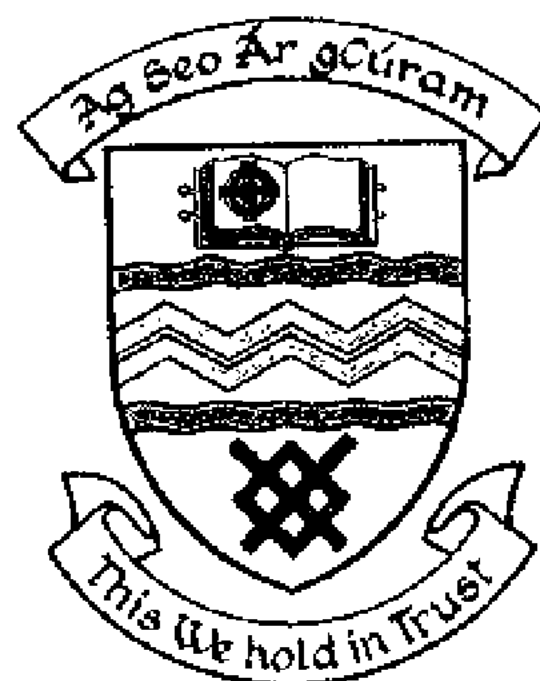


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0779	
1. Location	Kilteel Road, Tootenhill Td., Rathcoole, Co. Dublin.		
2. Development	Residential development comprising 187 no. 2, 3 and 4 bedroom houses, inclusive of 7 no. bungalows on site no's 101-107 and ancillary works.		
3. Date of Application	03/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/12/1999 2. 19/04/20	1. 25/01/2000 2. 18/05/20
4. Submitted by	Name: F.L. Bent (AP&DS) Address: 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Cavan Developments, Address: "The Pastures", Newtown, Hantwell, Kill, Co. Kildare.		
6. Decision	O.C.M. No. 1552 Date 14/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2071 Date 08/09/2000	Effect AP GRANT PERMISSION	
8. Appeal Lodged	14/08/2000	Written Representations	
9. Appeal Decision	01/09/2000	Appeal Withdrawn	
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar	 Date	 Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
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F.L. Bent (AP&DS)
25 Grosvenor Court,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2071	Date of Final Grant 08/09/2000
Decision Order Number 1552	Date of Decision 14/07/2000
Register Reference S99A/0779	Date 18/05/00

Applicant Cavan Developments,

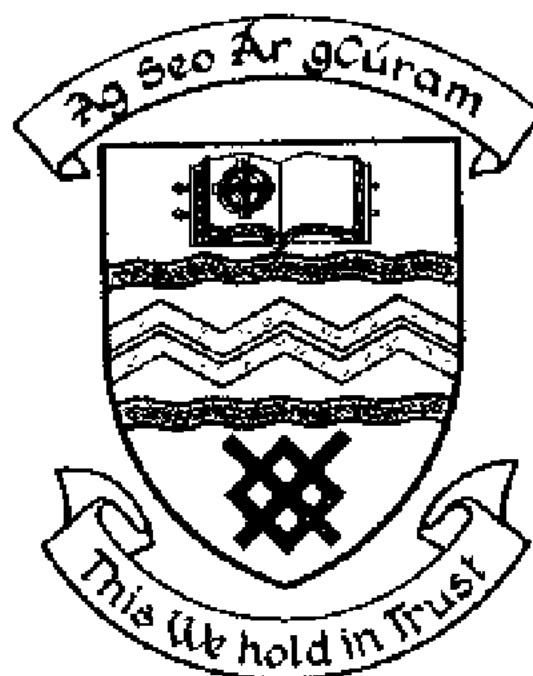
Development Residential development comprising 187 no. 2, 3 and 4
bedroom houses, inclusive of 7 no. bungalows on site no's
101-107 and ancillary works.

Location Kiltel Road, Tootenhill Td., Rathcoole, Co. Dublin.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 20/04/2000
Additional Information Requested/Received 21/12/1999 /25/01/2000

A Permission has been granted for the development described above,
subject to the following (33) Conditions.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 25/01/00 and Unsolicited Additional Information received on 13/12/99 and 09/03/00 and 14/03/00 and 01/06/00 and Clarification of Additional Information received on 18/05/00, 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 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.

- 3 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.

- 4 That public lighting be provided as each street 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.

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

REASON:

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

- 6 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:

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

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. Full details shall be submitted to and agreed with the Environmental Services Department before development commences.

REASON:

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

- 8 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.

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

REASON:

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

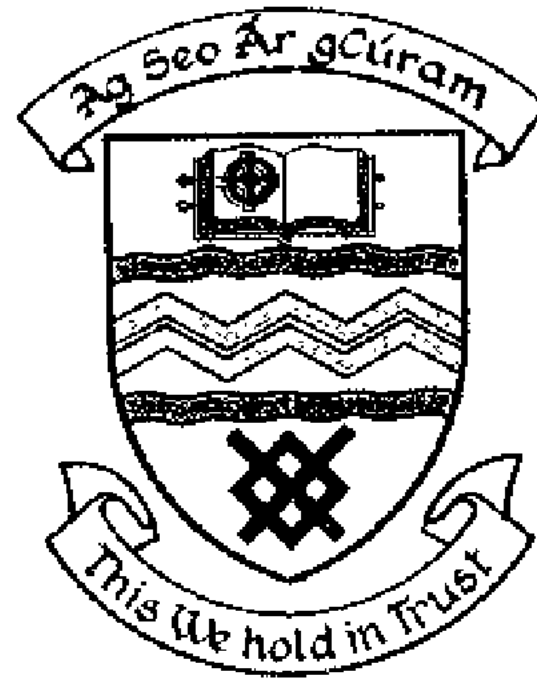
- 10 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County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

REASON:

In the interest of visual amenity.

- 11 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the

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development, until taken in charge by the Council.

REASON:

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

- 12 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 13 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.

