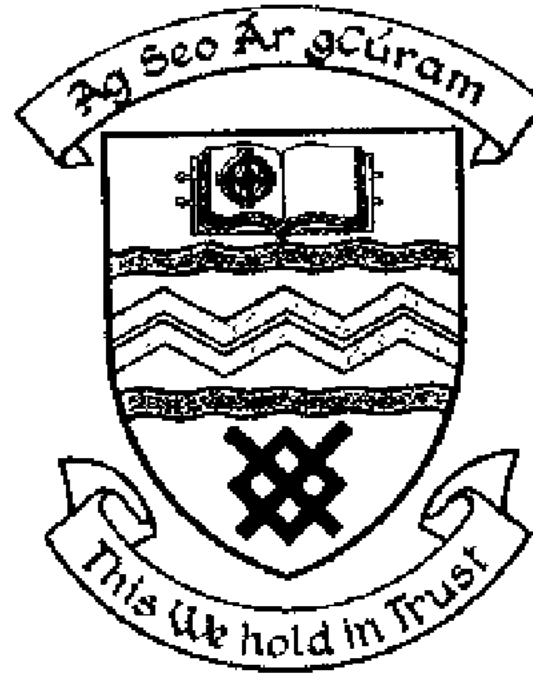


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0946	
1. Location	Site located at the northern boundary of Grange View being phase 4 of overall development at Kilmahuddrick, Clondalkin, Dublin 22.		
2. Development	Residential development consisting of 77 no. 1 and 2 bed apartments in 9 no. 2 and 3 storey blocks and associated site works, open spaces and car parking, with access from both the existing distributor road between Kilmahuddrick Close and Old Court Drive and Kilcronan Estate. Previous permission Reg. Ref. S98A/0480.		
3. Date of Application	23/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 25/02/2000 2.	1. 11/08/2000 2.
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Durkan New Homes Ltd., Address: Sandford House, Sandford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 2289 Date 10/10/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2609 Date 24/11/2000	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

14.			
	Registrar	Date	Receipt No.

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Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2609	Date of Final Grant 24/11/2000
Decision Order Number 2289	Date of Decision 10/10/2000
Register Reference S99A/0946	Date 11/08/00

Applicant Durkan New Homes Ltd.,

Development Residential development consisting of 77 no. 1 and 2 bed apartments in 9 no. 2 and 3 storey blocks and associated site works, open spaces and car parking, with access from both the existing distributor road between Kilmahuddrick Close and Old Court Drive and Kilcronan Estate. Previous permission Reg. Ref. S98A/0480.

Location Site located at the northern boundary of Grange View being phase 4 of overall development at Kilmahuddrick, Clondalkin, Dublin 22.

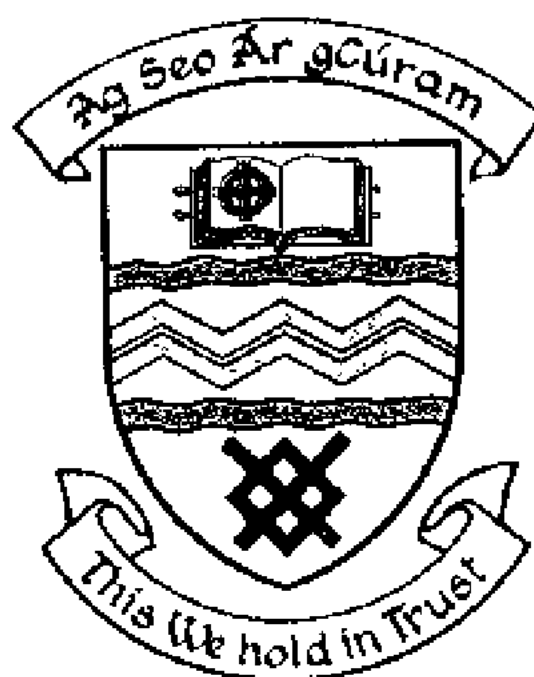
Floor Area 0.00 Sq Metres
Time extension(s) up to and including 25/02/2000
Additional Information Requested/Received 25/02/2000 /11/08/2000

A Permission has been granted for the development described above,
subject to the following (21) Conditions.

