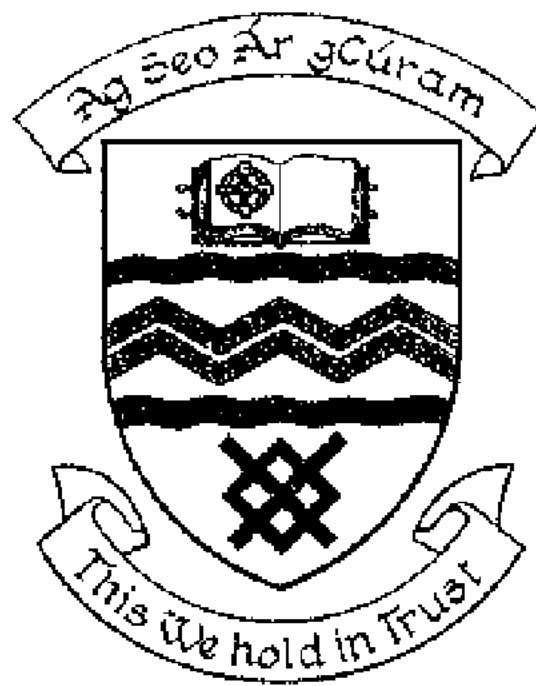


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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

|                              |                                          |
|------------------------------|------------------------------------------|
| Decision Order Number 1118   | Date of Decision 23/05/2000<br><i>LA</i> |
| Register Reference S99A/0771 | Date: 29/10/99                           |

Applicant                      Saggart Community Housing Initiative,

Development                Nineteen affordable houses, access road, new entrance to  
N81, services, and one Greenkeepers dwelling and one Golf-  
course Managers dwelling.

Location                      Saggart, Co. Dublin.

Floor Area                      Sq Metres

Time extension(s) up to and including      01/06/2000

Additional Information Requested/Received      22/12/1999 /02/02/2000

Clarification of Additional Information Requested/Received      /

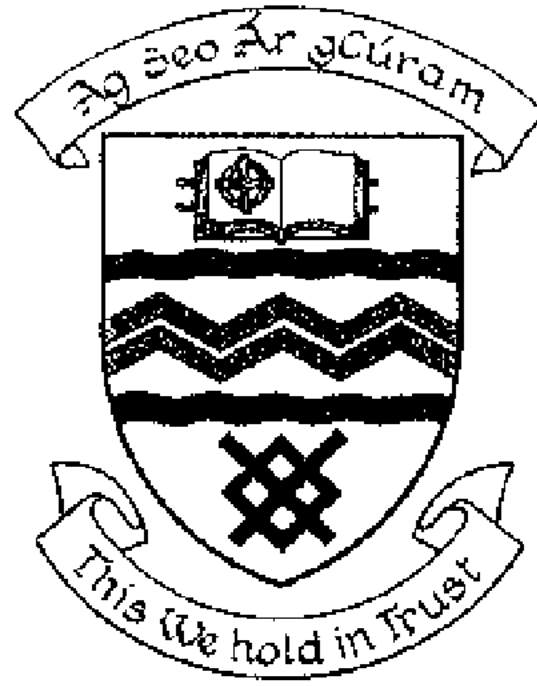
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 23 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

*LA*  
..... 24/05/00  
for SENIOR ADMINISTRATIVE OFFICER

O'Neill & Associates,  
Consultant Town Planners,  
Harbour Road,  
Howth.  
*Co. Dublin.*

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Unsolicited Additional Information received on 15/11/99 and Additional Information lodged on 02/02/00, 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 each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 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.
- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.  
REASON:

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

- 7 That the area of incidental open space at the north-west corner of the site 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.

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 9 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.

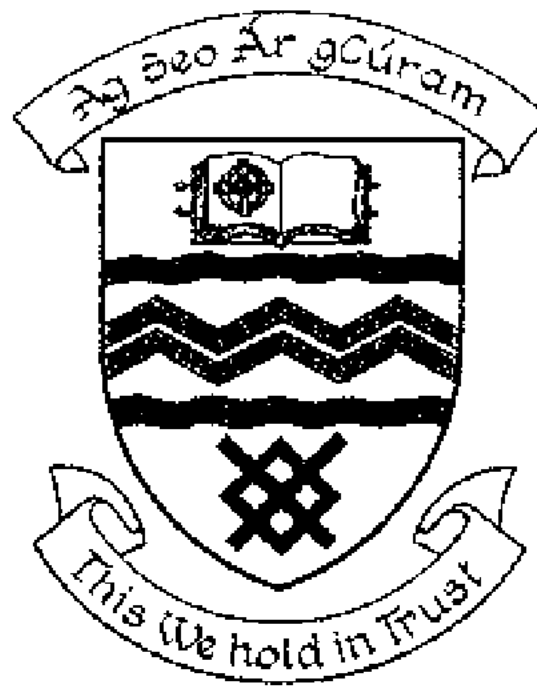
- 10 That an acceptable naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 11 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be

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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.