- 14 Prior to the commencement of works on site the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of at least eighteen months and bill of quantities for the development of the open space. This plan to including grading, topsoiling, seeding, paths, drainage, boundary treatment, planting and street trees planting as necessary. These works to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department.

REASON:

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

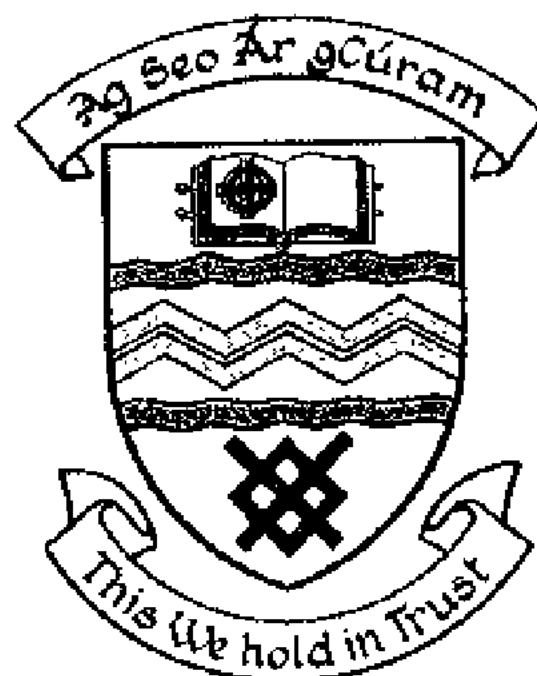
- 15 The dwellings at site No's. 89, 90, 42 and 43 shall be single storey only in accordance with plans and details to be submitted to and agreed by the Planning Authority before development commences.

REASON:

To protect the amenities of existing neighbouring properties.

- 16 All glazing in the side elevations of dwellings at sites 90, 43 and 42 facing existing properties at Tootenhill shall be glazed with obscured or frosted glass in accordance with plans and details to be submitted to and agreed by the

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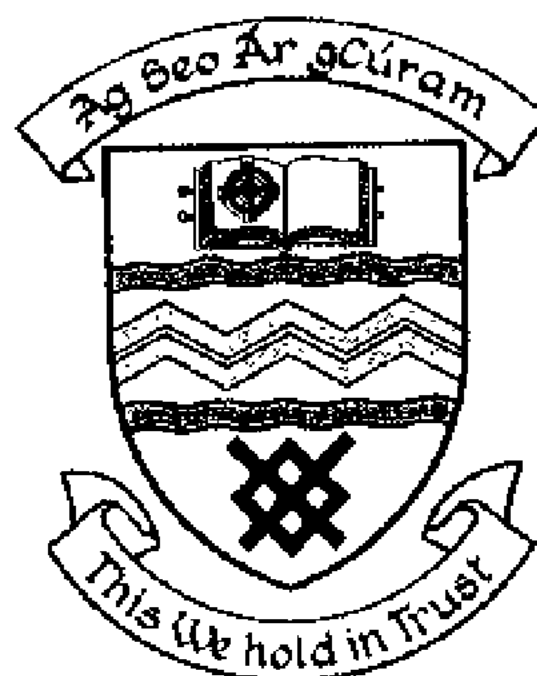
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- Planning Authority before development commences.
 REASON:
 To protect the amenities of neighbouring existing properties.
- 17 Details of the proposed treatment of all boundaries of the application site including the retention of existing hedges and trees where desirable, shall be submitted to and agreed with the Planning Authority before development commences.
 REASON:
 In the interests of amenity and the proper planning and development of the area.
- 18 Details and samples of all proposed external facing and roofing materials shall be submitted to and agreed by the Planning Authority before development commences.
 REASON:
 In the interest of visual amenity.
- 19 A 2 metre high screen wall of materials/finish to be agreed with the Planning Authority shall be erected on the boundary with 82 Rathlawns as indicated on plans received as additional information on 25/01/00 and unsolicited additional information received on 14/03/00.
 REASON:
 To protect the amenity of 82 Rathlawns and in the interests of the proper planning and development of the area.
- 20 This permission does not in itself convey the right to extinguish, obstruct or otherwise interfere with any public or private right of way through or adjacent to the site.
 REASON:
 In the interest of the proper planning and development of the area.
- 21 The access to Killeel Road including the vision splay, radii and proposed verge and footpath to Killeel Road shall be constructed as indicated on the plans submitted as additional information received on 25/01/00 and unsolicited additional information on 14/03/00 before any of the permitted dwellings are first occupied.
 REASON:
 In the interest of the proper planning and development of the area.
- 22 The surface water attenuation tanks shall be fenced off from the public open space and gates provided for access for maintenance. Details shall be submitted to and agreed with the Planning Authority before development commences.

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REASON:

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

- 23 Work shall not take place on the site during the construction period other than between the hours of 8am-6pm Mondays to Fridays, 8am-1pm on Saturdays and not at all on Sundays and Bank Holidays.

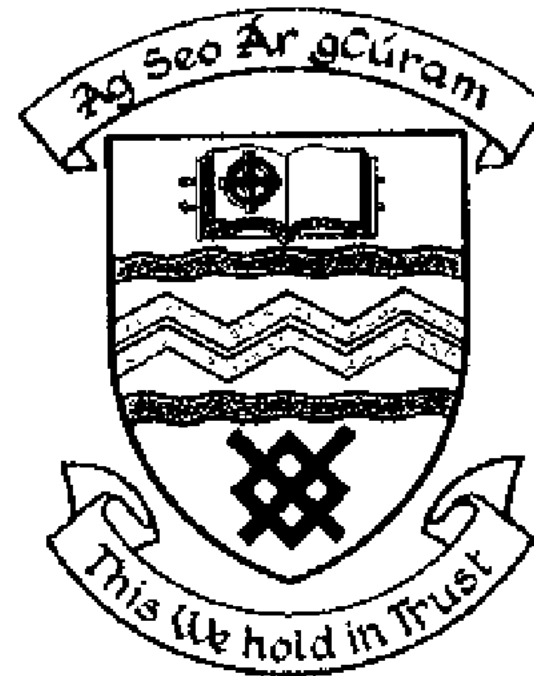
REASON:

To protect the amenities of neighbouring residents.

