

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0867	
1. Location	Situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road.		
2. Development	Residential development to comprise 44 no. apartments in 2 no. 2 to 3 storey buildings and associated site works on a site of approximately 1.31 acres situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road leading to surface and underground car parking to serve the proposed development.		
3. Date of Application	07/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/02/2000 2.	1. 07/07/2000 2. 12/10/20
4. Submitted by	Name: O'Mahony Pike Architects Ltd., Address: Milltown House, Mount St. Anne's,		
5. Applicant	Name: Cherrybridge Properties Ltd., Address: Carmichael House, 60 Lower Baggot Street, Dublin 2.		
6. Decision	O.C.M. No. 2828 Date 21/12/2000	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

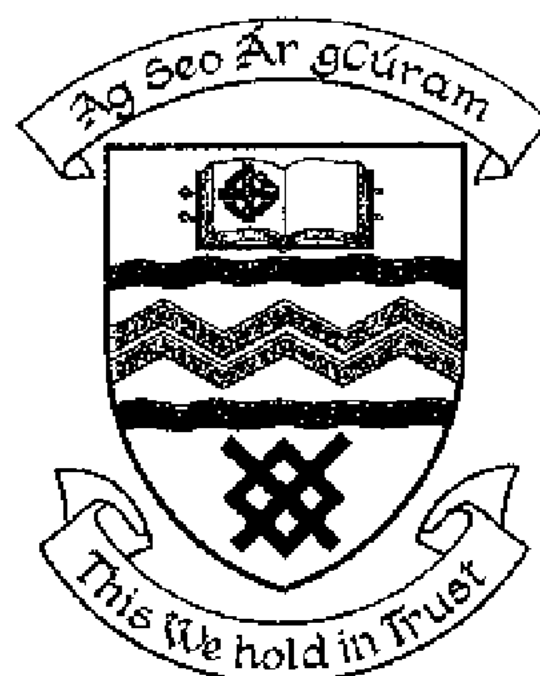
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Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 2828	Date of Decision 21/12/2000
Register Reference S99A/0867	Date: 07/12/99

Applicant Cherrybridge Properties Ltd.,

Development Residential development to comprise 44 no. apartments in 2 no. 2 to 3 storey buildings and associated site works on a site of approximately 1.31 acres situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road leading to surface and underground car parking to serve the proposed development.

Location Situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road.

Floor Area Sq Metres

Time extension(s) up to and including 03/01/2001

Additional Information Requested/Received 03/02/2000 /07/07/2000

Clarification of Additional Information Requested/Received / 12/10/2000

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.

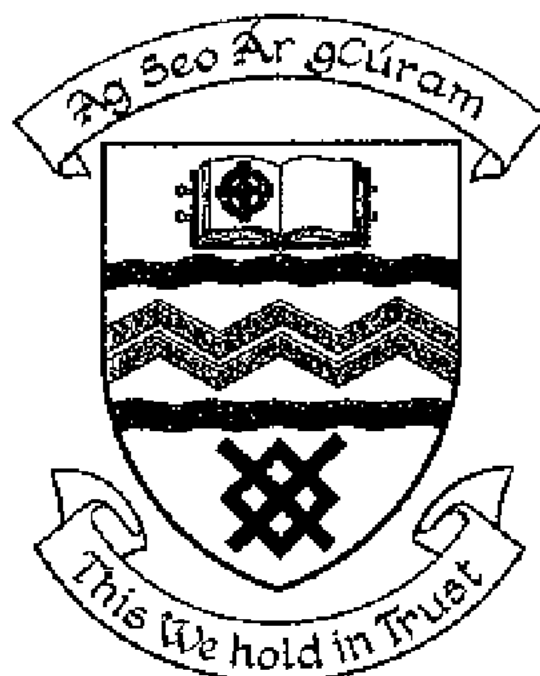
Subject to the conditions (19) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

O'Mahony Pike Architects Ltd.,
Milltown House,
Mount St. Anne's,
Milltown,
Dublin 6.

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..... 21/12/00
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 Unsolicited Additional Information received on the 21/01/00 and the 09/03/00, Additional Information received on the 07/07/00, Unsolicited Additional Information received on the 06/10/00, Clarification of Additional Information received on the 12/10/00 and Unsolicited Additional Information received on the 29/11/00, save as may be required by the other conditions attached hereto.

REASON:

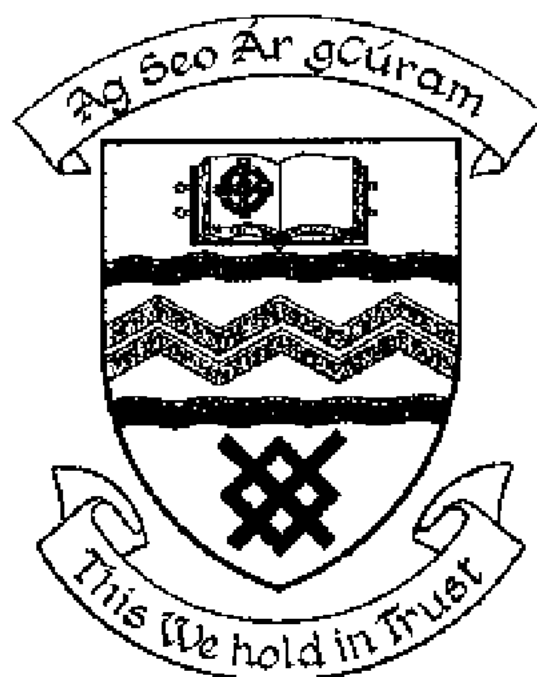
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That the following requirements shall be complied with:
 - (a) the layout of the proposed development shall be in accordance with layout drawing no. CV/SK/500/01 received 29.11.00 for the proposed roundabout at Monastery Road. The site boundary at Monastery Road shall be laid out in accordance with the reservation line shown thereon and the land between the new site boundary and Monastery Road shall be reserved free from development.
 - (b) Prior to development commencing the developer shall submit for the written agreement of the planning

