

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0847	
1. Location	St. Brigid's, Convent View, fronting Boot Road/Fonthill Road and Commons Road, Clondalkin, Dublin 22.		
2. Development	Demolition of derelict house and storage building and construction of 16 additional apartments (4 no. 1 bed. and 12 no. 2 bed) in 2/3 storey block as an extension to an already approved residential development of 44 apartments (reg. ref. S99A/0153) and extended basement car park with revised access from Commons Road for 41 car-parking spaces all on enlarged site incorporating minor elevational and internal alterations to already approved development at site at St. Brigid's, Convent View, fronting Boot Road/Fonthill Road and Commons Road, Clondalkin, Dublin 22.		
3. Date of Application	26/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Pierce & Associates, Address: 104 Francis Street, Dublin 8.		
5. Applicant	Name: Ingelstone Trading Co. Ltd., Address: 605 North Circular Road, Dublin 1.		
6. Decision	O.C.M. No. 0909 Date 28/04/2000	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

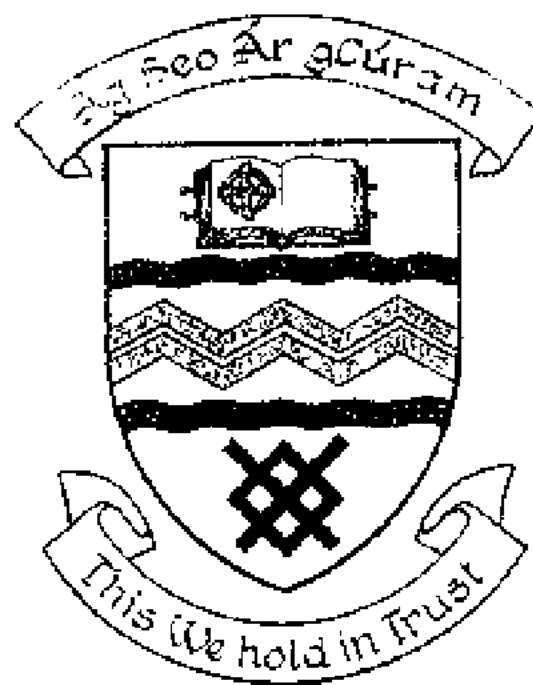
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Receipt No.

COMHAIRLE CHONTAE AITHA CLIATH IREANN

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0909	Date of Decision 28/04/2000
Register Reference S99A/0847	Date: 26/11/99

Applicant Ingelstone Trading Co. Ltd.,

Development Demolition of derelict house and storage building and construction of 16 additional apartments (4 no. 1 bed. and 12 no. 2 bed) in 2/3 storey block as an extension to an already approved residential development of 44 apartments (reg. ref. S99A/0153) and extended basement car park with revised access from Commons Road for 41 car-parking spaces all on enlarged site incorporating minor elevational and internal alterations to already approved development at site at St. Brigid's, Convent View, fronting Boot Road/Fonthill Road and Commons Road, Clondalkin, Dublin 22.

Location St. Brigid's, Convent View, fronting Boot Road/Fonthill Road and Commons Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 28/04/2000

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

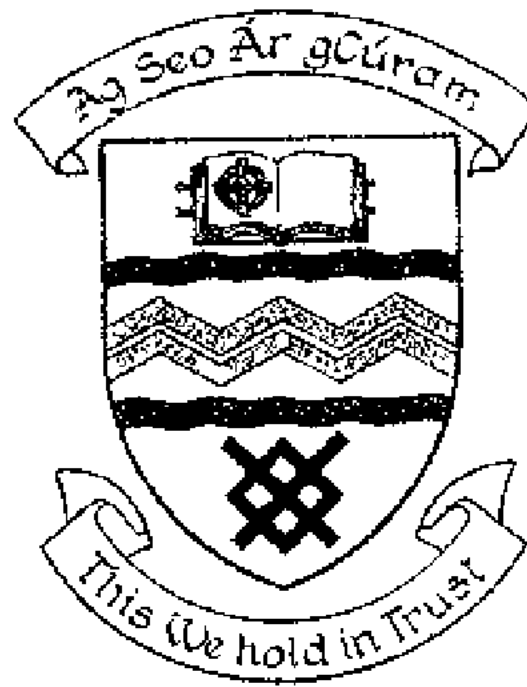
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (22) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Pierce & Associates,
104 Francis Street,
Dublin 8.

