

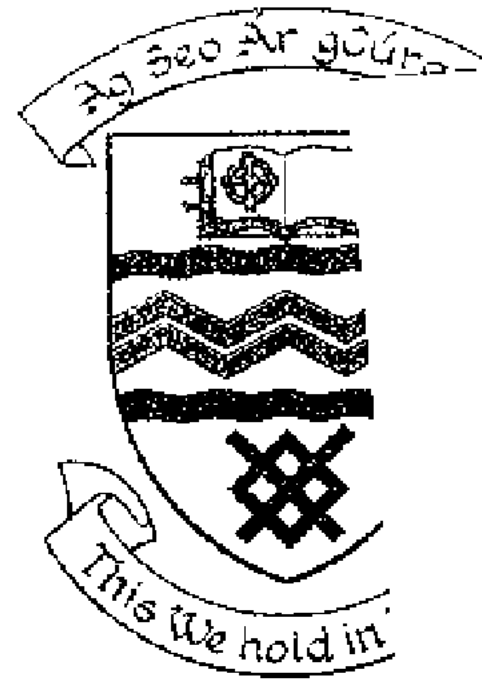
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0865	
1. Location	Lands to the north of Fortunestown Shopping Centre with frontage on to Cookstown Road and the proposed realigned Cookstown Road.		
2. Development	Development comprising three 3-storey blocks of apartments containing 45 apartments. Block A and B will be constructed over a basement car park on lands to the north of Fortunestown Shopping Centre with frontage on to Cookstown Road and the proposed re-aligned Cookstown Road. Part of the lands are currently in the ownership of South Dublin County Council. This application will include a proposal to construct the re-alignment of the Cookstown Road and to close part of the existing section of the road to the east of the shopping centre to vehicular traffic.		
3. Date of Application	06/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/02/2000 2.	1. 16/06/2000 2.
4. Submitted by	Name: Kenny Kane Associates, Address: 5 Clyde Lane, Ballsbridge,		
5. Applicant	Name: Mr. J. Crowe, Address: 9 Birchview Avenue, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 1794 Date 10/08/2000	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION	
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, Tamhlacht,
Baile Átha Cliath 24.

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LOCAL GOVERNMENT (PLANNING AND D.

Decision Order Number 1794	D
Register Reference S99A/0865	Date 06/12/99

Applicant Mr. J. Crowe,
App. Type Permission
Development Development comprising three 3-storey blocks of apartments containing 45 apartments. Block A and B will be constructed over a basement car park on lands to the north of Fortunestown Shopping Centre with frontage on to Cookstown Road and the proposed re-aligned Cookstown Road. Part of the lands are currently in the ownership of South Dublin County Council. This application will include a proposal to construct the re-alignment of the Cookstown Road and to close part of the existing section of the road to the east of the shopping centre to vehicular traffic.

Location Lands to the north of Fortunestown Shopping Centre with frontage on to Cookstown Road and the proposed realigned Cookstown 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 22/09/2000

Yours faithfully

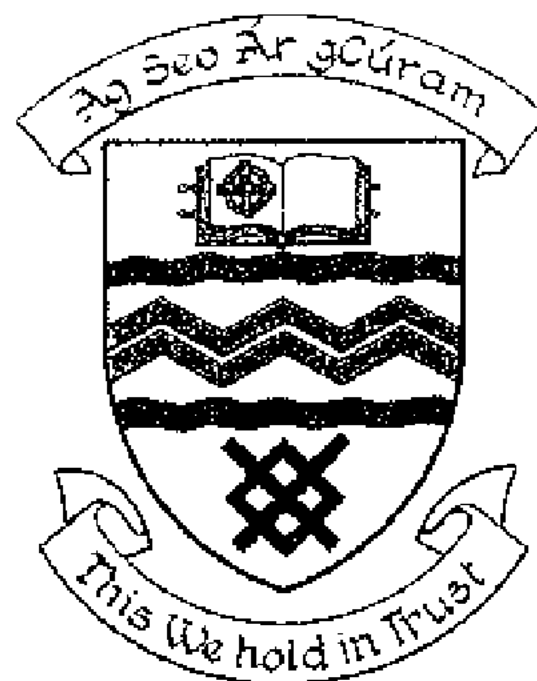
mj 10/08/00
for SENIOR ADMINISTRATIVE OFFICER