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authority, full details providing for the satisfactory temporary realignment of Monastery Road pending the construction of the proposed roundabout, and a satisfactory revised temporary access to existing and proposed development on adjacent land, in accordance with the requirements of the Roads Department, South Dublin County Council. These works to be completed prior to the occupation of any part of the proposed development.

REASON:

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

- 3 Prior to the commencement of development the developer shall submit satisfactory evidence of the written permission of the relevant owners to connect to private foul and surface water drains to which it is proposed to connect.

REASON:

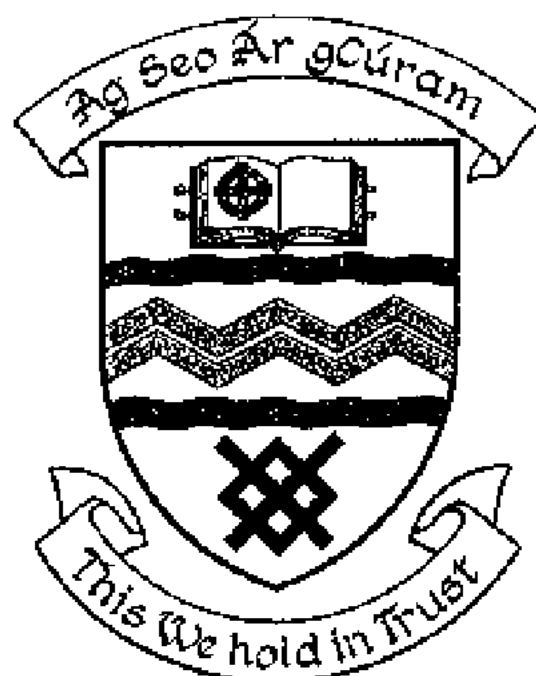
To comply with the requirements of the Environmental Services Department, South Dublin County Council in the interest of the proper planning and development of the area.

- 4 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) The developer shall ensure full and complete separation of foul and surface water drainage systems.
- (b) All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 metres 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) Each unit to have a separate water supply.
- (d) Developer to install SV at proposed point of connection to public water supply mains and relocate meter indicated on drawing no. 9940-01d to this location. Developer to install 3-way valve on looped watermain.
- (e) Developer to install balancing tank and booster pump

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on rising main to 3rd /higher storey units to ensure
adequate service pressure.

- (f) Prior to development commencing developer to submit
revised water supply details for agreement to Area
Engineer, Deansrath Depot.

REASON:

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

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

REASON:

In the interest of amenity.

- 8 That 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.

- 9 That no apartment be occupied until all the services have
been connected thereto and are operational.

REASON:

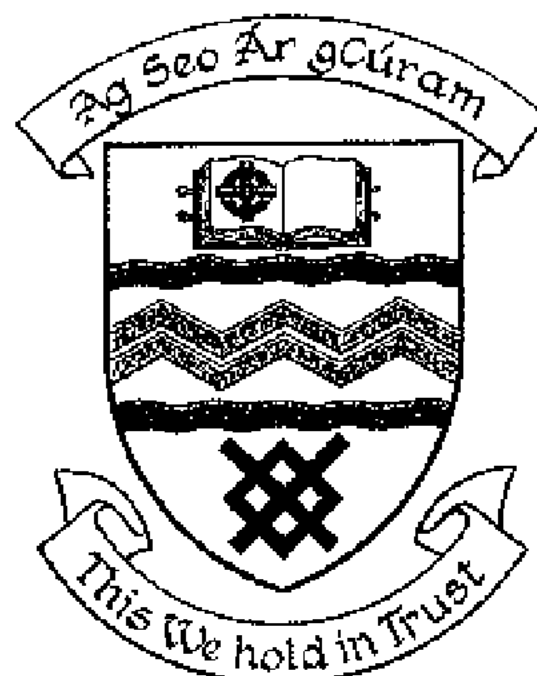
In the interest of the proper planning and development of
the area.

- 10 That the area shown as open space be levelled, soiled and
seeded and landscaped to the satisfaction of the County

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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.

- 11 That all watermain tapplings, 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 naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed apartments.

REASON:

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

- 13 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.