- 24 The following requirements of the County Council's Environmental Services Department shall be strictly adhered to in the development:-

- (i) No development shall commence until the County Manager of the sanitary authority has confirmed in writing that construction of the Saggart/Newcastle/Rathcoole sewerage scheme has commenced. The scheme is to provide for the foul drainage of the Rathcoole area.
- (ii) No connection shall be made to the existing Council foul sewer and no dwelling unit shall be occupied until the County Manager has confirmed in writing that the construction of the Saggart/Newcastle/Rathcoole sewerage scheme is sufficiently advanced to enable foul sewage from the site to be channelled to the new sewerage scheme.
- (iii) The applicant shall ensure full and complete separation of foul and surface water systems. All drainage 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.
- (iv) Surface water discharge from the site shall not exceed a peak flow of 61.47 l/s and shall be attenuated by an on-line attenuation tank of volume 768 cubic metres to be underground with 1.0 metre of top soil cover over the same. The outlet of the storage tank is to be fitted with a flow control valve to limit discharge to 61.47 l/s.
- (v) Prior to commencement the applicant shall submit details of the outfall to the stream. Details of headwall, wing walls and apron are required. The outfall should be formed as to avoid, or provide against, local erosion and should be angled as to discharge in the direction of flow of the watercourse. For pipe sizes greater than 300mm,

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suitable grating is required to prevent unauthorised access.

- (vi) The applicant is to connect to the existing 100mm diameter watermain to the south of the site and to connect to the existing 100mm diameter watermain to the north of the site (on the Naas Road) in order to form a link between both supplies.
- (vii) The watermain to be laid within the site shall be 150mm diameter. Full details of the watermain layout shall be submitted and agreed with the Area Engineer at Deansrath Depot (01)4570784.
- (viii) All spurs shall be looped back on themselves or where there is another main within reasonable distance they should be connected there.

REASON:

In the interests of satisfactory drainage and water supply, public health and the proper planning and development of the area.

- 25 The treatment of the rear garden boundaries to sites 172-179 shall be discussed and agreed with the Parks Department before work commences on site.

REASON:

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

- 26 The dwellings at sites 101-107 inclusive shall be single storey only as indicated in Clarification of Additional Information received on 18/05/00.

REASON:

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

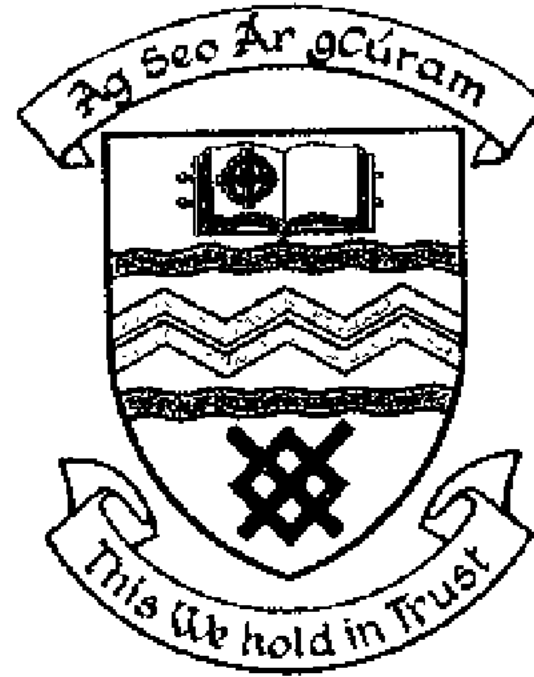
- 27 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate 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.

- 28 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) PER HOUSE shall be paid by the

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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.

- 29 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Rathcoole 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.

- 30 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 834 (eight hundred and thirty four euros) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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.

- 31 That a financial contribution in the sum of £326 (three hundred and twenty six pounds) EUR 413 (four hundred and thirteen euros) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme 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.

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- 32 That a financial contribution in the sum of £272 (two hundred and seventy two pounds) EUR 345 (three hundred and forty five euros) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the sewage pumping station in Rathcoole; 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.

- 33 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £540,000 (five hundred and forty thousand pounds) EUR 685,658 (six hundred and eighty five thousand six hundred and fifty eight euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or/...

b. Lodgement with the Council of a Cash Sum of £325,000 (three hundred and twenty five thousand pounds) EUR 412,664 (four hundred and twelve thousand six hundred and sixty four euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or/...

c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

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.

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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0779	
1. Location	Kilteel Road, Tootenhill Td., Rathcoole, Co. Dublin.		
2. Development	Residential development comprising 187 no. 2, 3 and 4 bedroom houses, inclusive of 7 no. bungalows on site no's 101-107 and ancillary works.		
3. Date of Application	03/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/12/1999 2. 19/04/20	1. 25/01/2000 2. 18/05/20
4. Submitted by	Name: F.L. Bent (AP&DS) Address: 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Cavan Developments, Address: "The Pastures", Newtown, Hantwell, Kill, Co. Kildare.		
6. Decision	O.C.M. No. 1552 Date 14/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	14/08/2000	Written Representations	
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar	 Date	 Receipt No.	

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

Decision Order Number 1552	Date of Decision 14/07/2000
Register Reference S99A/0779	Date: 03/11/99

Applicant Cavan Developments,

Development Residential development comprising 187 no. 2, 3 and 4 bedroom houses, inclusive of 7 no. bungalows on site no's 101-107 and ancillary works.