Kenny Kane Associates,
5 Clyde Lane,

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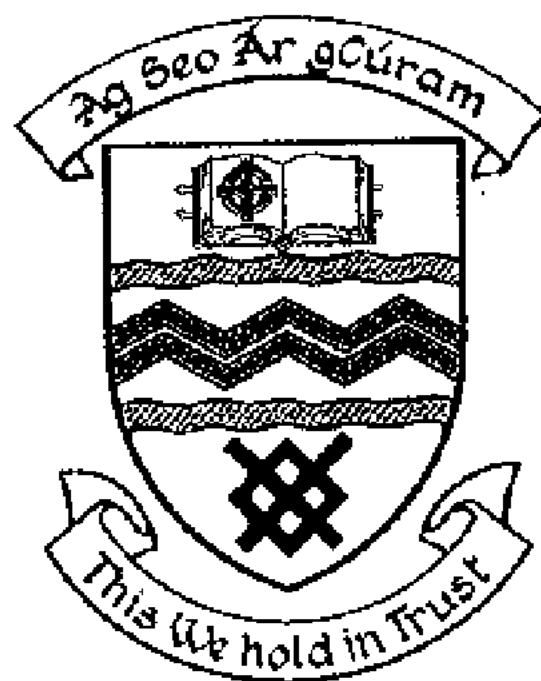
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REG REF. S99A/0865
Ballsbridge,
Dublin 4.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S99A/0865	
1. Location	Lands to the north of Fortunestown Shopping Centre with frontage on to Cookstown Road and the proposed realigned Cookstown Road.		
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3. Date of Application	06/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/02/2000 2. 26/10/20	1. 16/06/2000 2. 23/05/20
4. Submitted by	Name: Kenny Kane Associates, Address: 5 Clyde Lane, Ballsbridge,		
5. Applicant	Name: Mr. J. Crowe, Address: 9 Birchview Avenue, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 2690 Date 17/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3009 Date 26/09/2001	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
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SOUTH DUBLIN COUNTY COUNCIL
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Kenny Kane Associates,
5 Clyde Lane,
Ballsbridge,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 3009	Date of Final Grant 26/09/2001
Decision Order Number 2690	Date of Decision 17/08/2001
Register Reference S99A/0865	Date 23/05/01

Applicant Mr. J. Crowe,

Development Development comprising three 3-storey blocks of apartments containing 45 apartments. Block A and B will be constructed over a basement car park on lands to the north of Fortunestown Shopping Centre with frontage on to Cookstown Road and the proposed re-aligned Cookstown Road. Part of the lands are currently in the ownership of South Dublin County Council. This application will include a proposal to construct the re-alignment of the Cookstown Road and to close part of the existing section of the road to the east of the shopping centre to vehicular traffic.

Location Lands to the north of Fortunestown Shopping Centre with frontage on to Cookstown Road and the proposed realigned Cookstown Road.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 20/08/2001
Additional Information Requested/Received 03/02/2000 /16/06/2000

A Permission has been granted for the development described above,

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REG REF. S99A/0817

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subject to the following (21) Conditions.

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REG. REF. S99A/0817 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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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, revised for Additional Information received 16/06/00, unsolicited Additional Information received 04/06/00, clarification of Additional Information received 23/05/01 and unsolicited Additional Information received 14/08/01 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 each apartment be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority, full details and samples of the proposed exterior wall and roof finishes to the development.

REASON:

In the interest of architectural harmony and visual amenity.

- 4 The water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
 - i) Prior to the commencement of development the applicant shall submit, for the written agreement of the Environmental Services Department, a detailed design for the new gravity foul sewer to serve the development. This shall include a layout clearly showing the location of all proposed sewers and manholes together with pipe sizes, gradients, cover, invert and finished floor levels, up to and including the connection to existing 750mm public sewer. The new sewer shall be a minimum of 225mm in diameter and laid at an adequate gradient to achieve self-cleansing velocity. Where the new sewer crosses public roads or open spaces the requirements of the Roads and Parks Departments shall be adhered to. This shall apply particularly in relation to the protection and reinstatement of the park. The applicant shall enter into a written wayleave agreement with South Dublin County Council with regard to the new foul sewer.
 - ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - iii) Applicant to ensure full and complete separation of

