

e) 24hr storage to be provided.

REASON:

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

- 4 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.

- 5 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.

- 6 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.

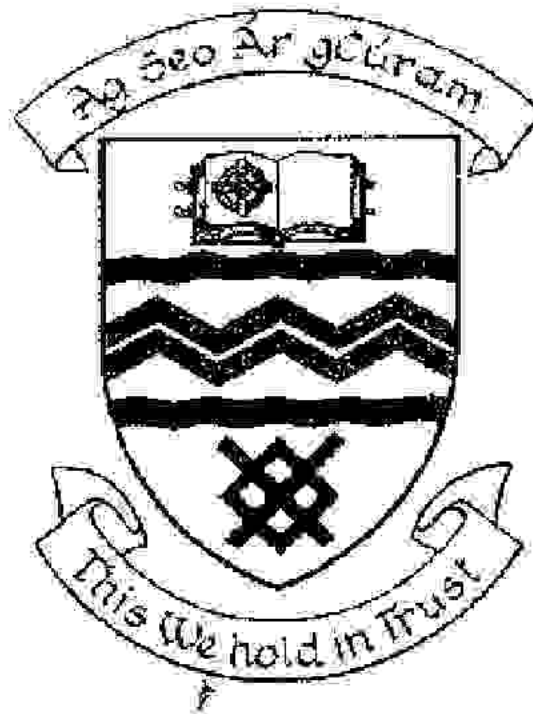
- 7 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 8 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

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REASON:

In the interest of visual amenity.

- 9 Details of precise location and type of the permanent boundary treatment to be used on the south eastern boundary of the site to the rear of site no.s 7-15 to be agreed in writing with the Planning Authority prior to the commencement of any works on site.

REASON:

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

- 10 Temporary protective fencing to the requirements of the Parks and Landscape Services Department shall be erected along the line of the existing hedgerow to the rear of site no.s 7-15, prior to the commencement of any works on site.

REASON:

To ensure no damage is caused to trees during the construction work.

- 11 The applicant shall submit a detailed coloured landscape plan and specification including scheme of street planting. This shall be to the requirements of the Parks and Landscape Services Department and agreed in writing with the Planning Authority prior to commencement of works.

REASON:

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

- 12 The proposed 6 back to back units (1-6) shall be omitted and replaced with 4 no. terrace style houses. The applicant shall submit revised drawings to the Planning Authority for written agreement prior to commencement of development. These terrace houses shall be sympathetic in scale, height and design with the existing houses along Station Road.

REASON:

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

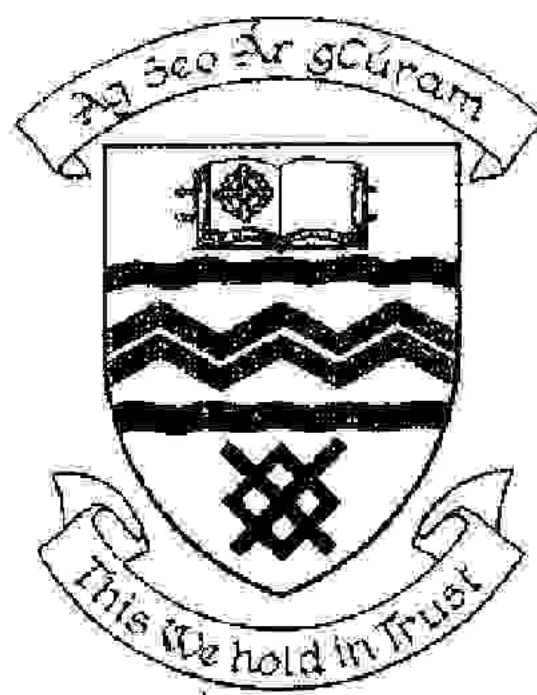
- 13 That all road and cul-de-sac turning bay dimensions be to current County Council standards.

REASON:

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REG. REF. S00A/0018

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

- 14 That either unit no. 9 or unit no. 10 shall be omitted. The applicant shall submit revised site layout drawings to provide a 5m setback to each side of the proposed foul sewer, and satisfactory proposals for the treatment of the resulting wayleave reservation to be submitted for the written agreement of the Planning Authority. No buildings shall be permitted within 5m of a foul public sewer or a foul sewer with the potential to be taken in charge.

