

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0756	
1. Location	Site of circa 17.9 acres at junction of Nangor Road and St. Cuthberts Road, Clondalkin, with main access off St. Cuthberts Road.		
2. Development	32 no. 3 bed and 30 no. 2 bed terraced type courtyard townhouses and 8 no. 3 bed and 8 no.1 bed dwelling units in three storey duplex blocks including all associated site works, car parking and open spaces on site of circa 17.9 acres being phase 2 of an overall development with access off St. Cuthberts Road, Kilmahuddrick.		
3. Date of Application	22/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/12/1999 2.	1. 28/01/2000 2.
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Durkan New Homes ltd., Address: Sandford House, Sandford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 1143 Date 25/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1467 Date 05/07/2000	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	

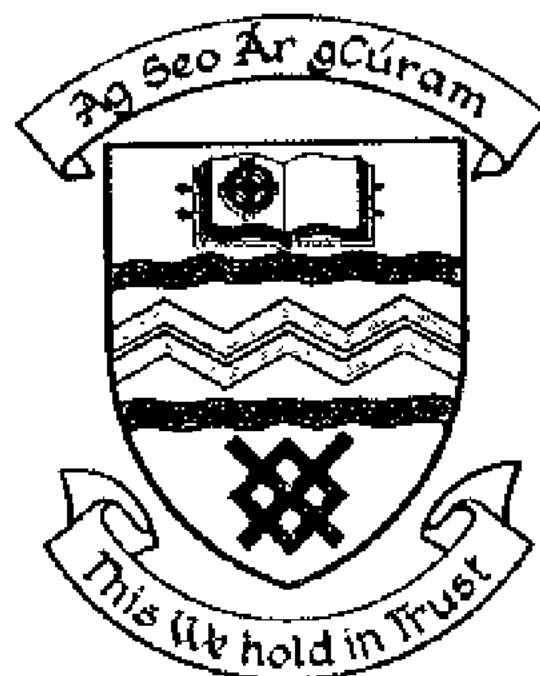
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1467	Date of Final Grant 05/07/2000
Decision Order Number 1143	Date of Decision 25/05/2000
Register Reference S99A/0756	Date 28/01/00

Applicant Durkan New Homes ltd.,

Development 32 no. 3 bed and 30 no. 2 bed terraced type courtyard townhouses and 8 no. 3 bed and 8 no.1 bed dwelling units in three storey duplex blocks including all associated site works, car parking and open spaces on site of circa 17.9 acres being phase 2 of an overall development with access off St. Cuthberts Road, Kilmahuddrick.

Location Site of circa 17.9 acres at junction of Nangor Road and St. Cuthberts Road, Clondalkin, with main access off St. Cuthberts Road.

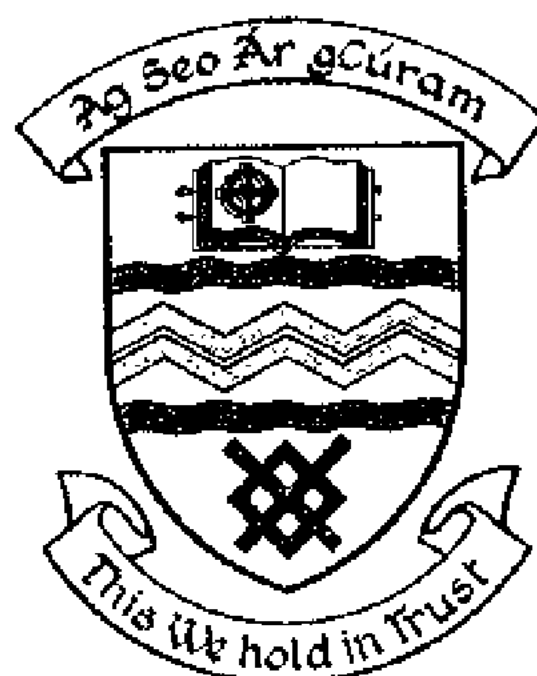
Floor Area 0.00 Sq Metres
Time extension(s) up to and including 26/05/2000
Additional Information Requested/Received 20/12/1999 /28/01/2000

A Permission has been granted for the development described above,
subject to the following (29) Conditions.