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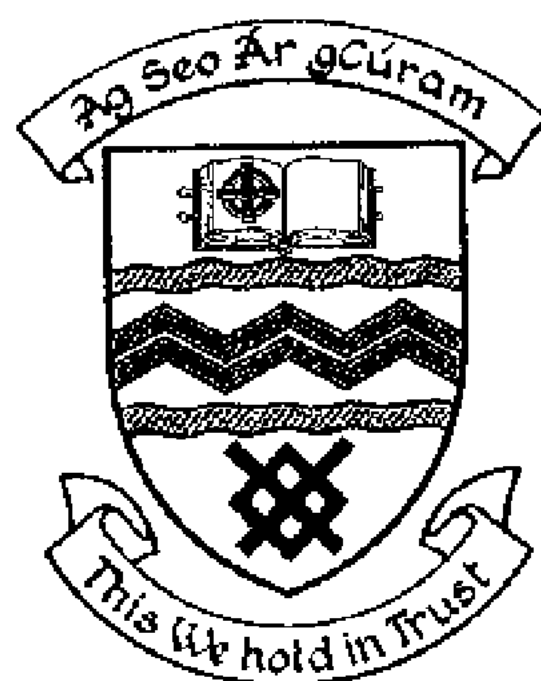
REG REF. S99A/0947

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foul and surface water systems.

iv) 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.

v) The applicant is proposing to drain the surface water from the apartment development and some of the new road via what is nominally referred to as a 450mm diameter surface water sewer. In order for the applicant to utilise this sewer prior to the commencement of development the applicant will be required to carry out a detailed survey of this pipe, including trial holes and a CCTV inspection, in conjunction with the Drainage Area Engineer (Deansrath Depot: Telephone: 4570784). Full results of this survey, including details of size, gradient, routing, outfall location and condition of this pipe shall be supplied in writing to the Planning Authority. If this sewer proves unsuitable any alternative surface water drainage outlet will require prior written approval from the Planning Authority.

vi) Based on the result of the survey of the '450mm diameter' surface water sewer the amount of surface water attenuation required for the development will be agreed in writing with the Planning Authority.

vii) The diversion of any public sewer shall not result in loss of capacity in the sewer and shall be carried out by the County Council at the applicant's prior expense prior to the commencement of work on site.

viii) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.

ix) Prior to the commencement of development the applicant shall liaise with the Water Area Engineer (Deansrath Depot, Telephone: 01-4570784) to arrange, at the applicants prior expense, flow and pressure tests on the existing 100mm watermains to determine whether adequate flow and pressure exist to properly serve the development. If this 100mm main proves unsuitable an alternative point of connection may be required.

x) No buildings shall be located within 5m of any of the existing or proposed 10m diameter watermains.

xi) The watermains serving the site shall be fitted, to the satisfaction of the Water Management Section of South Dublin County Council with a meter, remote readout and logger.

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

xiii) Each apartment shall have its own individual service

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connection to the new watermain and 24hour water storage.
xiv) The connection to and tapping of public watermain
shall be carried out by South Dublin County Council
personnel at the applicant's prior expense.

REASON:

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

- 5 The following roads conditions shall be strictly adhered to:
- i) The back of the footpath to be constructed along line of new boundary fence. This will increase the grass verge width to 3.2m along site frontage.
 - ii) Applicant to construct the new road as shown on drawing no. 00140/06. The details to be agreed in writing with the Roads Department and submitted for the written agreement of the Planning Authority before development commences.

REASON:

In the interest of pedestrian and traffic safety.

- 6 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.

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

REASON:

In the interest of amenity and public safety.

- 8 That no residential unit 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 an acceptable apartment naming and 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.

- 10 Prior to the commencement of works on site, the developer shall:

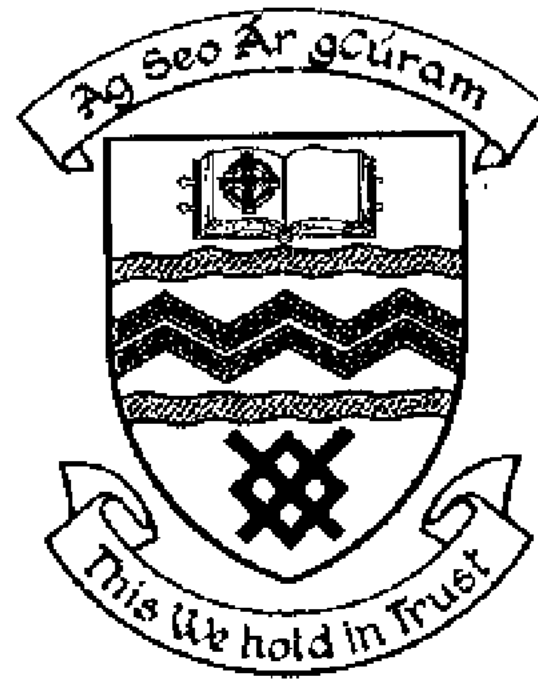
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S99A/0067