REASON:

In order to comply with sanitary services Acts 1878-1964.

- 15 That boundary treatments to all rear gardens with the exception of screen walls to be provided in accordance with Condition No. 8, and the boundary treatment to the south eastern boundary as required in accordance with Condition No. 9, shall comprise of lapped timber fencing as detailed on drawing no. PL02 Rev C received 27.04.00, to an overall height of 2.0 metres.

REASON:

In the interest of residential amenity.

- 16 That prior to the occupation of the houses the rear garden areas shall be levelled, soiled and seeded to the satisfaction of the Planning Authority.

REASON:

In the interest of residential amenity.

- 17 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR952 (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.

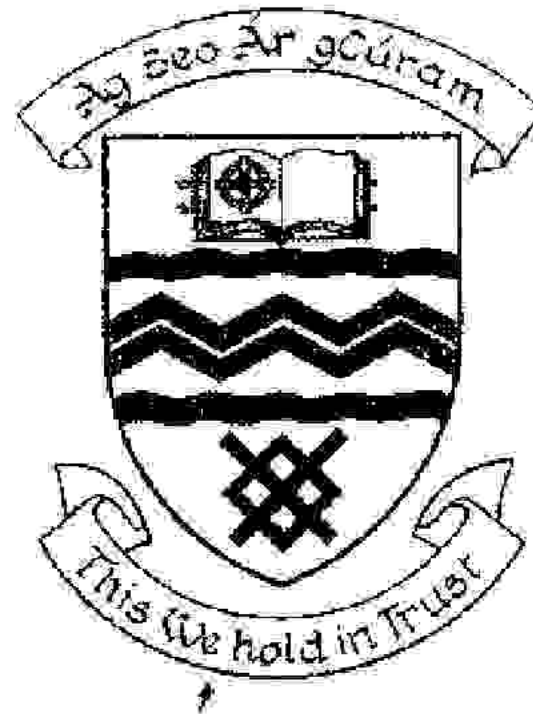
REASON:

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.

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- 18 That a financial contribution in the sum of £2100 (two thousand one hundred pounds) EUR2666 (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.

- 19 That a financial contribution in the sum of £22500 (twenty two thousand five hundred pounds) EUR28569 (twenty eight thousand five hundred and sixty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in 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 Corkagh Park which will facilitate the proposed development.

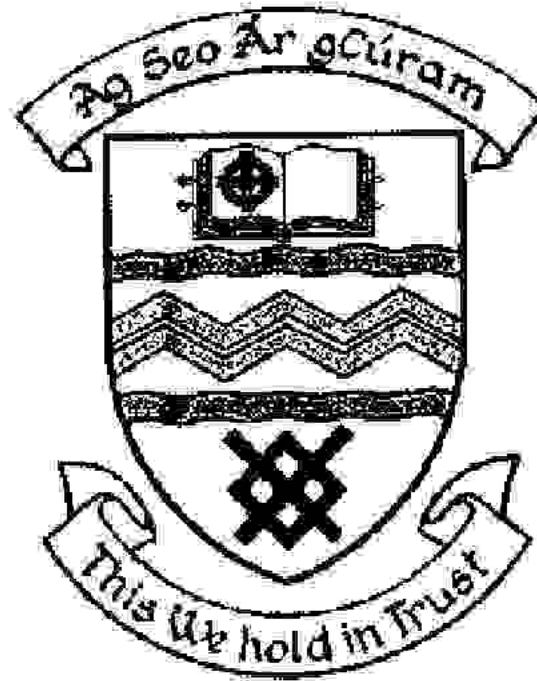
- 20 Before development is commenced, the developer shall lodge with South Dublin County a cash deposit of £12000 (twelve thousand pounds) EUR15236 (fifteen thousand two hundred and thirty six euros), or a bond of an Insurance Company, or other security to the value of £18000 (eighteen thousand pounds) EUR22850 (twenty two thousand eight hundred and fifty 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/0018	
1. Location	2, 2a and 3 Station Road, Clondalkin, Co. Dublin.		
2. Development	2 no. four bed. 2 storey houses, 4 no. 4 bed 2 storey with attic room and 5 no. three bed. two storey houses, 4 no. two bed. two storey back to back houses, demolition of 1 habitable house and associated site works.		
3. Date of Application	18/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/03/2000 2.	1. 27/04/2000 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Seskin Properties Ltd., Address: 20 Auburn Drive, Castleknock, Dublin 15.		
6. Decision	O.C.M. No. 1375 Date 23/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1772 Date 04/08/2000	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
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McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1772	Date of Final Grant 04/08/2000
Decision Order Number 1375	Date of Decision 23/06/2000
Register Reference S00A/0018	Date 27/04/00