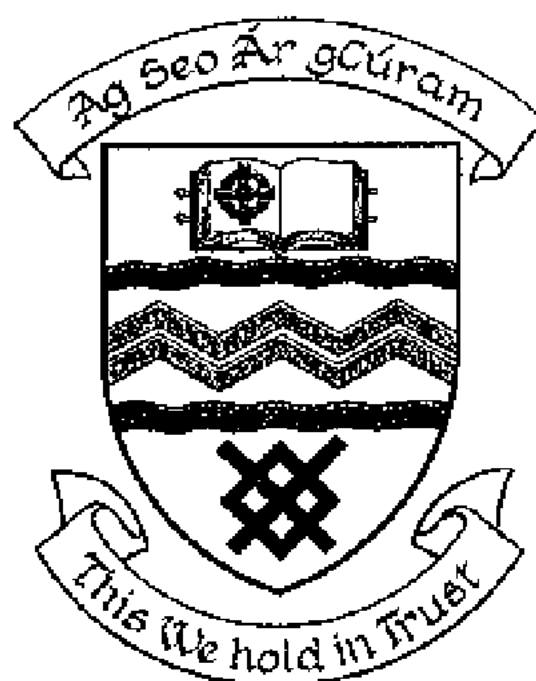
REASON:

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

- 14 That prior to development commencing the developer shall submit the following for the written agreement of the Planning Authority

- (a) full details of proposed boundary treatment to the site
- (b) full details of the realigned boundary wall east of proposed revised temporary access providing for satisfactory sightlines in accordance with the requirements of the Roads Department, and suitable

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natural stone finish to external face of the
replacement boundary wall.

REASON:

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

- 15 That a financial contribution in the sum of £29,400 (twenty
nine thousand four hundred pounds) EUR 37,330 (thirty seven
thousand three hundred and thirty 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.

- 16 That a financial contribution in the sum of £67,200 (sixty
seven thousand two hundred pounds) EUR 85,326 (eighty five
thousand three hundred and twenty six 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:

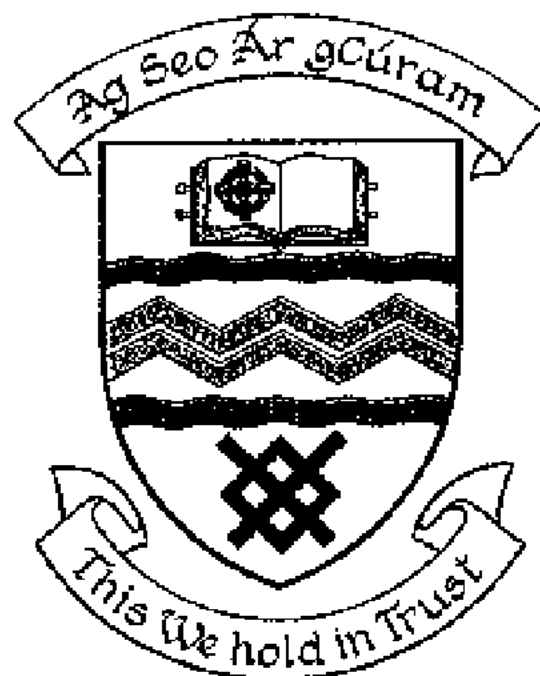
It is considered reasonable that the developer should
contribute towards the expenditure that was incurred and/or
that is proposed to be incurred by the Council on road
improvement works and traffic management schemes
facilitating the proposed development.

- 17 That a financial contribution in the sum of £24,000 (twenty
four thousand pounds) EUR 30,473 (thirty thousand four
hundred and seventy three 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 and which will facilitate the development; this
contribution to be paid before the commencement of
development on site.

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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.

- 18 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 £66,000 (sixty six thousand pounds) EUR 83,802 (eighty three thousand eight hundred and two euros) or lodgement with the Council of a cash sum of £44,000 (forty four thousand pounds) EUR 55,868 (fifty five thousand eight hundred and sixty eight euros).

REASON:

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

- 19 That a contribution in the sum of £200,000 (two hundred thousand pounds) EUR 253,947 (two hundred and fifty three thousand nine hundred and forty seven euros) be lodged towards the construction of the proposed roundabout. This contribution to be paid before the commencement of development on the site.

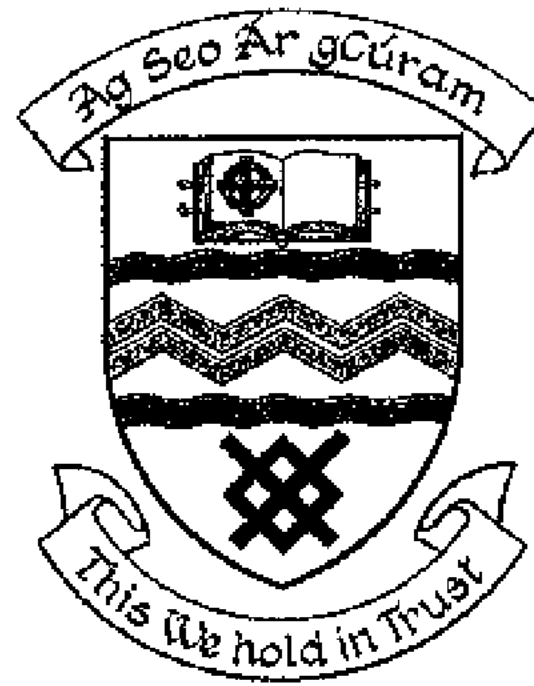
REASON:

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

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

Decision Order Number 2654	Date of Decision 30/11/2000
Register Reference S99A/0867	Date 07/12/99

Applicant Cherrybridge Properties Ltd.,
App. Type Permission
Development Residential development to comprise 44 no. apartments in 2 no. 2 to 3 storey buildings and associated site works on a site of approximately 1.31 acres situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road leading to surface and underground car parking to serve the proposed development.