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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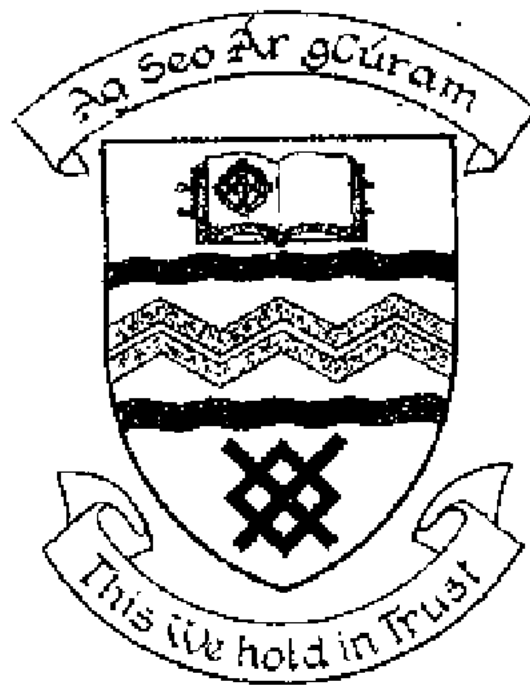
..... 28/04/00
for SENIOR ADMINISTRATIVE OFFICER

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, 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 Prior to commencement of development on the proposed site, the applicant shall consult with the Environmental Services Department and submit details of the proposed watermain layout including watermain size, valve, meter and hydrant layout, and the proposed point of connection to the existing watermain. Layout to be in accordance with Part B of the 1997 Building Regulations.
REASON:
In the interest of public health and the proper planning and development of the area.
- 3 The applicant shall revise the basement car park layout as indicated on Drawing NO. PP.03A submitted with the application on 29/02/00 such that the number of parking spaces with access onto Commons Road is limited to serve the 16 units constructed as an extension. The basement layout should ensure that parking spaces provided for the 44 units

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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are separated from the parking spaces for the 16 units in such a way that no through traffic can pass from Commons Road to Boot Road through the basement car park. The restriction on the amount of vehicles with access onto the Commons Road side should ensure that the impact of the development on the level of residential amenity currently enjoyed by residents of Commons Road is minimised.

REASON:

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

- 4 The applicant shall ensure that the development presents a good quality appearance to surrounding sites and roadways, especially to the Fonthill Road and Commons Road, through adequate landscaping, screening of open areas and treatment of all site boundaries. In this regard the developer shall implement the landscaping schemes indicated on drawings submitted with the application on 29/02/00. Prior to the commencement of works on site, the developer is to agree with the Parks and Landscapes Services Department and submit to the Planning Department details of the boundary treatment where the development adjoins the Fonthill Road/Boot Road. Details should include the proposed height, colour and materials to be used in a wall/railing boundary. The developer shall also be required to submit a time scale for the implementation of the landscaping scheme proposed. These works are to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge, available for the Parks and Landscape Services Department.

REASON:

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

- 5 Prior to commencement of development details of all external finishes, including samples, shall be submitted for the written agreement of the Planning Authority.

REASON:

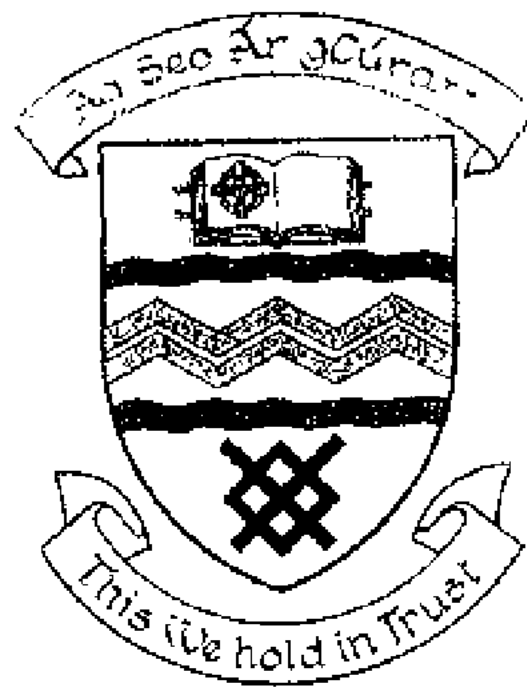
In the interest of visual amenity.

- 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.

COMHAIRLE CHOINTAE AITHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
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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 no apartment 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 County Council before any constructional work takes place on the proposed units.

REASON:

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

- 10 That full details of any proposed vehicular entrance gates shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.

REASON:

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

- 11 Buildings should be set back a minimum of 9m from the Fonthill Road.