Applicant Seskin Properties Ltd.,

Development 2 no. four bed. 2 storey houses, 4 no. 4 bed 2 storey with attic room and 5 no. three bed. two storey houses, 4 no. two bed. two storey back to back houses, demolition of 1 habitable house and associated site works.

Location 2, 2a and 3 Station Road, Clondalkin, Co. Dublin.

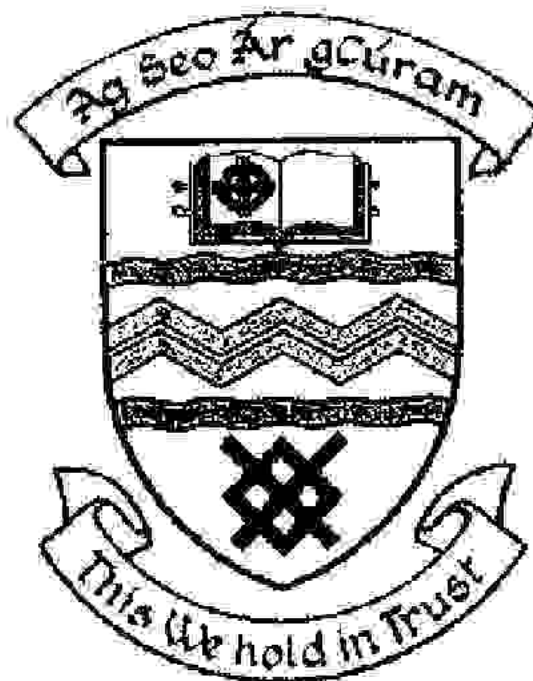
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/03/2000 /27/04/2000

A Permission has been granted for the development described above,
subject to the following (20) 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 27/04/00, with the exception of drawing no. PL05, 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, and in the interest of clarity.

- 2 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

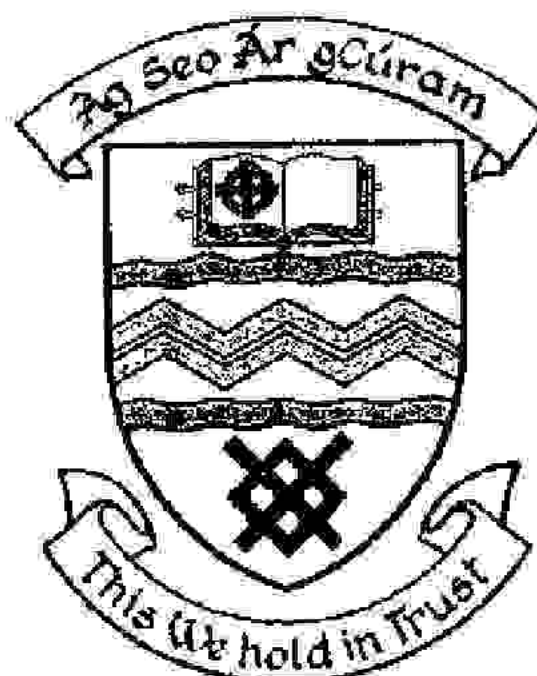
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council with regards to the following:

- 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) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicants prior expense.
- d) Prior to commencement of the works the applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. 4570784) a watermain layout drawing. Watermain layout to be revised to give a setback of 5m from any buildings. Drawing to indicate proposed watermain sizes, valves, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of the 1997 Building Regulations.
- e) 24hr storage to be provided.