Location Killeel Road, Tootenhill Td., Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 20/04/2000

Additional Information Requested/Received 21/12/1999 /25/01/2000

Clarification of Additional Information Requested/Received 19/04/2000 / 18/05/2000

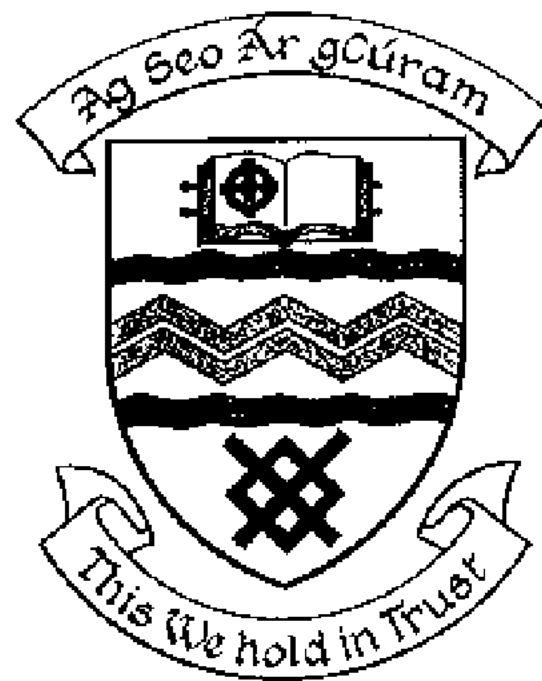
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (33) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....^{LA}..... 14/07/00
for SENIOR ADMINISTRATIVE OFFICER

F.L. Bent (AP&DS)
25 Grosvenor Court,
Templeogue,
Dublin 6W.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 25/01/00 and Unsolicited Additional Information received on 13/12/99 and 09/03/00 and 14/03/00 and 01/06/00 and Clarification of Additional Information received on 18/05/00, 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 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.

- 3 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.

- 4 That public lighting be provided as each street 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.

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

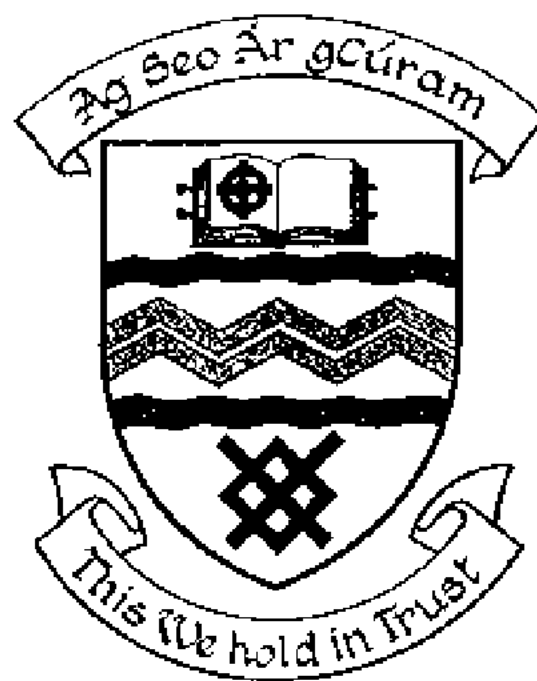
REASON:

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

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REG. REF. S99A/0779

- 6 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.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. Full details shall be submitted to and agreed with the Environmental Services Department before development commences.

REASON:

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

- 8 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.

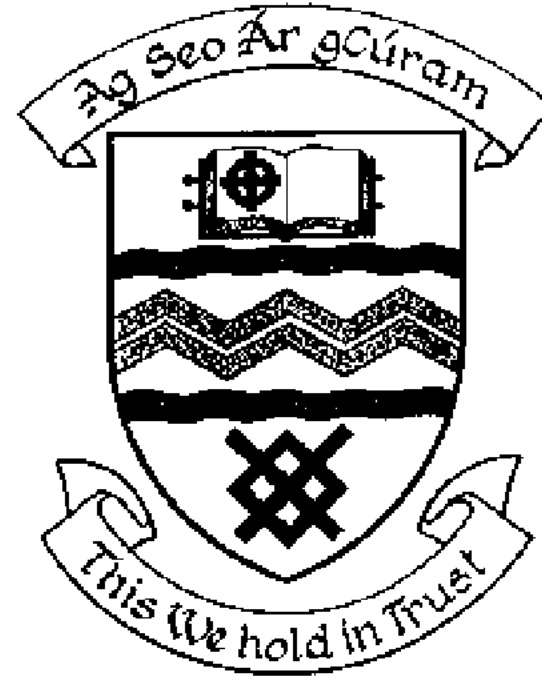
- 9 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 10 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent

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of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

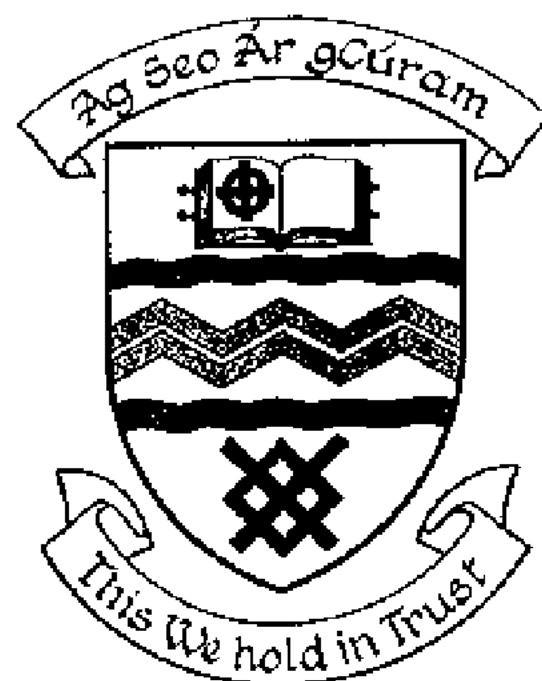
In the interest of visual amenity.

- 11 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
REASON:
In the interest of the proper planning and development of the area.
- 12 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.
REASON:
To protect the amenities of the area.
- 13 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.
- 14 Prior to the commencement of works on site the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of at least eighteen months and bill of quantities for the development of the open space. This plan to including grading, topsoiling, seeding, paths, drainage, boundary treatment, planting and street trees planting as necessary. These works to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services

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Department.