REASON:

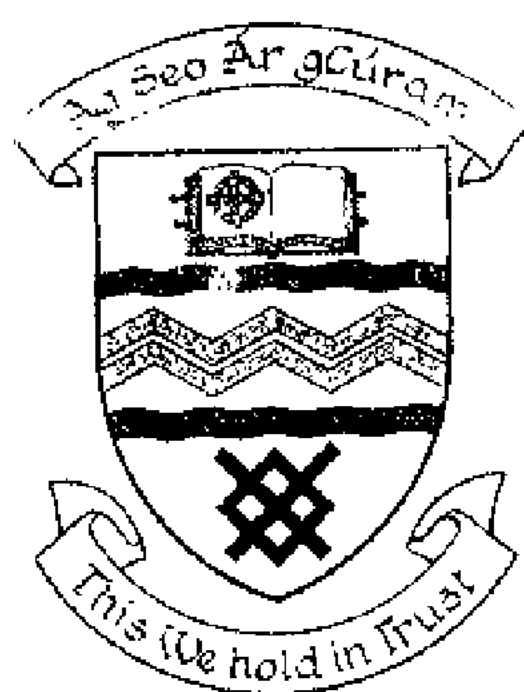
In the interest of the proper planning and development of the area.

- 12 In relation to foul drainage:

- (a) The applicant to submit, before commencement of construction, full details of proposed drainage, including pipe sizes, long sections, gradients, cover and invert levels, up to and including

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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- (b) connection to the public sewer.
- (b) The applicant shall ensure full and complete separation of foul and surface water systems.
- (c) No building within 5m of public sewer or sewer with potential to be taken in charge.
- (d) 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.

REASON:

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

13 In relation to surface water:

- (a) The applicant to submit, before commencement of construction, full details of proposed drainage, including pipe sizes, long sections, gradients, cover and invert levels, up to and including connection to the public sewer.
- (b) The applicant shall ensure full and complete separation of foul and surface water systems.
- (c) No building within 5m of public sewer or sewer with potential to be taken in charge.
- (d) 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.

REASON:

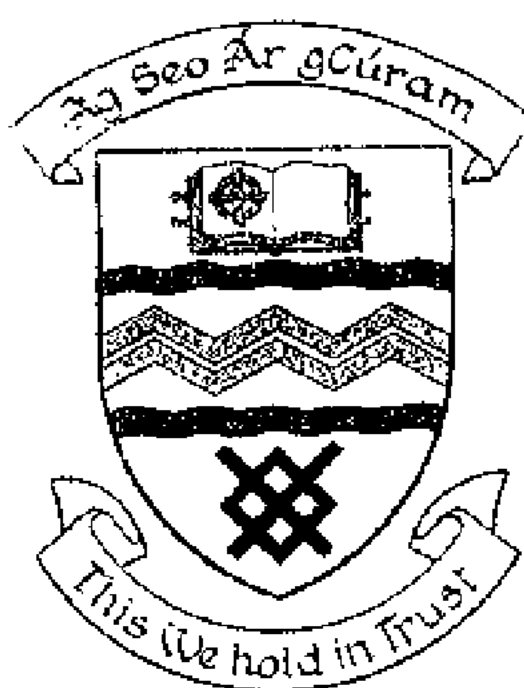
In the interest of the proper planning and development of the area.

14 In relation to water:

- (a) No unit shall be further than 50m for a fire hydrant.
- (b) Watermains shall be laid in open space.
- (c) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
- (d) All connections, swabbing, chlorination and tappings

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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of mains to be carried out by South Dublin County Council personnel at applicants prior expense.

(e) 24hr storage per unit shall be provided.
Applicants may need to install balancing tanks and booster pumps on rising main to serve units on the upper storeys.

REASON:

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

- 15 That access to and use of the proposed basement car parking spaces shall be freely available to all occupants of the proposed development at all times.

REASON:

To ensure that on-street car parking does not arise in the vicinity of the site due to financial or other restrictions upon the use of on-site car parking to occupants of the development.

- 16 That a financial contribution in the sum of £9,200 (nine thousand two hundred pounds) EUR 11,681 (eleven thousand six hundred and eighty 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.