REASON:

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

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- 4 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.
- 5 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.
- 6 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.
- 7 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.
- 8 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
 REASON:
 In the interest of visual amenity.
- 9 Details of precise location and type of the permanent boundary treatment to be used on the south eastern boundary of the site to the rear of site no.s 7-15 to be agreed in writing with the Planning Authority prior to the commencement of any works on site.
 REASON:
 In the interest of the proper planning and development of the area.

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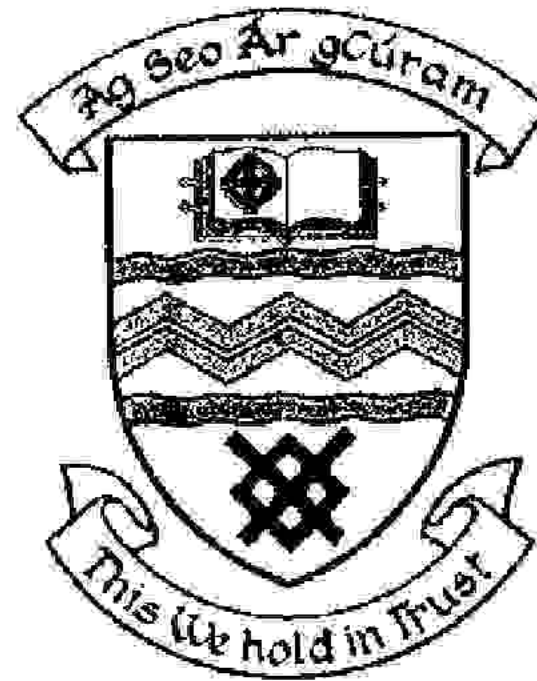
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- 10 Temporary protective fencing to the requirements of the Parks and Landscape Services Department shall be erected along the line of the existing hedgerow to the rear of site no.s 7-15, prior to the commencement of any works on site.
REASON:
To ensure no damage is caused to trees during the construction work.
- 11 The applicant shall submit a detailed coloured landscape plan and specification including scheme of street planting. This shall be to the requirements of the Parks and Landscape Services Department and agreed in writing with the Planning Authority prior to commencement of works.
REASON:
In the interest of the proper planning and development of the area.
- 12 The proposed 6 back to back units (1-6) shall be omitted and replaced with 4 no. terrace style houses. The applicant shall submit revised drawings to the Planning Authority for written agreement prior to commencement of development. These terrace houses shall be sympathetic in scale, height and design with the existing houses along Station Road.
REASON:
In the interest of the proper planning and development of the area.
- 13 That all road and cul-de-sac turning bay dimensions be to current County Council standards.
REASON:
In the interest of traffic safety and the proper planning and development of the area.
- 14 That either unit no. 9 or unit no. 10 shall be omitted. The applicant shall submit revised site layout drawings to provide a 5m setback to each side of the proposed foul sewer, and satisfactory proposals for the treatment of the resulting wayleave reservation to be submitted for the written agreement of the Planning Authority. No buildings shall be permitted within 5m of a foul public sewer or a foul sewer with the potential to be taken in charge.
REASON:
In order to comply with sanitary services Acts 1878-1964.
- 15 That boundary treatments to all rear gardens with the exception of screen walls to be provided in accordance with Condition No. 8, and the boundary treatment to the south eastern boundary as required in accordance with Condition No. 9, shall comprise of lapped timber fencing as detailed

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on drawing no. PL02 Rev C received 27.04.00, to an overall height of 2.0 metres.

REASON:

In the interest of residential amenity.

- 16 That prior to the occupation of the houses the rear garden areas shall be levelled, soiled and seeded to the satisfaction of the Planning Authority.

REASON:

In the interest of residential amenity.

- 17 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR952 (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.