REASON:

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

- 15 The dwellings at site No's. 89, 90, 42 and 43 shall be single storey only in accordance with plans and details to be submitted to and agreed by the Planning Authority before development commences.

REASON:

To protect the amenities of existing neighbouring properties.

- 16 All glazing in the side elevations of dwellings at sites 90, 43 and 42 facing existing properties at Tootenhill shall be glazed with obscured or frosted glass in accordance with plans and details to be submitted to and agreed by the Planning Authority before development commences.

REASON:

To protect the amenities of neighbouring existing properties.

- 17 Details of the proposed treatment of all boundaries of the application site including the retention of existing hedges and trees where desirable, shall be submitted to and agreed with the Planning Authority before development commences.

REASON:

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

- 18 Details and samples of all proposed external facing and roofing materials shall be submitted to and agreed by the Planning Authority before development commences.

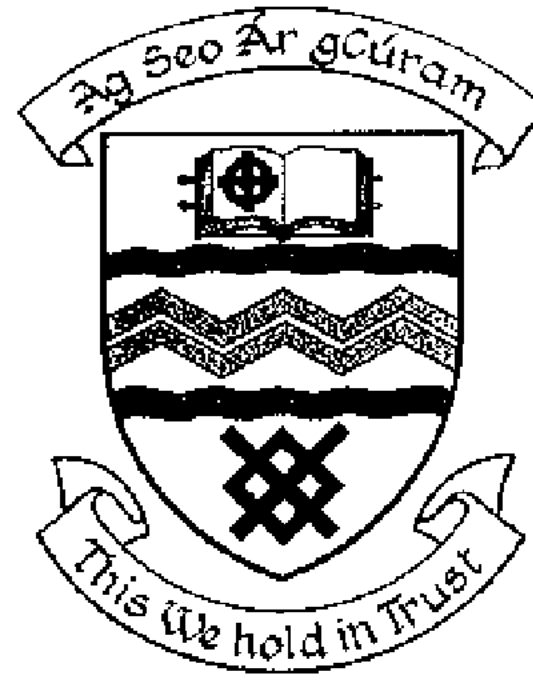
REASON:

In the interest of visual amenity.

- 19 A 2 metre high screen wall of materials/finish to be agreed with the Planning Authority shall be erected on the boundary with 82 Rathlawns as indicated on plans received as additional information on 25/01/00 and unsolicited additional information received on 14/03/00.

REASON:

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To protect the amenity of 82 Rathlawns and in the interests of the proper planning and development of the area.

- 20 This permission does not in itself convey the right to extinguish, obstruct or otherwise interfere with any public or private right of way through or adjacent to the site.

REASON:

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

- 21 The access to Kilteel Road including the vision splay, radii and proposed verge and footpath to Kilteel Road shall be constructed as indicated on the plans submitted as additional information received on 25/01/00 and unsolicited additional information on 14/03/00 before any of the permitted dwellings are first occupied.

REASON:

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

- 22 The surface water attenuation tanks shall be fenced off from the public open space and gates provided for access for maintenance. Details shall be submitted to and agreed with the Planning Authority before development commences.

REASON:

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

- 23 Work shall not take place on the site during the construction period other than between the hours of 8am-6pm Mondays to Fridays, 8am-1pm on Saturdays and not at all on Sundays and Bank Holidays.

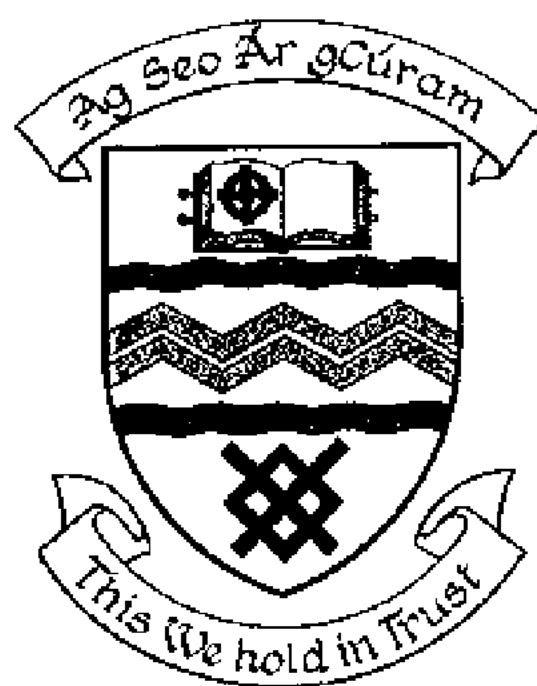
REASON:

To protect the amenities of neighbouring residents.

- 24 The following requirements of the County Council's Environmental Services Department shall be strictly adhered to in the development:-

- (i) No development shall commence until the County Manager of the sanitary authority has confirmed in writing that construction of the Saggart/Newcastle/Rathcoole sewerage scheme has commenced. The scheme

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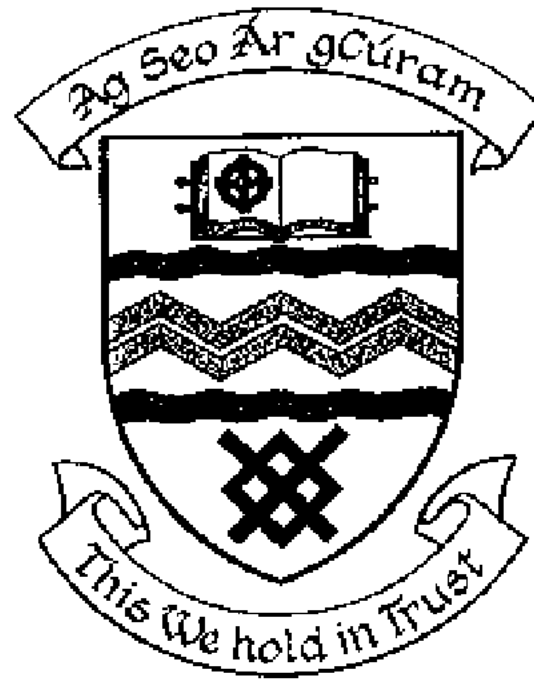
REG. REF. S99A/0779