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i) agree with the Parks and Landscape Services Department, and submit to the Planning Department, a detailed landscape plan with full works specification and a bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and planting as necessary,

ii) submit revised drawings showing the site boundary treatment consisting of railings on top of a 0.5 metre perimeter wall. The height of the combined wall and railing boundary shall not exceed 2 metres in height. The walls shall be constructed in solid blockwork, capped, and plastered on both sides, or may be constructed in solid brickwork. The railings shall not consist of palisade fencing.

REASON:

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

- 11 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 12 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.

- 13 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 14 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S99A/00167

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- 15 That details of the Management Agreement for the maintenance and Control of the site including open spaces 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.

- 16 Prior to commencement of development the developer shall submit and agree in writing with the Planning Authority detailed proposals for compliance with the Council's Housing Strategy prepared in accordance with Part V of the Planning and Development Act 2000 as referred to in Section 2.2.7(ii) and as set out in "Appendix F" of the South Dublin County Development Plan 1998.

REASON:

To promote social integration and having regard to the policy/objectives of the Council's Housing Strategy as contained in the South Dublin County Development Plan 1998.

- 17 That a financial contribution in the sum of £32,400 (thirty two thousand four hundred pounds) EUR 41,140 (forty one thousand one hundred and forty 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.

- 18 That a financial contribution in the sum of £85,050 (eighty five thousand and fifty pounds) EUR 107,991 (one hundred and seven thousand nine hundred and ninety 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.

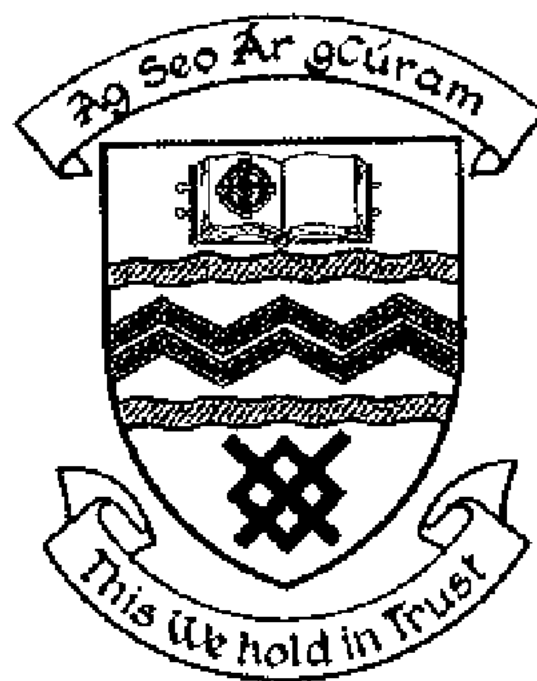
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- 19 That a financial contribution in the sum of £30,375 (thirty thousand three hundred and seventy five pounds) EUR 38,568 (thirty eight thousand five hundred and sixty eight euros) be paid by the proposer to South Dublin County Council towards the 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.

- 20 That a financial contribution in the sum of £46,287 (forty six thousand two hundred and eighty seven pounds) EUR 58,772 (fifty eight thousand seven hundred and seventy two euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves 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 development should contribute towards the cost of the works.

- 21 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £45,000 (forty five thousand pounds) EUR 57,138 (fifty seven thousand one hundred and thirty eight euros), a bond of an Insurance Company of £67,500 (sixty seven thousand five hundred pounds) EUR 85,707 (eighty five thousand seven hundred and seven euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.