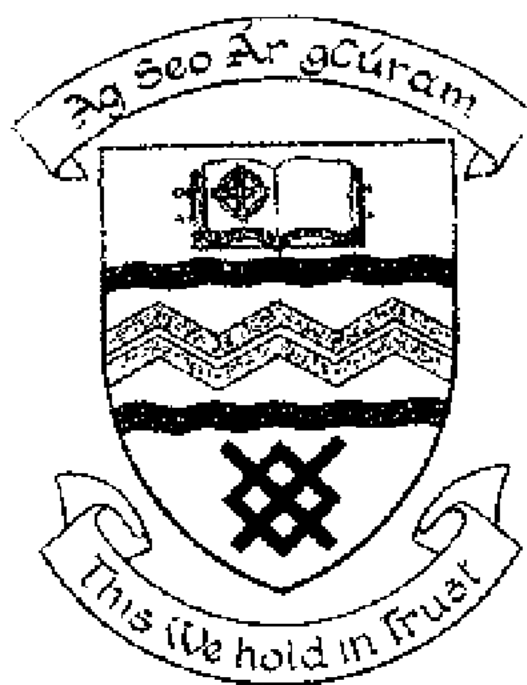
- 17 That a financial contribution in the sum of £29,360 (twenty nine thousand three hundred and sixty pounds) EUR 37,279 (thirty seven thousand two hundred and seventy nine euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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improvement works and traffic management schemes
facilitating the proposed development.

- 18 That a financial contribution in the sum of £29,662 (twenty nine thousand six hundred and sixty two pounds) EUR 37,662 (thirty seven thousand six hundred and sixty 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 Corkagh 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.

- 19 That a financial contribution in the sum of £500 (five hundred pounds) EUR 634 (six hundred and thirty four euros) be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer 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.

- 20 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewers, watermains or drains has been given by:-

- a. Lodgement with the Council of an approved bond or letter of guarantee in the sum of £24,000 (twenty four thousand pounds) EUR 30,473 (thirty thousand four hundred and seventy three euros)
OR...../
- b. Lodgement with the Council of a Cash Sum of £16,000 (sixteen thousand pounds) EUR 20,315 (twenty

COMHAIRLE CHONTAE ATHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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thousand three hundred and fifteen euros) to be
applied by the Council at its absolute discretion is
such services are not provided to its satisfaction.

REASON:

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

- 21 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.

- 22 That arrangements be made with regard to the payment of
financial contributions and lodgement of security in respect
of the overall development, as required by Condition No's.
10, 11, 12, 13 and 14 of Register Reference S99A/0153,
arrangements to be made prior to commencement of
development.

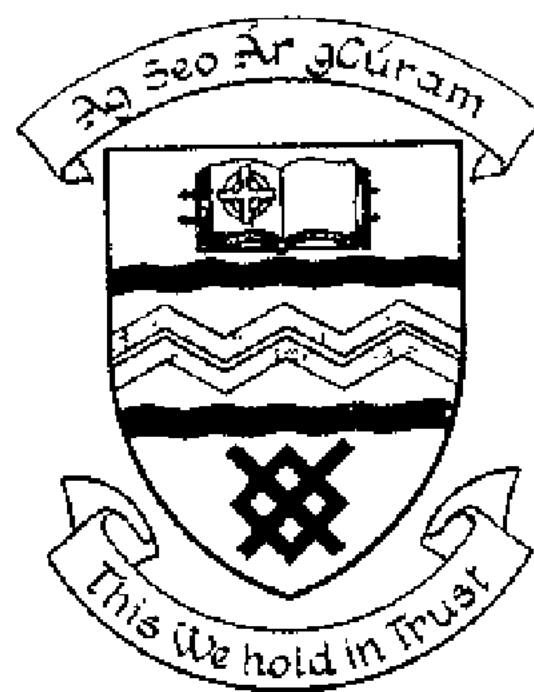
REASON:

It is considered reasonable that the developer should
contribute towards the cost of providing services and to
ensure that a ready sanction may be available to the Council
to induce provision of services and prevent disamenity in
the development.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0582	Date of Decision 22/03/2000
Register Reference S99A/0847	Date 26/11/99

Applicant Ingelstone Trading Co. Ltd.,
App. Type Permission
Development Demolition of derelict house and storage building at Commons Road and construction of 26 (13 one bed and 13 two bed) additional apartments in 3 storey block as an extension to an already approved residential development of 44 apartments (reg. ref. S99A/0153) and extended basement car park with access from Boot Road as previously approved all on enlarged site incorporating minor elevation and internal alterations to already approved development at site at St. Brigid's Convent View, fronting Boot Road/Fonthill Road and Commons Road, Clondalkin, Dublin 22.