- is to provide for the foul drainage of the Rathcoole area.
- (ii) No connection shall be made to the existing Council foul sewer and no dwelling unit shall be occupied until the County Manager has confirmed in writing that the construction of the Saggart/Newcastle/Rathcoole sewerage scheme is sufficiently advanced to enable foul sewage from the site to be channelled to the new sewerage scheme.
 - (iii) The applicant shall ensure full and complete separation of foul and surface water systems. All drainage 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.
 - (iv) Surface water discharge from the site shall not exceed a peak flow of 61.47 l/s and shall be attenuated by an on-line attenuation tank of volume 768 cubic metres to be underground with 1.0 metre of top-soil cover over the same. The outlet of the storage tank is to be fitted with a flow control valve to limit discharge to 61.47 l/s.
 - (v) Prior to commencement the applicant shall submit details of the outfall to the stream. Details of headwall, wing walls and apron are required. The outfall should be formed as to avoid, or provide against, local erosion and should be angled as to discharge in the direction of flow of the watercourse. For pipe sizes greater than 300mm, suitable grating is required to prevent unauthorised access.
 - (vi) The applicant is to connect to the existing 100mm diameter watermain to the south of the site and to connect to the existing 100mm diameter watermain to the north of the site (on the Naas Road) in order to form a link between both supplies.
 - (vii) The watermain to be laid within the site shall be 150mm diameter. Full details of the watermain layout shall be submitted and agreed with the Area Engineer at Deansrath Depot (01)4570784.
 - (viii) All spurs shall be looped back on themselves or where there is another main within reasonable

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distance they should be connected there.

REASON:

In the interests of satisfactory drainage and water supply, public health and the proper planning and development of the area.

- 25 The treatment of the rear garden boundaries to sites 172-179 shall be discussed and agreed with the Parks Department before work commences on site.

REASON:

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

- 26 The dwellings at sites 101-107 inclusive shall be single storey only as indicated in Clarification of Additional Information received on 18/05/00.

REASON:

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

- 27 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER HOUSE 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.

- 28 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) PER HOUSE 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.

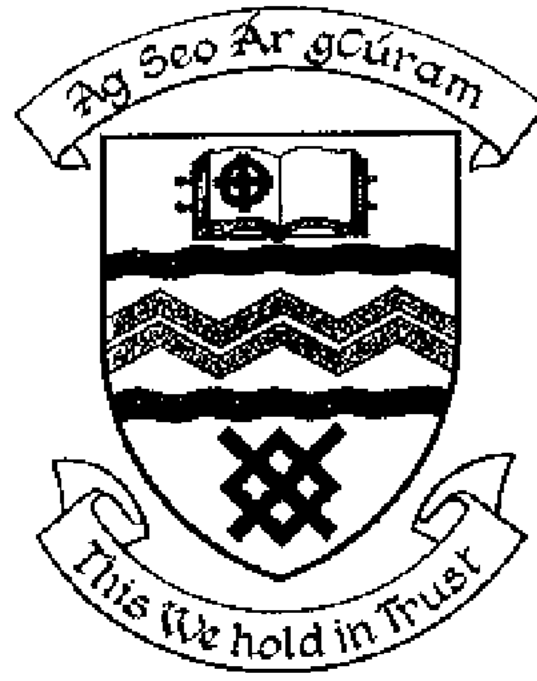
REASON:

It is considered reasonable that the developer should

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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.

- 29 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Rathcoole 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.

- 30 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 834 (eight hundred and thirty four euros) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

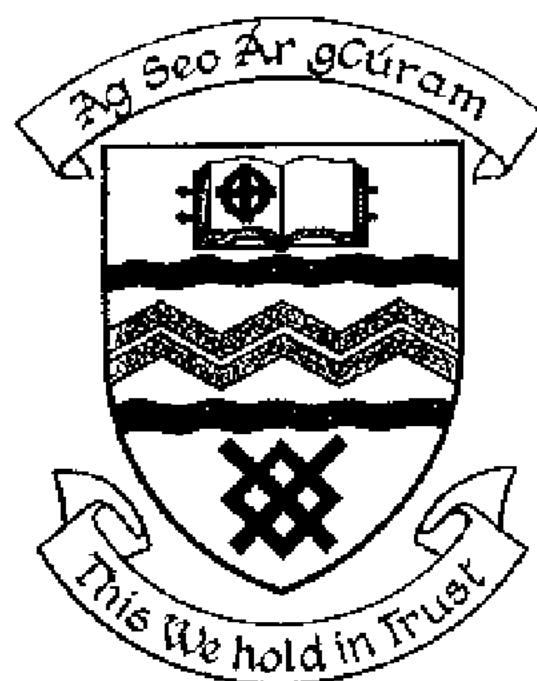
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 31 That a financial contribution in the sum of £326 (three hundred and twenty six pounds) EUR 413 (four hundred and thirteen euros) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme 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.

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- 32 That a financial contribution in the sum of £272 (two hundred and seventy two pounds) EUR 345 (three hundred and forty five euros) PER HOUSE) be paid by the proposer to South Dublin County Council towards the cost of the sewage pumping station in Rathcoole; 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.