Location Situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road.

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 03/01/2001

Yours faithfully

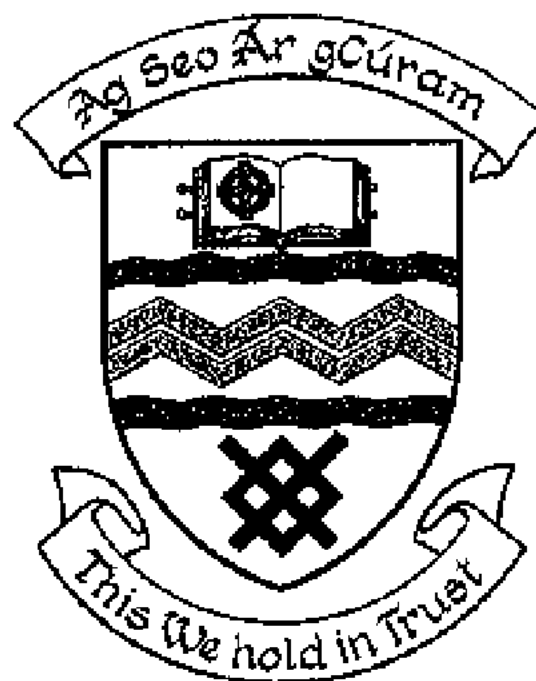
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for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects Ltd.,
Milltown House,
Mount St. Anne's,

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Milltown,
Dublin 6.

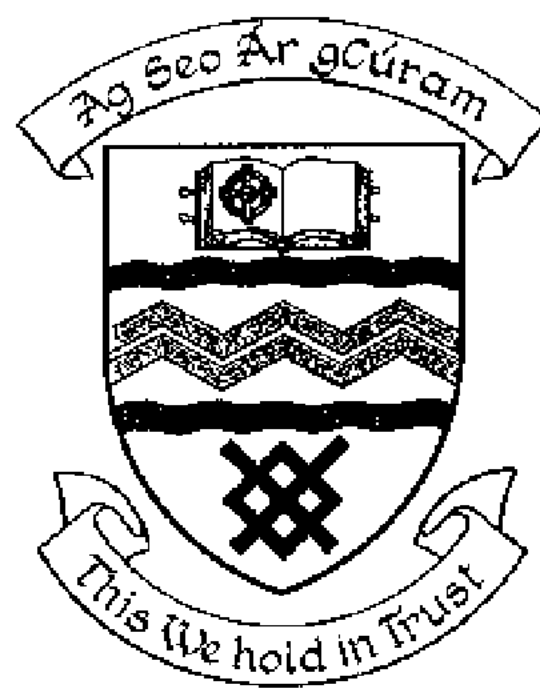
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0867	
1. Location	Situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road.		
2. Development	Residential development to comprise 44 no. apartments in 2 no. 2 to 3 storey buildings and associated site works on a site of approximately 1.31 acres situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road leading to surface and underground car parking to serve the proposed development.		
3. Date of Application	07/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/02/2000 2.	1. 07/07/2000 2.
4. Submitted by	Name: O'Mahony Pike Architects Ltd., Address: Milltown House, Mount St. Anne's,		
5. Applicant	Name: Cherrybridge Properties Ltd., Address: Carmichael House, 60 Lower Baggot Street, Dublin 2.		
6. Decision	O.C.M. No. 2029 Date 06/09/2000	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2029	Date of Decision 06/09/2000
Register Reference S99A/0867	Date 07/12/99

Applicant Cherrybridge Properties Ltd.,
App. Type Permission
Development Residential development to comprise 44 no. apartments in 2 no. 2 to 3 storey buildings and associated site works on a site of approximately 1.31 acres situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road leading to surface and underground car parking to serve the proposed development.

Location Situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road.

Dear Sir / Madam,

With reference to your planning application, additional information received on 07/07/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

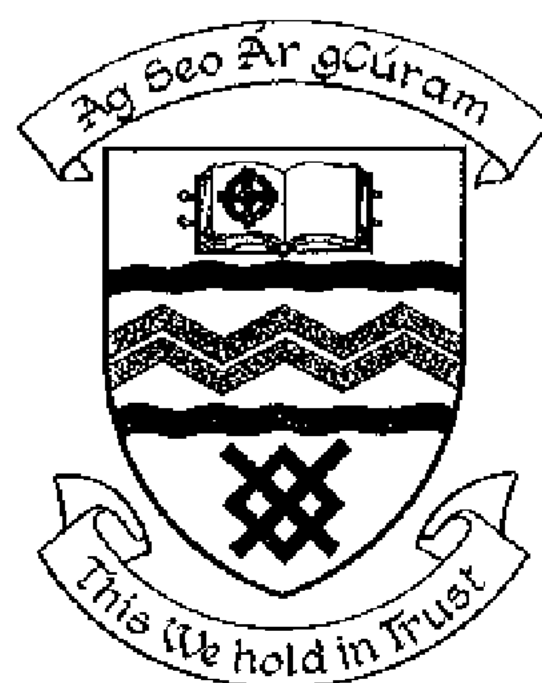
- 1 Applicant is to submit calculations describing the anticipated foul flow arising from the proposed development. Applicant to also submit calculations describing the capability of the proposed 150mm foul drain (as in drawing

O'Mahony Pike Architects Ltd.,
Milltown House,
Mount St. Anne's,
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9940-01b) to cater for the run-off arising from the proposed development.