Location St. Brigid's, Convent View, fronting Boot Road/Fonthill Road and Commons Road, 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 28/04/2000

Yours faithfully

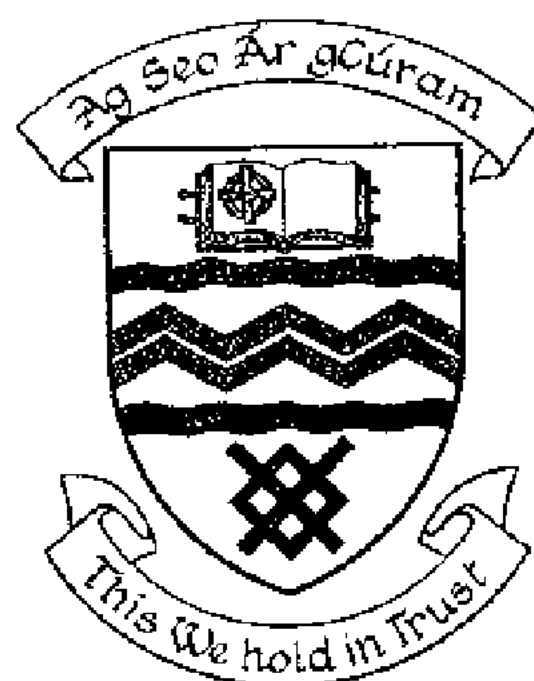
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for SENIOR ADMINISTRATIVE OFFICER

Pierce & Associates,
104 Francis Street,
Dublin 8.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0410	Date of Decision 24/02/2000 <i>LA</i>
Register Reference S99A/0847	Date 26/11/99

Applicant Ingelstone Trading Co. Ltd.,
App. Type Permission
Development Demolition of derelict house and storage building at Commons Road and construction of 26 (13 one bed and 13 two bed) additional apartments in 3 storey block as an extension to an already approved residential development of 44 apartments (reg. ref. S99A/0153) and extended basement car park with access from Boot Road as previously approved all on enlarged site incorporating minor elevation and internal alterations to already approved development at site at St. Brigid's Convent View, fronting Boot Road/Fonthill Road and Commons Road, Clondalkin, Dublin 22.

Location St. Brigid's, Convent View, fronting Boot Road/Fonthill Road and Commons Road, Clondalkin, Dublin 22.

Dear Sir / Madam,

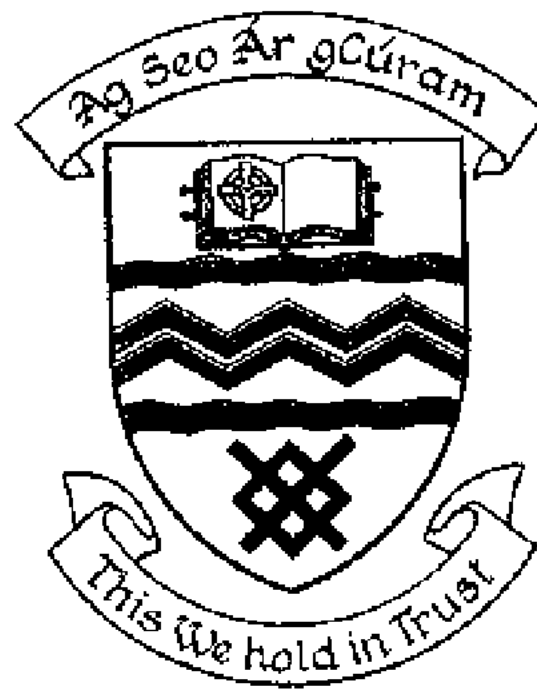
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 26/03/2000

Yours faithfully

LA
..... 25/02/00
for SENIOR ADMINISTRATIVE OFFICER

Pierce & Associates,
104 Francis Street,
Dublin 8.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0132	Date of Decision 24/01/2000 <i>1-14</i>
Register Reference S99A/0847	Date 26/11/99

Applicant Ingelstone Trading Co. Ltd.,
App. Type Permission
Development Demolition of derelict house and storage building at Commons Road and construction of 26 (13 one bed and 13 two bed) additional apartments in 3 storey block as an extension to an already approved residential development of 44 apartments (reg. ref. S99A/0153) and extended basement car park with access from Boot Road as previously approved all on enlarged site incorporating minor elevation and internal alterations to already approved development at site at St. Brigid's. Convent View, fronting Boot Road/Fonthill Road and Commons Road, Clondalkin, Dublin 22.

Location St. Brigid's, Convent View, fronting Boot Road/Fonthill Road and Commons Road, 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

1-14 24/01/00
for SENIOR ADMINISTRATIVE OFFICER

Pierce & Associates,
104 Francis Street,
Dublin 8.