- 18 That a financial contribution in the sum of £2100 (two thousand one hundred pounds) EUR2666 (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:

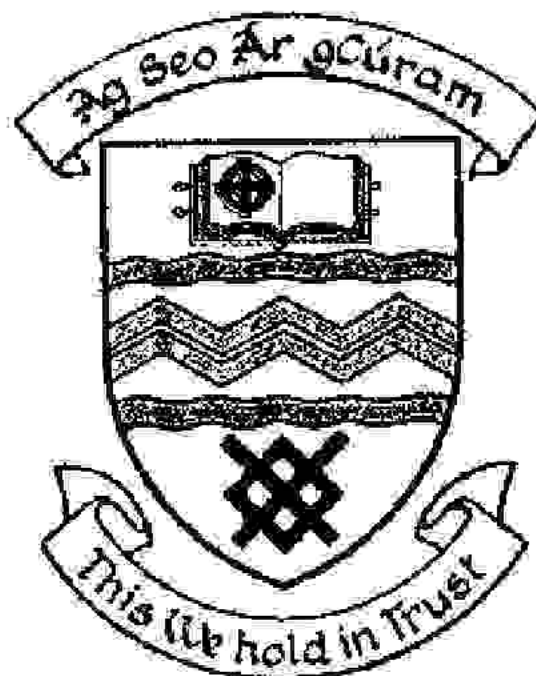
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 19 That a financial contribution in the sum of £22500 (twenty two thousand five hundred pounds) EUR28569 (twenty eight thousand five hundred and sixty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in 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

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contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of Corkagh Park which will facilitate the proposed development.


- 20 Before development is commenced, the developer shall lodge with South Dublin County a cash deposit of £12000 (twelve thousand pounds) EUR15236 (fifteen thousand two hundred and thirty six euros), or a bond of an Insurance Company, or other security to the value of £18000 (eighteen thousand pounds) EUR22850 (twenty two thousand eight hundred and fifty 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.

04/08/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0018	
1. Location	2, 2a and 3 Station Road, Clondalkin, Co. Dublin.		
2. Development	2 no. four bed. 2 storey houses, 4 no. 4 bed 2 storey with attic room and 5 no. three bed. two storey houses, 4 no. two bed. two storey back to back houses, demolition of 1 habitable house and associated site works.		
3. Date of Application	18/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/03/2000 2.	1. 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Seskin Properties Ltd., Address: 20 Auburn Drive, Castleknock, Dublin 15.		
6. Decision	O.C.M. No. 0535 Date 15/03/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar		Date	Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0535	Date of Decision 15/03/2000
Register Reference S00A/0018	Date: 18/01/00

Applicant Development Seskin Properties Ltd.,
2 no. four bed. 2 storey houses, 4 no. 4 bed 2 storey with
attic room and 5 no. three bed. two storey houses, 4 no. two
bed. two storey back to back houses, demolition of 1
habitable house and associated site works.

Location 2, 2a and 3 Station Road, Clondalkin, Co. Dublin.

App. Type Permission

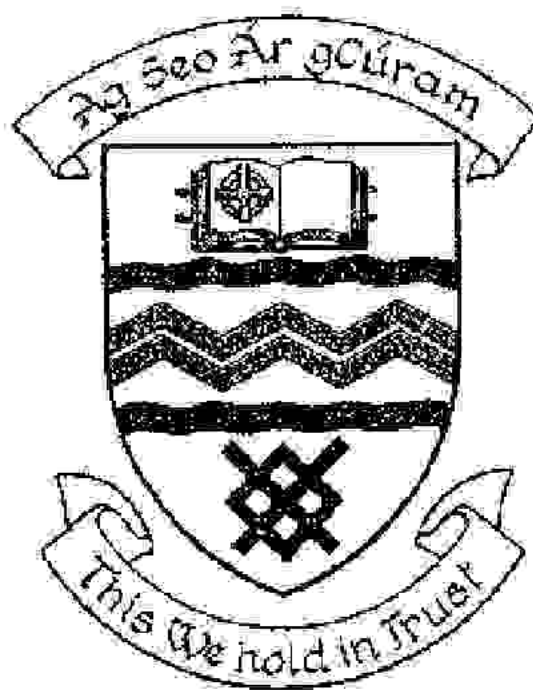
Dear Sir/Madam,

With reference to your planning application, received on 18/01/00 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 the Planning Authority consider the scale and density of the scheme to be excessive and seriously deficient in private open space provision. The applicant should show how he intends to comply with the South Dublin County Council Development Plan standards 1998 regarding paragraph 3.4.16, relating to private open space. The proposed development is deficient in private open space for the following units, 1, 2, 3, 4, 5, 6, 8, 11, 12, 13, 14 and 15.
- 2 It is the opinion of the Planning Authority that the applicant has not complied with the public open space requirements in the South Dublin County Council Development Plan, 1998, relating to paragraph 3.4.14 of the South Dublin County Council Development Plan, 1998. The applicant has not provided any usable public open in the layout, and it is requested that the applicant shall show how he intends to comply with the above.

McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8.

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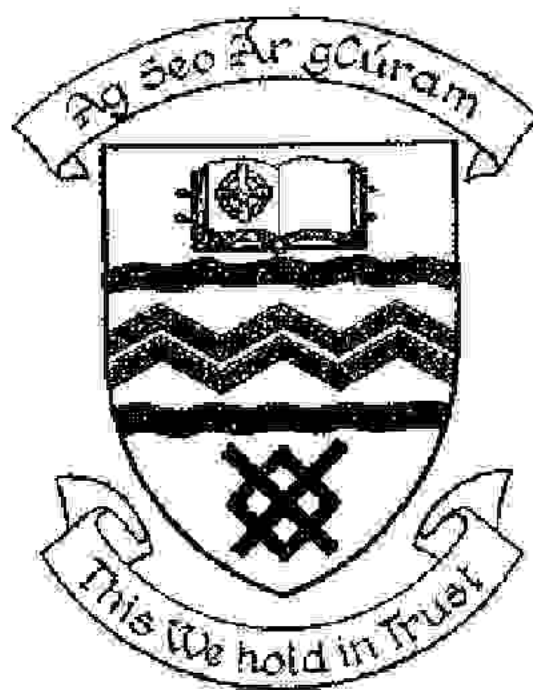
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REG REF. S00A/0018

- 3 The applicant shall provide a detailed coloured landscaping plan with a fully detailed specification, indicating the boundary treatments to the site. This should be agreed with the Parks Department prior to submission.
- 4 The applicant is advised that the car parking requirements for this layout are deficient. Car parking standards require 1-2 spaces per unit. In this case a standard of 2 spaces would be required as they are mainly 3-4 bed houses. The total number of units on the site is 17. At two spaces per unit the applicant is required to provide 34 spaces. The applicant has only provided 25 spaces which is a shortfall of 9 spaces. The applicant shall show how he intends to comply with the Development Plan standards.
- 5 The applicant shall provide the following elevational drawings showing the following at a scale of 1:100.
 - a) front elevation drawings showing the relationship of the existing houses on the site and the proposed houses, i.e. existing house number 2 and 3, and also the adjoining properties.
 - b) Side elevation drawings showing the existing houses of number 2 and 3 and the new development.
- 6
 - (a) Applicant proposes diversion of 225mm diameter sewer through site. No building is permitted within 5m of public sewer or sewer with potential to be taken in charge. Proposal will need to be amended to comply with this requirement as applicant shows house numbers 5, 9 and 10 to be within 5m of the existing and proposed sewer. Applicant to submit full details of proposed foul drainage, particularly the proposed diversion, including long section, pipe sizes, gradients, cover and invert levels.
 - (b) Applicant to submit full details of proposed surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
 - (c) Applicant to submit a revised watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997

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Building Regulations. Spurs shall not end with a duckfoot hydrant. To facilitate self-cleaning of watermains, spurs shall terminate with a loop.

- 7 (a) Boundary Treatment. Exact details to be provided in relation to the south eastern boundary, where the applicant has indicated retention of existing hedgerow. The hedgerow as it exists is inadequate as a proper boundary treatment between the rear gardens of the proposed houses and the rear gardens of the existing houses.
- (b) Landscape Plan: A detailed plan to be provided in relation to street tree planting. The street tree planting on the layout PL07 is insufficient and won't alleviate the hard landscape that will result.
- (c) Management: The proposed management of this development should be clarified i.e. Public or Private.
- 8 In the opinion of the Planning Authority the proposed narrow terraced house plots are inadequate to satisfactorily accommodate additional site coverage in the form of domestic extensions constructed as exempted development. In this regard it is noted that Para 5.10.3 of the residential density guidelines states that Planning Authorities should encourage the provision of dwellings in higher density development that are capable of being extended. The applicant is requested to comment in this regard.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

15/03/00