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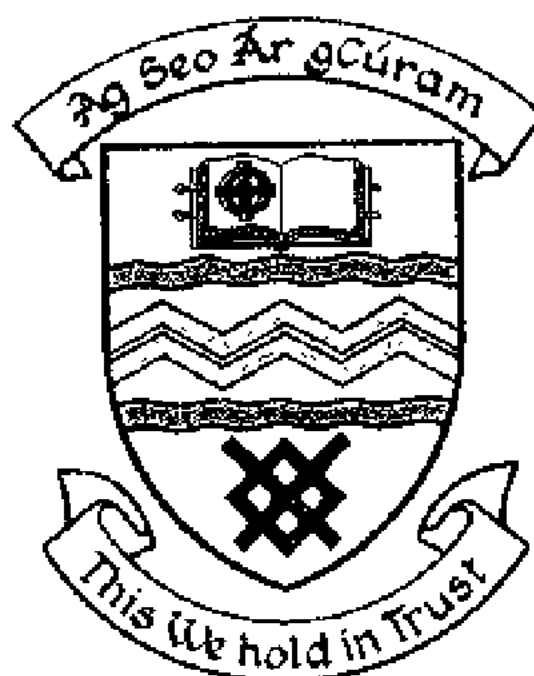
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received on the 11/08/00, save as may be required by the other conditions attached hereto.
 REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the proposed development shall be carried out as shown on site layout drawing no. SW401 Rev. A. received on the 11/08/00, except as may be required by the other conditions attached hereto.
 REASON:
 In the interest of clarity.
- 3 That a landscaped strip not less than 3 metres wide shall be provided inside the northern site boundary to the land adjoining the canal. In this regard it should be noted that the revised site layout drawings received on the 11/08/00 do not appear to accurately show the required amenity strip.
 REASON:
 In the interest of amenity.
- 4 That prior to any works commencing the following details shall be submitted by the developer and agreed in writing with the Planning Authority:-
 - (a) Full details of the proposed boundary treatment to the site. In this regard boundary treatment to the canalside land shall comprise of a suitable railing on a plinth wall to an overall height of not more than 2.4 metres, returned for a distance of 3 metres along the western boundary.
 - (b) A detailed landscaping scheme for the entire site, including grading, topsoiling, seeding, paths, drainage, boundary treatment, planting, tree planting and street tree planting and a time-scale for the landscaping works.
 - (c) Full details of proposed surface treatment to all hardsurfaced areas within the site, including treatment of clearly differentiate carparking areas from traffic circulation areas.
 REASON:
 In the interest of amenity.

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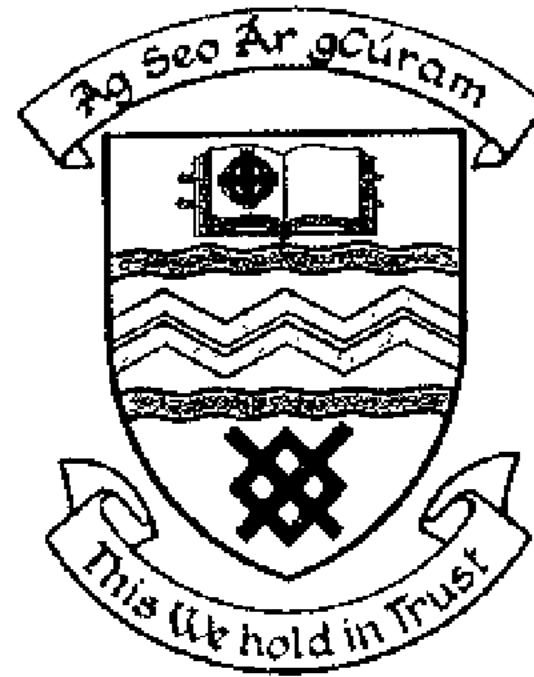
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- 5 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 6 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 7 That public lighting be provided in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 8 That no dwellingunit 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.
- 9 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
REASON:
In the interest of the proper planning and development of the area.
- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

In this regard the following shall be complied with

- (a) No building shall be located within 5 metres of a public sewer or a sewer with the potential to be taken in charge.
- (b) A balancing tank and booster pumps shall be provided to rising mains to units exceeding 2 storeys to ensure adequate service pressure to upper storeys.
- (c) Prior to the commencement of works the developer shall submit and agree the watermain layout and balancing tank arrangement with the Area Engineer

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and Leakage Engineer, South Dublin County Council,
 Deansrath Depot.

REASON:

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

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

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 12 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed development.

REASON:

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

- 13 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.

- 14 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.