Applicant is to investigate the capacity of the existing foul drain up to connection with the public foul sewerage network. Calculations to describe the existing foul flow in the drain and the remaining capacity of the drain.

Applicant is to submit calculations describing the anticipated surface water run-off from the proposed development. Applicant to also submit calculations describing the capability of the proposed 225mm surface water pipe (as in drawing 9940-01b) to cater for the run-off arising from the proposed development. Applicant is to investigate the capacity of the existing surface water pipe up to connection with the public surface water network. Calculations to describe capacity of the pipe in the event of a 5 year 30 min storm.

All calculations shall take full account of all existing development and current unimplemented planning permissions served by the relevant services.

- 2 No provision has been made for the construction of the cyclepath around the roundabout. This will require the site boundary to be set back a further 2 metres and will result in the apartment buildings being too close to the road. The applicant is requested to submit revised proposals to show how it is proposed to comply with this requirement.
- 3 Owing to the difficulty with the construction of the proposed roundabout Roads Department are willing to accept a temporary single access to the hotel, pub and apartments. This temporary access however should be at the location of the existing temporary access and not at the location of the proposed roundabout shown. The improvement of Monastery Road from where it is already completed west of the site as far as the temporary access must be completed by the applicant. This work will involve widening the carriageway, constructing a footpath, cycleway and grass margins, road drainage and lighting all to the requirements of the Roads Department. In addition, the developer is to remove the existing stone wall on the city side of the temporary access

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for a sufficient distance to provide adequate vision on that side. Revised drawings are required showing how it is proposed to comply with these requirements.

- 4 Applicant to lodge a drawing showing the extent of the land required to be made available to construct the roundabout and confirmation that the applicant is willing to cede this land.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

.....*M.Y.*.....
for SENIOR ADMINISTRATIVE OFFICER

06/09/00

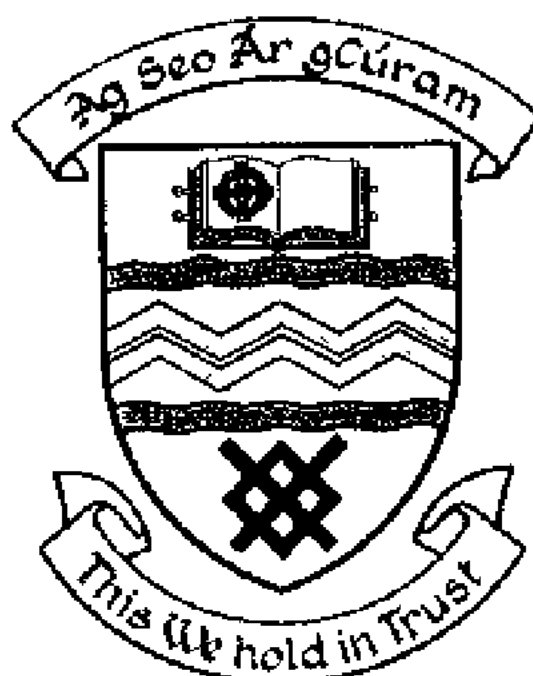
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0867	
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4. Submitted by	Name: O'Mahony Pike Architects Ltd., Address: Milltown House, Mount St. Anne's,		
5. Applicant	Name: Cherrybridge Properties Ltd., Address: Carmichael House, 60 Lower Baggot Street, Dublin 2.		
6. Decision	O.C.M. No. 2828 Date 21/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0271 Date 06/02/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0271	Date of Final Grant 06/02/2001
Decision Order Number 2828	Date of Decision 21/12/2000
Register Reference S99A/0867	Date 12/10/00

Applicant Cherrybridge Properties Ltd.,

Development Residential development to comprise 44 no. apartments in 2 no. 2 to 3 storey buildings and associated site works on a site of approximately 1.31 acres situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road leading to surface and underground car parking to serve the proposed development.

Location Situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 03/01/2001
Additional Information Requested/Received 03/02/2000 /07/07/2000

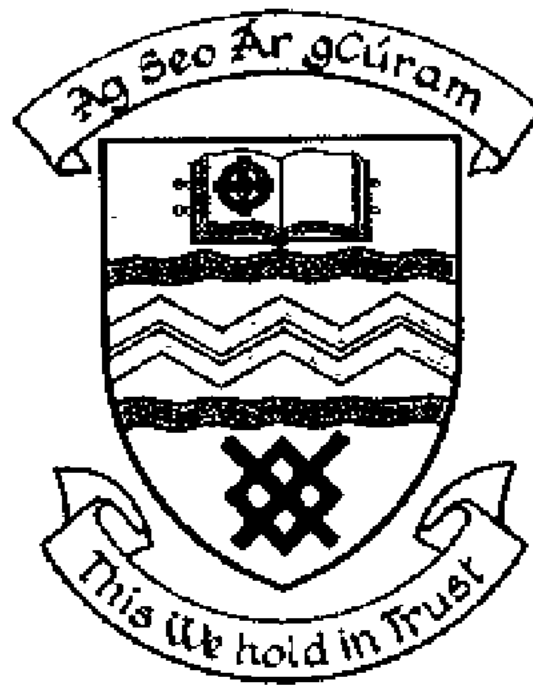
A Permission has been granted for the development described above,