- 33 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £540,000 (five hundred and forty thousand pounds) EUR 685,658 (six hundred and eighty five thousand six hundred and fifty eight euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of £325,000 (three hundred and twenty five thousand pounds) EUR 412,664 (four hundred and twelve thousand six hundred and sixty four euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

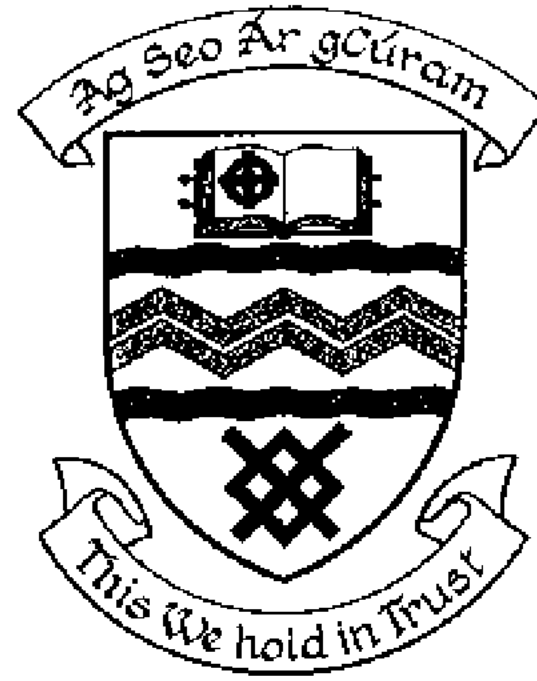
REASON:

To ensure that a ready sanction may be available to the

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Council to induce the provision of services and prevent
disamenity in the development.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0779	
1. Location	Kilteel Road, Tootenhill Td., Rathcoole, Co. Dublin.		
2. Development	Residential development comprising 188 no. 2, 3 and 4 bedroom houses and ancillary works.		
3. Date of Application	03/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/12/1999 2. 19/04/20	1. 25/01/2000 2.
4. Submitted by	Name: F.L. Bent (AP&DS) Address: 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Cavan Developments, Address: "The Pastures", Newtown, Hantwell, Kill, Co. Kildare.		
6. Decision	O.C.M. No. 0826 Date 19/04/2000	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.	

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

Decision Order Number 0826	Date of Decision 19/04/2000 <i>ML</i>
Register Reference S99A/0779	Date 03/11/99

Applicant Cavan Developments,
App. Type Permission
Development Residential development comprising 188 no. 2, 3 and 4
bedroom houses and ancillary works.

Location Kilteel Road, Tootenhill Td., Rathcoole, Co. Dublin.

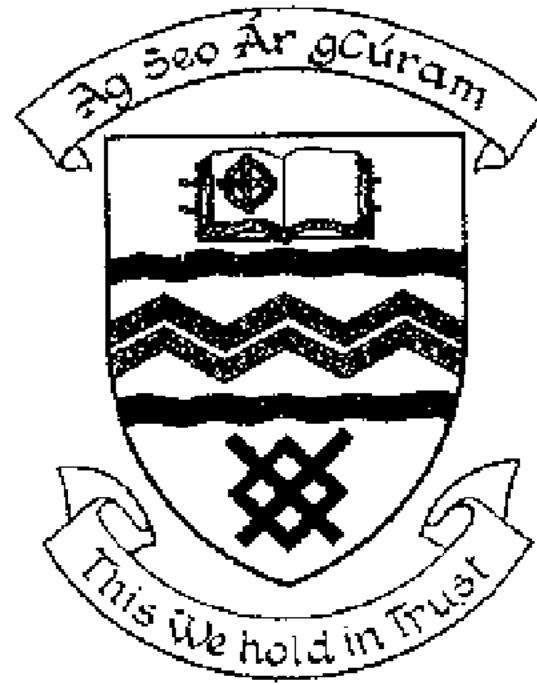
Dear Sir / Madam,

With reference to your planning application, additional information received on 25/01/00 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 The applicant is requested to submit the following details in respect of surface water attenuation/drainage:-
 - (i) the applicant is requested to submit details of the attenuation tank including cross sections, roof details, structural walls and tank floor.
 - (ii) the applicant is requested to submit details of soil cover over the proposed attenuation tank.
 - (iii) the applicant is requested to submit details of manholes and access chambers for the maintenance and cleaning of the proposed attenuation tank.
 - (iv) the applicant is requested to submit details of the proposed control device from the attenuation tank limiting the discharge from the tank to no more than

F.L. Bent (AP&DS)
25 Grosvenor Court,
Templeogue,
Dublin 6W.

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61.49 l/s.

- (v) the applicant is requested to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to discharge to stream.
 - (vi) the applicant is requested to submit details of calculations involved in the surface water network design for the proposal residential development.
 - (vii) the applicant is requested to submit details of the outfall to the stream. Details of headwall, wing walls and apron are required. The outfall should be formed as to avoid, or provide against, local erosion and should be angled as to discharge in the direction of flow of the watercourse. For pipe sizes greater than 300mm, suitable grating is required to prevent unauthorised access.
 - (viii) The applicant is requested to submit revised plans showing the surface attenuation tank fenced off from the rest of the public open space, with access gates for maintenance purposes.
- 2 The applicant is requested to submit revised plans showing the proposed dwellings at site No's 101-106 inclusive as single storey dwellings in order to protect the amenity of the adjoining dwelling to the east.
In this context revised public notice procedures will be required.
- 3 The applicant is requested to confirm that all windows in the side elevation of the dwelling at Site No. 90 will be glazed with obscured or frosted glass so as to protect the amenity of the adjacent existing dwelling.

NOTE: Although not part of this request for clarification of additional information it would be of assistance if the applicant were to submit the following:-

- (i) full details of proposed foul drainage including pipe sizes, gradients, cover and invert levels up to and including connection to public sewer.
- (ii) details of calculations involved in the foul network design for the proposed residential development.