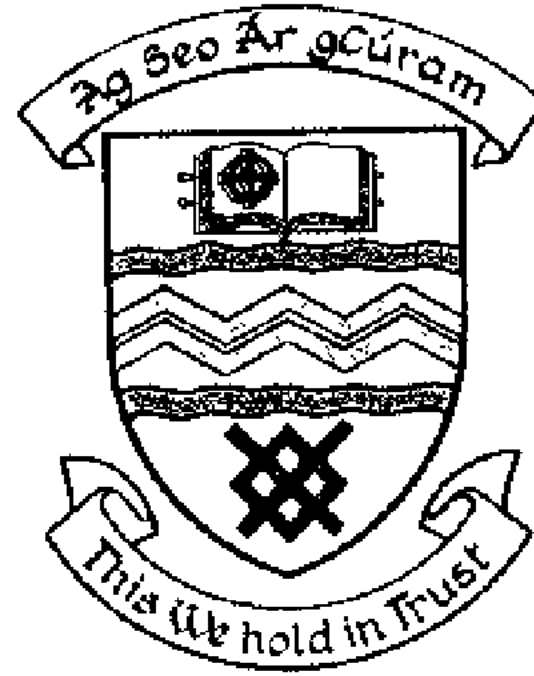
- 15 That the proposed car parking areas shall be laid out and marked on site in accordance with Council standards.

REASON:

To ensure a satisfactory standard of development.

- 16 That prior to any works commencing the developer shall set out the reservation for the Outer Ring Road on site and obtain the written agreement of the Roads Department, South

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Dublin County Council, to the reservation set out.

REASON:

To comply with the requirements of the Roads Department.

- 17 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 £106,500 (one hundred and six thousand five hundred pounds) EUR 135,227 (one hundred and thirty five thousand two hundred and twenty seven euros) or lodgement with the Council of a cash sum of £71,000 (seventy one thousand pounds) EUR 90,151 (ninety thousand one hundred and fifty one euros).

REASON:

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

- 18 That a financial contribution in the sum of £52,500 (fifty two thousand five hundred pounds) EUR 66,661 (sixty six thousand six hundred and sixty one euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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

- 19 That a financial contribution in the sum of £143,850 (one hundred and forty three thousand eight hundred and fifty pounds) EUR 182,651 (one hundred and eighty two thousand six hundred and fifty one euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

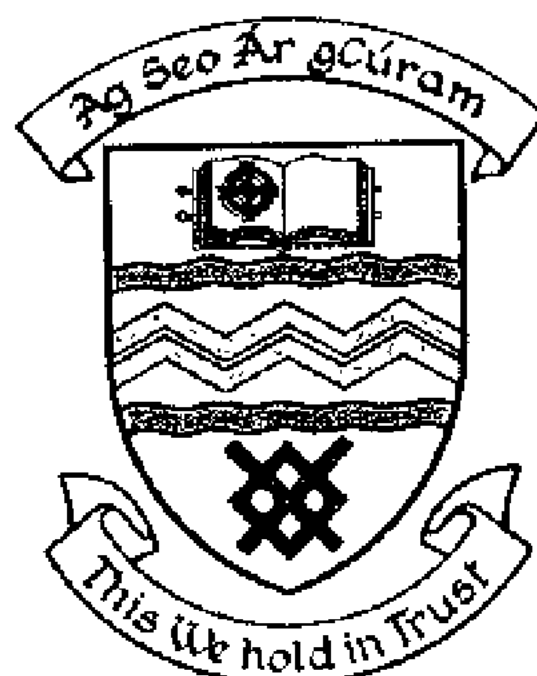
REASON:

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

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- 20 That a financial contribution in the sum of £51,375 (fifty one thousand three hundred and seventy five pounds) EUR 65,232 (sixty five thousand two hundred and thirty two euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

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

- 21 That a financial contribution in the sum of £3,425 (three thousand four hundred and twenty five pounds) EUR 4,348 (four thousand three hundred and forty eight euros) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

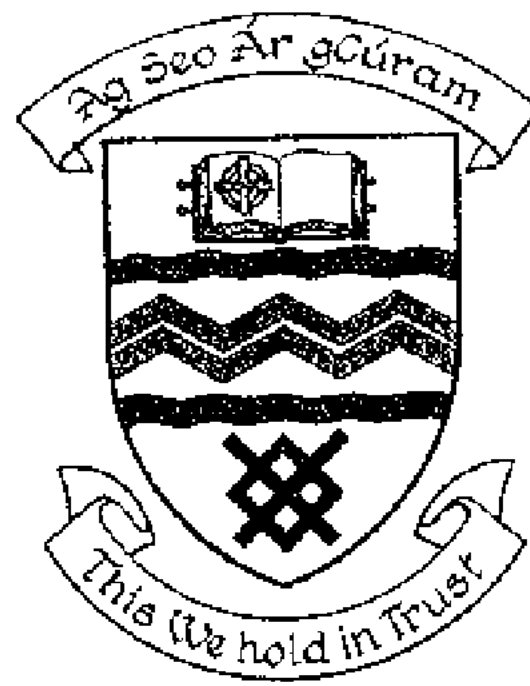
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (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.