REG REF. S99A/0867

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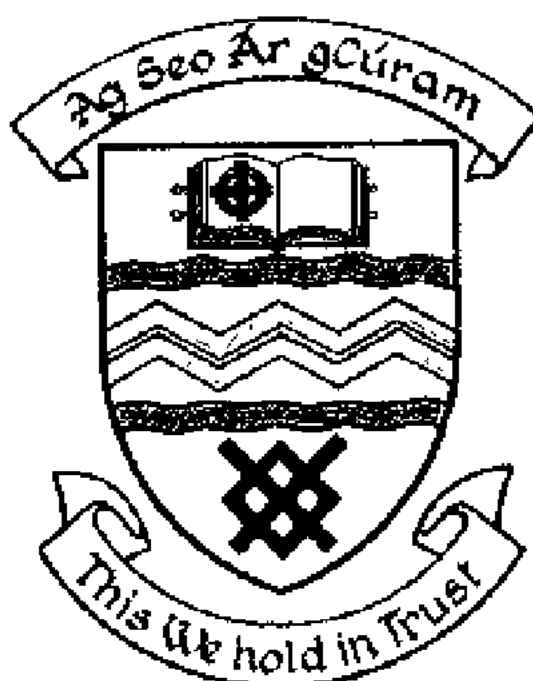


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subject to the following (19) Conditions.

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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 Unsolicited Additional Information received on the 21/01/00 and the 09/03/00, Additional Information received on the 07/07/00, Unsolicited Additional Information received on the 06/10/00, Clarification of Additional Information received on the 12/10/00 and Unsolicited Additional Information received on the 29/11/00, 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 following requirements shall be complied with:

- (a) the layout of the proposed development shall be in accordance with layout drawing no. CV/SK/500/01 received 29.11.00 for the proposed roundabout at Monastery Road. The site boundary at Monastery Road shall be laid out in accordance with the reservation line shown thereon and the land between the new site boundary and Monastery Road shall be reserved free from development.
- (b) Prior to development commencing the developer shall submit for the written agreement of the planning authority, full details providing for the satisfactory temporary realignment of Monastery Road pending the construction of the proposed roundabout, and a satisfactory revised temporary access to existing and proposed development on adjacent land, in accordance with the requirements of the Roads Department, South Dublin County Council. These works to be completed prior to the occupation of any part of the proposed development.

REASON:

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

- 3 Prior to the commencement of development the developer shall submit satisfactory evidence of the written permission of the relevant owners to connect to private foul and surface water drains to which it is proposed to connect.

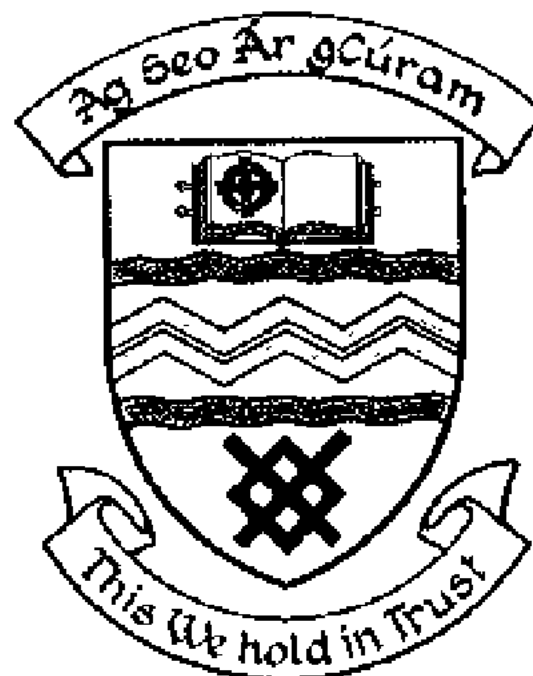
REASON:

To comply with the requirements of the Environmental Services Department, South Dublin County Council in the interest of the proper planning and development of the area.

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- 4 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) The developer shall ensure full and complete separation of foul and surface water drainage systems.
- (b) All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 metres 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) Each unit to have a separate water supply.
- (d) Developer to install SV at proposed point of connection to public water supply mains and relocate meter indicated on drawing no. 9940-01d to this location. Developer to install 3-way valve on looped watermain.
- (e) Developer to install balancing tank and booster pump on rising main to 3rd /higher storey units to ensure adequate service pressure.
- (f) Prior to development commencing developer to submit revised water supply details for agreement to Area Engineer, Deansrath Depot.