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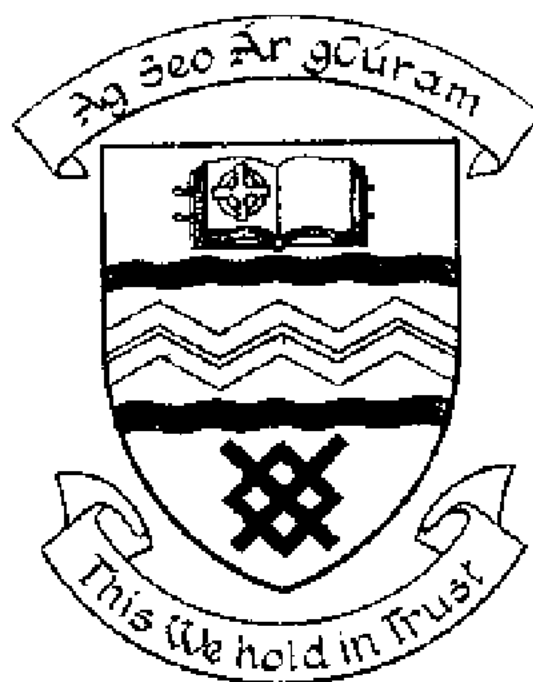
Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the
Planning Reg Ref. No. given above.

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

19/04/00

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

Decision Order Number 0576	Date of Decision 22/03/2000
Register Reference S99A/0779	Date 03/11/99

Applicant Cavan Developments,
App. Type Permission
Development Residential development comprising 188 no. 2, 3 and 4
bedroom houses and ancillary works.

Location Killeel Road, Tootenhill Td., Rathcoole, Co. Dublin.

Dear Sir / Madam,

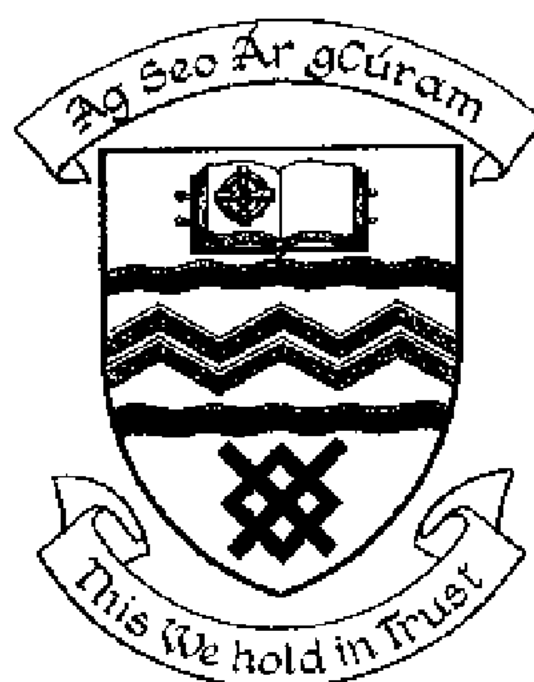
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 20/04/2000

Yours faithfully

..... 22/03/00
for SENIOR ADMINISTRATIVE OFFICER

F.L. Bent (AP&DS)
25 Grosvenor Court,
Templeogue,
Dublin 6W.

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

Decision Order Number 2852	Date of Decision 21/12/1999
Register Reference S99A/0779	Date: 03/11/99

Applicant Cavan Developments,
Development Residential development comprising 188 no. 2, 3 and 4
bedroom houses and ancillary works.

Location Kilteel Road, Tootenhill Td., Rathcoole, Co. Dublin.

App. Type Permission

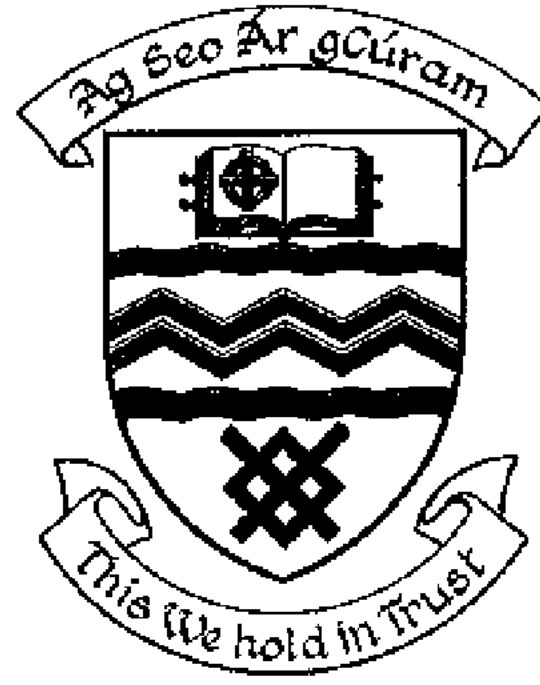
Dear Sir/Madam,

With reference to your planning application, received on 03/11/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit revised plans indicating vision splays of 90 metres from a 3 metre setback at the junction of the access road with Kilteel Road. In this regard the applicant should provide a footpath/grass verge on Kilteel Road for a distance of 60 metres from the junction.
- 2 The applicant is requested to submit details of this junction including how it ties into the existing road.
- 3 The applicant is requested to submit revised plans indicating two car spaces/unit at the terrace houses on Road No's. 5 and 6.
- 4 The applicant is requested to submit revised plans indicating driveways to be a minimum of 9 metres long in the case of terrace houses with front gardens.
- 5 The applicant is requested to submit revised plans indicating the hammer head at the end of Road 2 inverted

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towards houses 28 and 29 and the gardens of houses 43, 44, 45 and 46 to be extended towards the hammer head at the end of Road 5 to remove open space.

- 6 The applicant is requested to submit revised plans aimed at protecting the privacy of, and reducing noise disturbance to, the occupier(s) of the house No. 82 Rathlawns.
- 7 The applicant is requested to submit details of surface water attenuation proposals including calculations. Run-off from the proposed site is to be limited to a pre-development flow of 61.49 litres per second.
- 8 The applicant is to connect water supply for the proposed development to an existing 100mm watermain on the Naas Road and an existing 100mm watermain to the south of the site. The applicant is requested to submit details of proposed watermain layout.
- 9 The applicant is requested to submit plans showing any adjoining land in his ownership within a blue line.
- 10 The applicant is requested to demonstrate that the existing dwelling to the west of proposed House No. 90 and the existing housing to the east of proposed houses No's. 91-108 will not be unreasonably adversely affected as regards amenity. The applicant is invited to amend the scheme in this regard if considered necessary.

Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

22/12/99