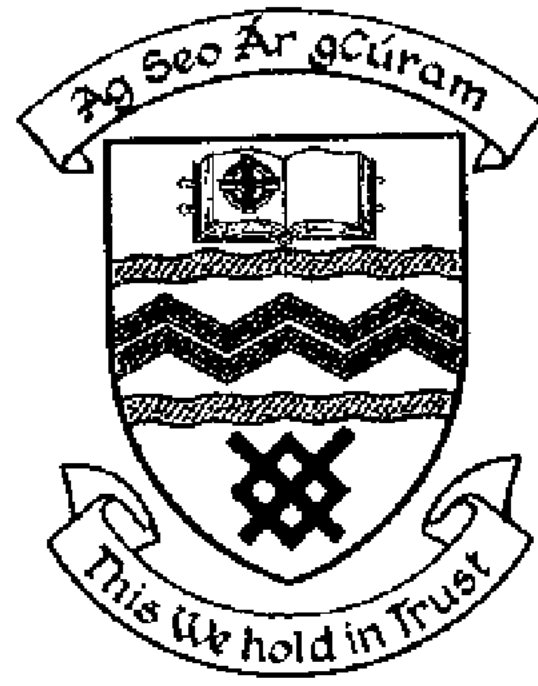
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REG. REF. S99A/0807

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- (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.

.....27/09/01
for SENIOR ADMINISTRATIVE OFFICER

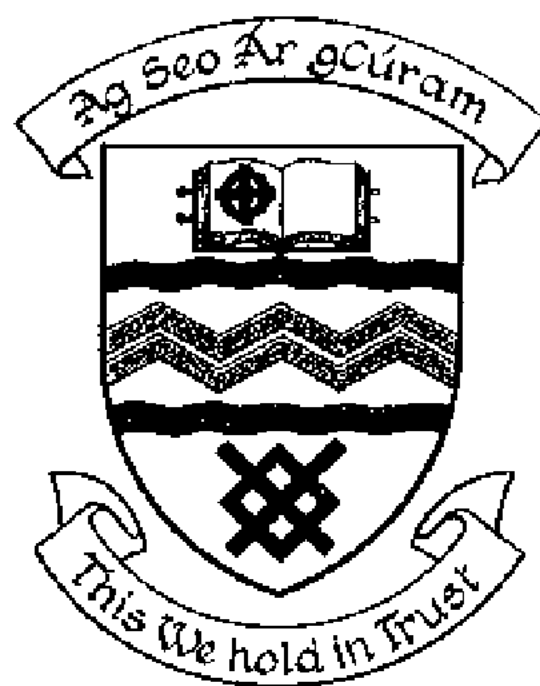
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0865	
1. Location	Lands to the north of Fortunestown Shopping Centre with frontage on to Cookstown Road and the proposed realigned Cookstown Road.		
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3a. Type of Application	Permission	1. 03/02/2000 2. 26/10/20	1. 16/06/2000 2.
4. Submitted by	Name: Kenny Kane Associates, Address: 5 Clyde Lane, Ballsbridge,		
5. Applicant	Name: Mr. J. Crowe, Address: 9 Birchview Avenue, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 2391 Date 26/10/2000	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			
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13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14.	 Registrar	 Date	 Receipt No.

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

Decision Order Number 2131	Date of Decision 20/09/2000
Register Reference S99A/0865	Date 06/12/99

Applicant Mr. J. Crowe,
App. Type Permission
Development Development comprising three 3-storey blocks of apartments containing 45 apartments. Block A and B will be constructed over a basement car park on lands to the north of Fortunestown Shopping Centre with frontage on to Cookstown Road and the proposed re-aligned Cookstown Road. Part of the lands are currently in the ownership of South Dublin County Council. This application will include a proposal to construct the re-alignment of the Cookstown Road and to close part of the existing section of the road to the east of the shopping centre to vehicular traffic.

Location Lands to the north of Fortunestown Shopping Centre with frontage on to Cookstown Road and the proposed realigned Cookstown 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 27/10/2000