REASON:

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

- 5 That each proposed apartment 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:

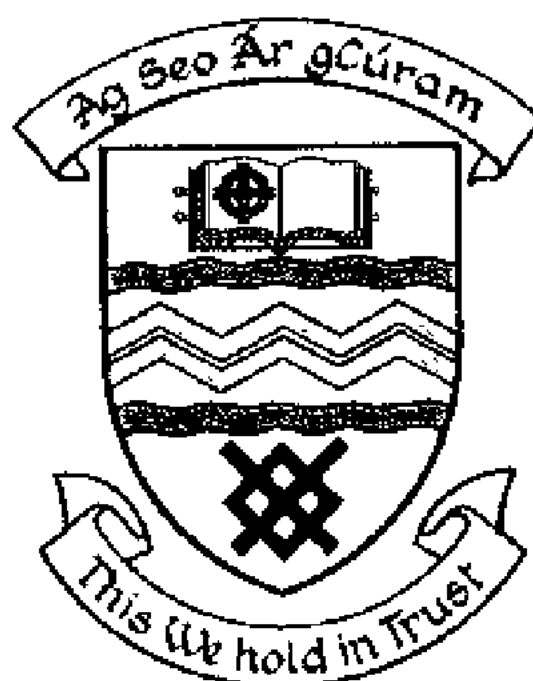
To protect the amenities of the area.

- 7 That 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.

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- 8 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.

- 9 That no apartment 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.

- 10 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.

- 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 naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed apartments.

REASON:

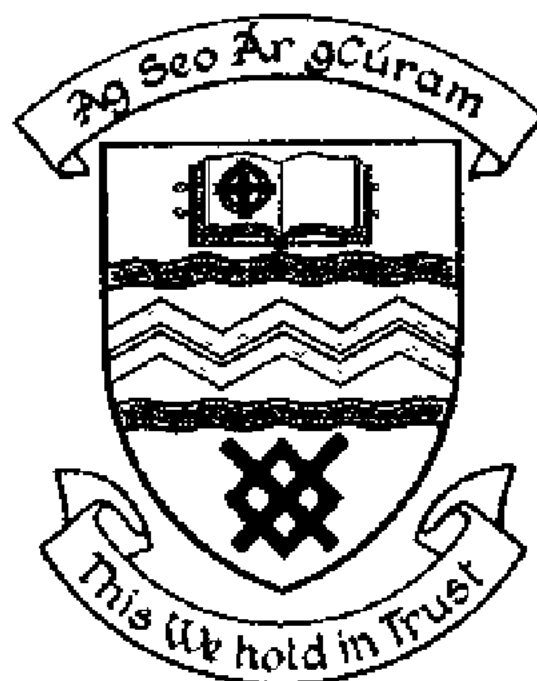
In the interest of the proper planning and development of the area.

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

REASON:

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

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- 14 That prior to development commencing the developer shall submit the following for the written agreement of the Planning Authority
- (a) full details of proposed boundary treatment to the site
 - (b) full details of the realigned boundary wall east of proposed revised temporary access providing for satisfactory sightlines in accordance with the requirements of the Roads Department, and suitable natural stone finish to external face of the replacement boundary wall.

REASON:

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

- 15 That a financial contribution in the sum of £29,400 (twenty nine thousand four hundred pounds) EUR 37,330 (thirty seven thousand three hundred and thirty 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.

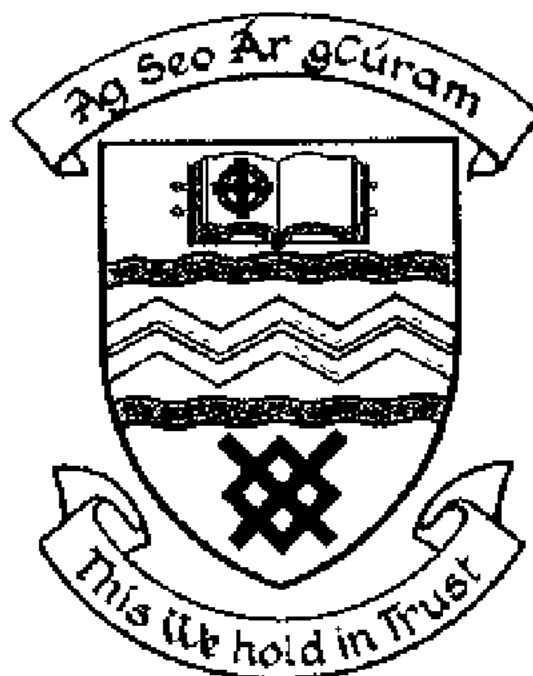
- 16 That a financial contribution in the sum of £67,200 (sixty seven thousand two hundred pounds) EUR 85,326 (eighty five thousand three hundred and twenty six euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area 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.

- 17 That a financial contribution in the sum of £24,000 (twenty four thousand pounds) EUR 30,473 (thirty thousand four hundred and seventy three 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

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Park 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.

- 18 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 £66,000 (sixty six thousand pounds) EUR 83,802 (eighty three thousand eight hundred and two euros) or lodgement with the Council of a cash sum of £44,000 (forty four thousand pounds) EUR 55,868 (fifty five thousand eight hundred and sixty eight euros).

REASON:

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

- 19 That a contribution in the sum of £200,000 (two hundred thousand pounds) EUR 253,947 (two hundred and fifty three thousand nine hundred and forty seven euros) be lodged towards the construction of the proposed roundabout. This contribution to be paid before the commencement of development on the site.