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

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0415	Date of Decision 25/02/2000 <i>EN</i>
Register Reference S99A/0946	Date: 23/12/99

Applicant
Development

Durkan New Homes Ltd.,
Residential development consisting of 77 no. 1 and 2 bed
apartments in 9 no. 2 and 3 storey blocks and associated
site works, open spaces and car parking, with access from
both the existing distributor road between Kilmahuddrick
Close and Old Court Drive and Kilcronan Estate. Previous
permission Reg. Ref. S98A/0480.

Location

Site located at the northern boundary of Grange View being
phase 4 of overall development at Kilmahuddrick, Clondalkin,
Dublin 22.

App. Type

Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/12/99 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. In addition it is considered that the layout and
design of the open space and car parking areas does little
to enhance the visual and residential amenities, particular
attention is drawn to the extent of car parking within the
internal courtyards and lack of landscaped areas to break up
this car parking. The applicant has not provided any usable
public open space in the layout. The open space that is
provided is on a peripheral location and not beneficial to
anyone.
- 2 The applicant is asked whether it is feasible to relocate
some of the car parking areas to the east of blocks 2, 4 &

Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

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REG REF. S99A/0946

- 7, and in particular the parking to the south of Block 1, as it is considered that Block 1 should overlook the proposed open space. The applicant is also asked to consider relocating some of the car parking to the south of the canal, as a 3 metre strip of approved landscaping would be advisable backing onto the canal.
- 3 The applicant shall submit a detailed colour landscape proposal for the site. The drawing shall illustrate the proposed hard and soft landscaping to the site. The plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment, planting, tree planting and street tree planting. The applicant shall provide exact details of the boundary treatment between the site and the canal, between the site and the proposed distributor road, and between the site and the existing houses to the east of the site.
- 4 The applicant shall submit details of the proposed boundary treatment to the west of the site along the proposed distributor road. It is the opinion of the Planning Authority that a 2.4 metre high wall would be appropriate in such a location, as it would provide a level of screening to the proposed apartment scheme and the open space.
- 5 The applicant shall clarify the status of the current application site in relation to the previously approved application Reg. Ref. S98A/0480, which has been granted permission for 173 houses and approved open space area. The current application has not taken into account the revised location of the public open space to the north of Grange View Wood. This open space should have been included in the current application and as such should be outlined in red. The applicant shall submit a revised public notice to this effect.
- 6 The applicant is advised that no building is to be located within 5m of public sewer or sewer with potential to be taken in charge.
- 7 The applicant shall submit a revised site section of the layout showing the following (as per Drawing No. SS27).
a) existing ground level of site shown dotted
b) proposed built ground level of site

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REG. REF. S99A/0946

c) proposed level of road shown dotted on the east
elevation.

Signed on behalf of South Dublin County Council

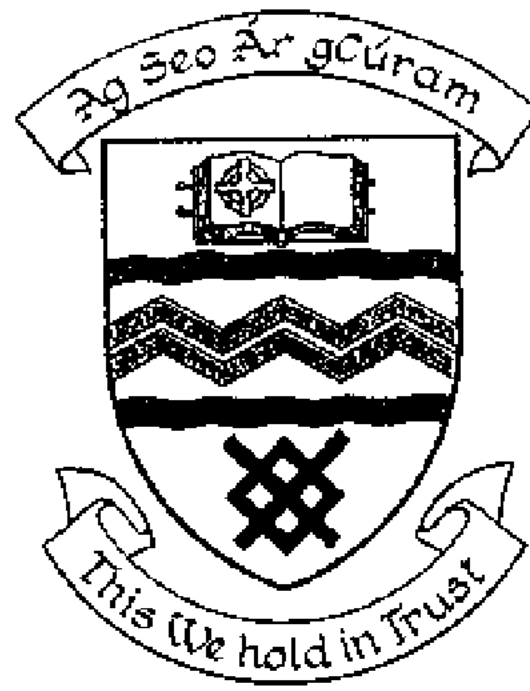
AT
.....
for Senior Administrative Officer

25/02/00

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

Decision Order Number 0349	Date of Decision 21/02/2000 <i>LA</i>
Register Reference S99A/0946	Date 23/12/99

Applicant Durkan New Homes Ltd.,
App. Type Permission
Development Residential development consisting of 77 no. 1 and 2 bed
apartments in 9 no. 2 and 3 storey blocks and associated
site works, open spaces and car parking, with access from
both the existing distributor road between Kilmahuddrick
Close and Old Court Drive and Kilcronan Estate. Previous
permission Reg. Ref. S98A/0480.

Location Site located at the northern boundary of Grange View being
phase 4 of overall development at Kilmahuddrick, Clondalkin,
Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 25/02/2000

Yours faithfully

LA 21/02/00
.....
for SENIOR ADMINISTRATIVE OFFICER

Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.