- 12 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.

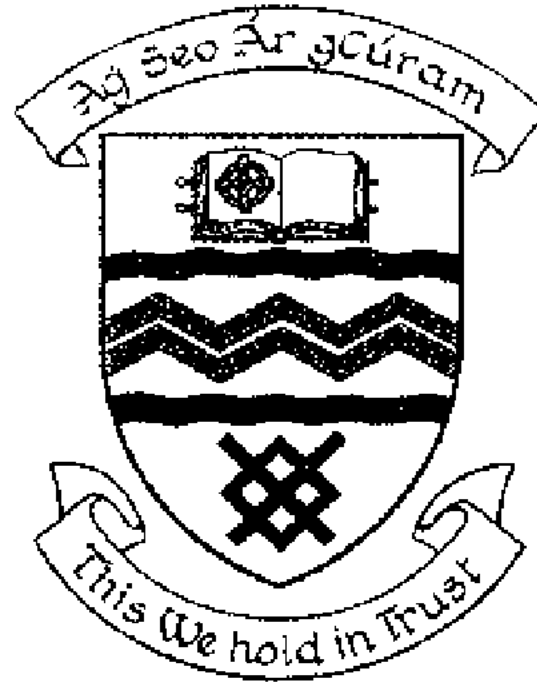
- 13 That the area shown and conditioned as incidental open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 14 (1) Prior to any development works the applicant shall demonstrate to the councils satisfaction that the wastewater collection system and pumping station to which it is proposed to discharge has sufficient capacity to cater for the proposed development.
- (2) No development shall commence until the existing receiving sewers on Brookfield Road are upgraded in order to accommodate increased flows.
- (3) No development shall commence until the wastewater collection system and pumping station on the adjoining lands (ref. permission S99A/0205) are in place and connected to a public sewer of adequate capacity.
- (4) Applicant to ensure full and complete separation of foul and surface water systems.
- (5) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open

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- space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (6) Original proposed housing layout has been amended resulting in an intensification of housing in the area of the development. Applicant to submit an amended layout indicating pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- (7) Soakaways are not acceptable. Applicant is to submit full details of proposed surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including discharge to a watercourse or attenuation pond.
- (8) Prior to commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath (tel (01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, metre and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations.
- (9) Watermains shall be a minimum size of 100mm for housing developments of less than 50 houses and 150mm for housing developments of greater than 50 houses.

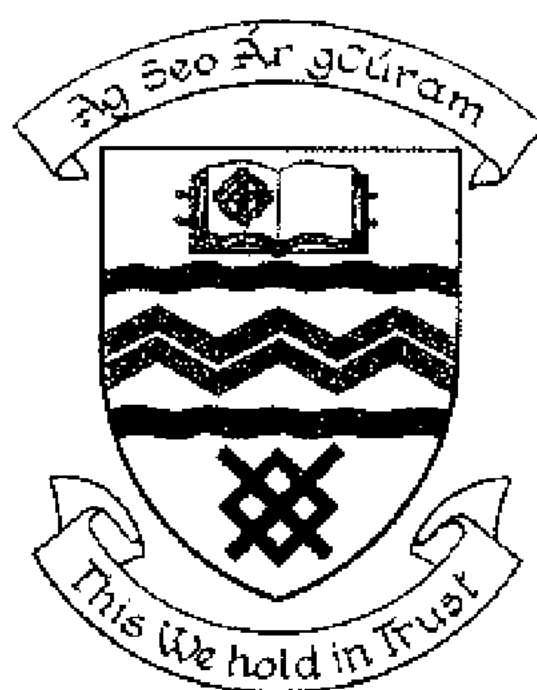
REASON:

In the interest of the proper planning and development of the area and public health and in order to comply with the Sanitary Services Acts, 1878-1964.

- 15 That prior to commencement of development the following requirements of the Planning Authority shall be agreed in writing:-

- (1) That the visibility splays at the junction of service road/Boherboy Road are satisfactory as per Drawing No. J013/A1/008 of planning permission Reg. Ref. S99A/0205. However, no development of any form including a 1 metre high buffer strip wall shall be within the area required for visibility.
- (2) Applicant to submit and agree details of an acceptable radius at the bend on the access road.
- (3) Applicant to submit and agree details of proposed

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cul-de-sac.