REASON:

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

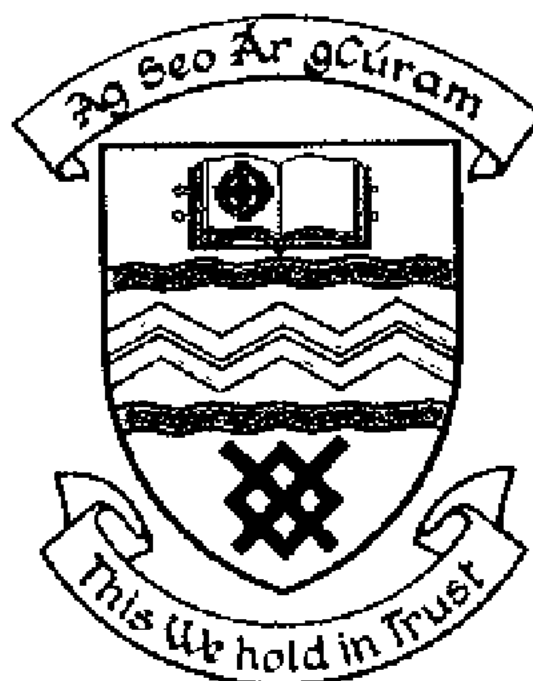
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

..........07/02/01
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0867	
1. Location	Situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road.		
2. Development	Residential development to comprise 44 no. apartments in 2 no. 2 to 3 storey buildings and associated site works on a site of approximately 1.31 acres situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road leading to surface and underground car parking to serve the proposed development.		
3. Date of Application	07/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/02/2000 2.	1. 2.
4. Submitted by	Name: O'Mahony Pike Architects Ltd., Address: Milltown House, Mount St. Anne's,		
5. Applicant	Name: Cherrybridge Properties Ltd., Address: Carmichael House, 60 Lower Baggot Street, Dublin 2.		
6. Decision	O.C.M. No. 0201 Date 03/02/2000	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**



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

Decision Order Number 0201	Date of Decision 03/02/2000 <i>mn</i>
Register Reference S99A/0867	Date: 07/12/99

Applicant Cherrybridge Properties Ltd.,
Development Residential development to comprise 44 no. apartments in 2 no. 2 to 3 storey buildings and associated site works on a site of approximately 1.31 acres situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road leading to surface and underground car parking to serve the proposed development.

Location Situated between the public open space of the Monastery Gate housing estate in Clondalkin to the north and the improved Monastery Road to the South with access off Monastery Road.

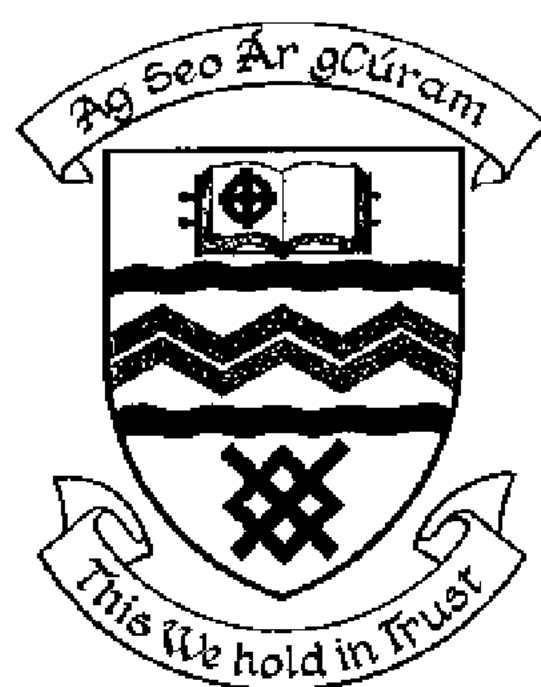
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 07/12/99 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 shall clarify the location of the boundary of the site in relation to the public open space forming part of the adjoining housing estate. It is noted that a previously approved and implemented planning application (Reg. Ref. S95A/0032) for the Monastery Gate houses, shows discrepancies in the extent of public open space provided as part of the Monastery Gate scheme and the current application site. The implemented housing scheme of Monastery Gate shows the boundary of the site approximately 23 metres from the southern edge of the estate road, whereas the current application is showing only 8 metres to the edge

O'Mahony Pike Architects Ltd.,
Milltown House,
Mount St. Anne's,
Milltown,
Dublin 6.

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of the road. The proposed scheme would therefore need to be set back the additional 15 metres from the Monastery Gate Houses and the proposed development scaled down accordingly.

- 2 The applicant shall show that he can reserve the land required for the roundabout free from development.
- 3 The applicant shall show how the realignment of Monastery Road from where it is already completed west of the site as far as the temporary access to the site can be constructed. This will involve temporary carriage way, kerbs, footpath and boundary wall. Some of the wall on the city side of the temporary access should be removed to improve the vision splay of the temporary access. The applicant shall consult with Roads Department before submitting revised plans.
- 4 A detailed landscape plan shall be submitted, this shall include appropriate sections to show grading of slopes.
- 5 Full details of proposed foul and surface water drainage and water supply arrangements are required. In this regard no building shall be located within 5m of any such services with the potential to be taken in charge.

Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

03/02/00