Yours faithfully

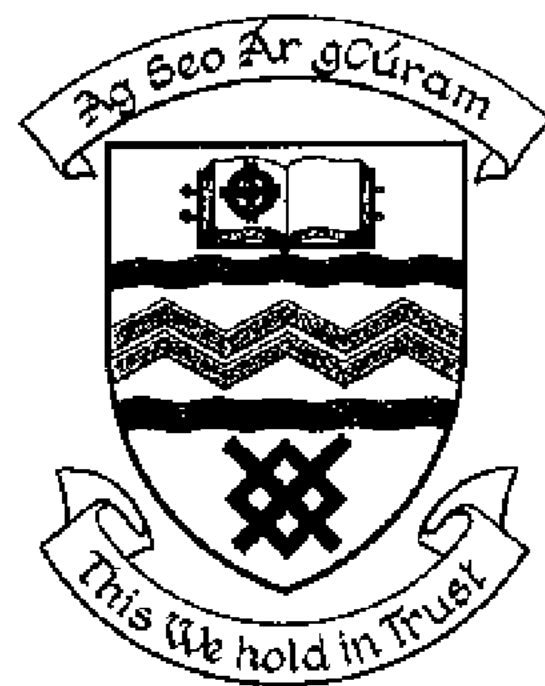
 20/09/00
for SENIOR ADMINISTRATIVE OFFICER

Kenny Kane Associates,
5 Clyde Lane,

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

Decision Order Number 0205	Date of Decision 03/02/2000
Register Reference S99A/0865	Date: 06/12/99

Applicant Mr. J. Crowe,
Development Development comprising three 3-storey blocks of apartments containing 45 apartments. Block A and B will be constructed over a basement car park on lands to the north of Fortunestown Shopping Centre with frontage on to Cookstown Road and the proposed re-aligned Cookstown Road. Part of the lands are currently in the ownership of South Dublin County Council. This application will include a proposal to construct the re-alignment of the Cookstown Road and to close part of the existing section of the road to the east of the shopping centre to vehicular traffic.

Location Lands to the north of Fortunestown Shopping Centre with frontage on to Cookstown Road and the proposed realigned Cookstown Road.

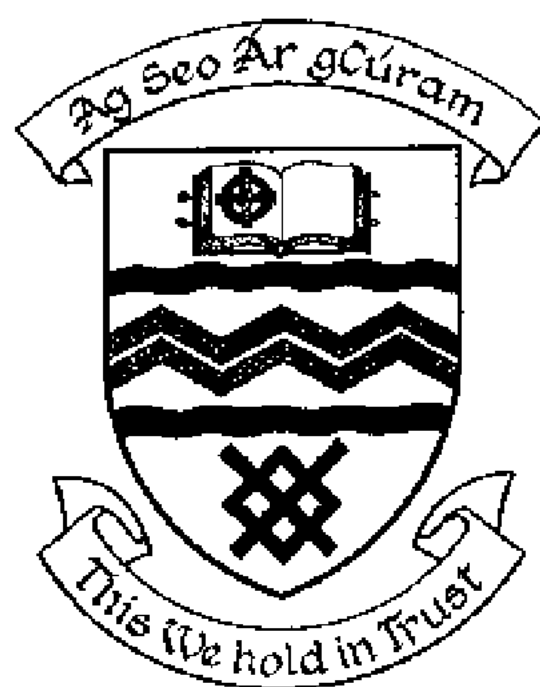
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 06/12/99 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 planning authority notes that the plans as lodged do not match the scales stated on the drawings. The applicant is required to submit a full set of drawings of correctly stated scales in order to allow the Planning Authority to assess the application and how it affects the road reservation at this location.
- 2 The Planning Authority note that the layout as proposed includes for the provision of a large landscaped area lodged between the boundary of the site and the road boundary. This

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5 Clyde Lane,
Ballsbridge,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
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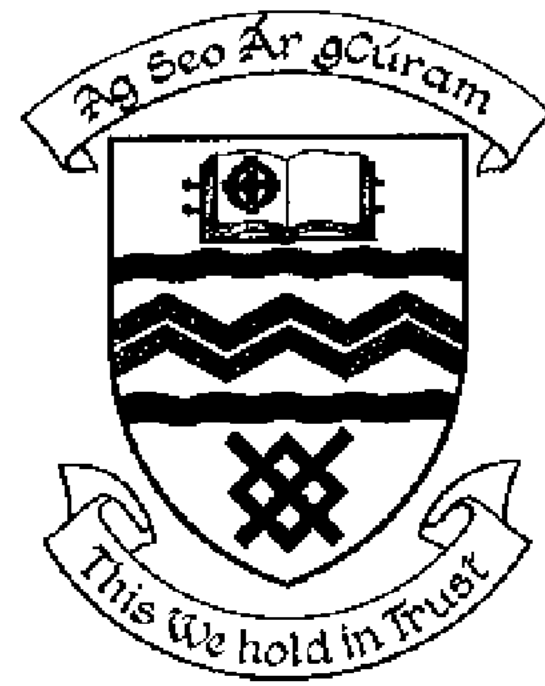
is not acceptable to the Planning Authority. The applicant is requested to submit a revised proposal which provides for the omission of this landscaped area and which shows the proposed buildings fronting directly onto the realigned roadway.