- (4) Applicant to show 2.5m widened footpath along Boherboy Road.
- (5) Applicant to discuss the provision of pathways/grass verge on the access road.
- (6) Applicant to submit cross-section of buffer strip showing widened pathway (2.5m) along Boherboy Road frontage, boundary wall at back of this footpath, the remainder of the buffer strip and a kerb on the internal road.
- (7) Applicant to submit details of road gullies.

REASON:

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

NOTE: Applicant is advised that it is not necessary to provide for a pathway/grass verge on both sides of the access road opposite the houses - see 15(5).

- 16 No construction or site preparation work shall be carried out on that part of the site which is located within the boundary of the Recorded Monument until the requirements of Duchas - The Heritage Service have been ascertained. All works shall be carried out in accordance with the requirements of Duchas - The Heritage Service.

REASON:

To facilitate Duchas - The Heritage Service in the archaeological appraisal of that part of the site which is located within the boundary of a Recorded Monument.

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

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- 18 That a financial contribution in the sum of £57,075 (fifty seven thousand and seventy five pounds) EUR 72,470 (seventy two thousand four hundred and seventy euros) 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.

- 19 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 DWELLING 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.

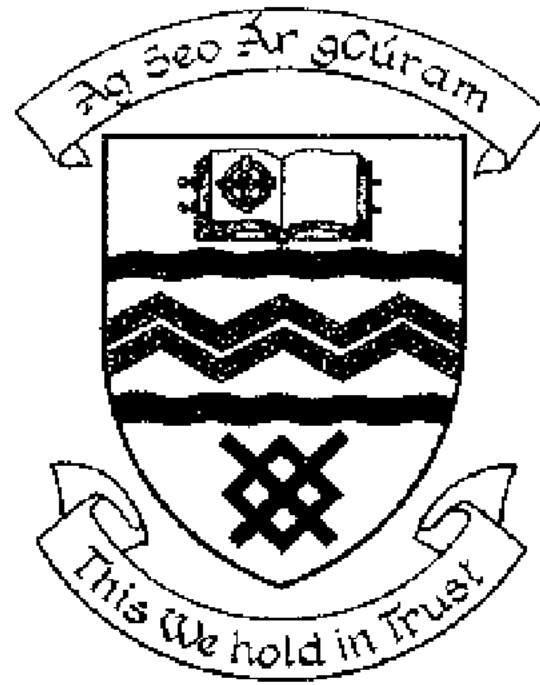
- 20 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) PER DWELLING be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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.

- 21 That no development under any permission granted pursuant to this decision be commenced until security for the provision

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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 £124,500 (one hundred and twenty four thousand five hundred pounds) EUR 158,082 (one hundred and fifty eight thousand and eighty two 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 £76,500 (seventy six thousand five hundred pounds) EUR 97,135 (ninety seven thousand one hundred and thirty five 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.

- 22 The applicant shall pay a special contribution in respect of the upgrading of the existing public sewers to which it is proposed to discharge. The amount of such contribution shall be agreed with and paid to the Planning Authority prior to commencement of development.

REASON:

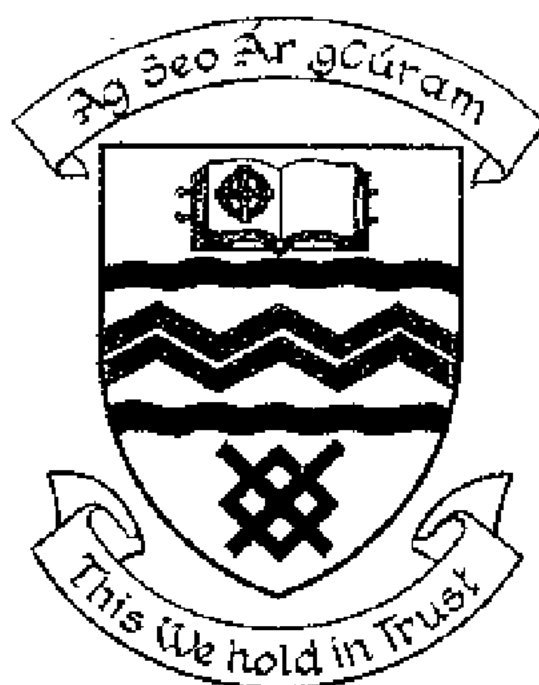
The upgrading of this sewer will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the upgrade.

- 23 The applicant shall pay a special contribution towards the Councils maintenance and operation costs of the proposed

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foul sewerage pumping plant required to serve this development. The amount of such contribution shall be agreed with and paid to the Planning Authority prior to commencement of development and shall be determined on the basis of the maintenance and operation costs of this plant over a 12 year period.

REASON:

The proposed pumping plant will facilitate the proposed development. It is considered reasonable that the developer should contribute towards its maintenance and operation over a 12 year period.