- 3 The Planning Authority note that the layout as proposed shows the apartments being constructed over part of the existing roadway (which is to be closed) and in which there are likely to be services located. The applicant is requested to submit proposals for the relocation and or removal of these services. No building shall lie within 5m of any watermain/sewer less than 225mm in diameter and within 8m of watermain/sewer greater than 225mm in diameter.
- 4 The development requires the provision of 88 no. car parking spaces to cater for the proposed development in accordance with Development Plan standards. A total of 60 no. spaces are shown on the lodged plans. The applicant is requested to submit a revised proposal which includes for the provision of 28 additional spaces in order to comply with the requirements of the Development Plan.
- 5 As the development cannot be carried out until such time as the old roadway has been closed it is essential that the re-alignment occurs prior to any other development being carried out. The applicant is requested to submit a timescale and phasing programme for the necessary works to be carried out and also to submit details as to how the proposed realignment is to be financed. The applicant should note the following:-
 - (a) The plots of Council land which the applicant wishes to purchase can only be sold to the registered owner of the adjoining lands. In this case the applicant must therefore be the registered owner of the lands adjoining the site.
 - (b) The extinguishment of the public right of way over the existing Cookstown Road is a reserved function of the elected members of the Council and is subject to a statutory procedure, notwithstanding any grant of planning permission.
 - (c) The disposal of Council owned lands is subject to agreement on the terms of disposal and to the

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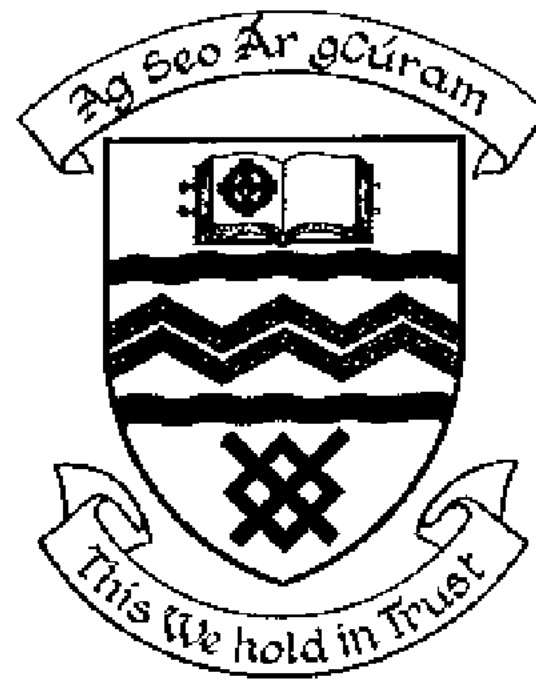
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statutory approval of the elected members of the Council notwithstanding any grant of planning permission.

- 6 (a) The applicant is requested to submit full details of foul and surface water drainage inclusive of details of pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer.
- (b) The applicant is requested to submit details of surface water attenuation including details of storage structures and control devices. Surface water run-off shall be maintained at pre-development levels.
- 7 The applicant is requested to submit a detailed watermain layout indicating watermain sizes, valve, metre and hydrant layout and details of the proposed point of connection to existing watermains. The applicant should ensure the following:-
- (a) All watermains greater than 150mm diameter shall be Ductile Iron.
- (b) No part of the proposed development shall be greater than 46m from a hydrant.
- (c) Watermains shall be laid in public open spaces.
- (d) No building shall lie within 5m of any watermains less than 225mm in diameter and within 8m of watermains greater than 225mm in diameter. This should be considered especially in the light of existing services located in the footpath of the road to be closed. The proposed building lies in close proximity to same.
- 8 The applicant is requested to submit a plan indicating the various land ownerships involved within the application site.
- 9 The applicant is requested to submit details/plans in respect of facilities for refuse bin storage, fuel storage if relevant, clothes drying and cycle storage.

Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

04/02/00