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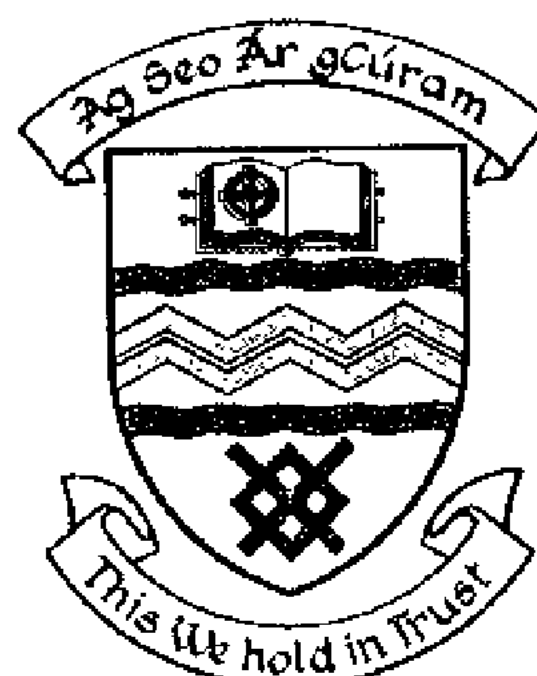
Conditions and Reasons

- 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 the revised plans and details submitted by way of additional information on 28/01/00, 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 In accordance with the Local Government (Planning and Development) Regulations, 1994-1999, (Second Schedule, Part 1 Exempted Development - General, Class 1) the construction or erection of extensions to the rear of the proposed dwellinghouses is deemed not to be exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963-1999. This condition to be included in the contracts of sale and to be registered as a burden on the title deeds of the properties
REASON:
In the interest of clarity.
- 3 Prior to the commencement of development the developer shall submit for the written agreement of the Planning Authority revised drawings providing for the relocation of the proposed two bedroom ground floor units to the second floor level with suitable balcony provision for each such unit located at the front elevation of the building.
REASON:
In the interest of residential amenity to provide satisfactory ground level private open space for the proposed three bedroom duplex units.
- 4 Prior to any development commencing the developer shall submit for the written agreement of the Planning Authority satisfactory proposals in the form of appropriate revised drawings and building specifications to provide for the convenient conversion of attic space within the proposed dwellinghouses for additional floor space for living accommodation and other ancillary residential purposes.
REASON:
To ensure that the proposed dwellinghouses are capable of accommodating additional residential floor space, having regard to the inadequate area of the dwellinghouse plots to accommodate extensions in the form of additional site coverage, and to Paragraph 5.10.3 of the Guidelines for

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Planning Authorities on Residential Density (September 1999).

- 5 Prior to the commencement of development, the applicant shall submit to the Planning Authority a revised high quality landscaping scheme incorporating landscaping proposals to provide visual relief between hard surfaced parking bay areas. Such landscaping elements to be provided at regular intervals and the parking bay areas to be provided at locations convenient to each dwelling unit.

REASON:

In the interest of visual and residential amenity.

- 6 Details of all proposed external finishes, including samples shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.

REASON:

In the interest of visual amenity.

- 7 That the area of 2.63 acres of public open space be provided at the approximate location indicated as Public Open Space on the submitted plans.

REASON:

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

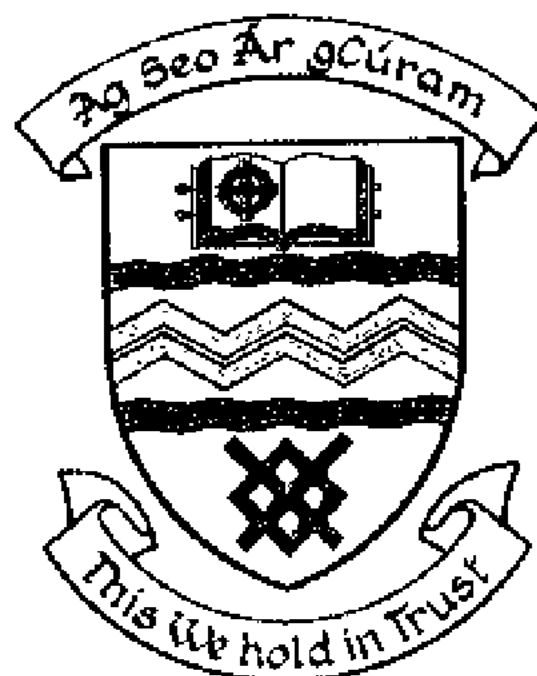
- 8 Prior to the commencement of development the applicant/ developer shall submit for the written agreement of the Planning authority, a detailed landscape plan with full work specification. The plan to include a timescale for the implementation, a maintenance programme (for a period of at least 18 months) and a bill of quantities for the development of the open space. It should also include grading works, topsoiling, seeding, paths, drainage, boundary treatment, open space planting, and street tree planting as necessary. The details should include all areas of public open space throughout the development. 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.

- 9 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.

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REASON:

To protect the amenities 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 Planning Authority before construction. Timber fencing is not acceptable. Prior to the commencement of development, details of the proposed front side and rear boundary treatment to each dwelling shall be submitted to and be to the satisfaction of the Planning Authority.

REASON:

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

- 11 The applicant shall ensure that the proposed development maintains an attractive appearance along the principal road frontages, in particular St. Cuthberts Road and Nangor Road and also integrates with the previous development boundary constructed on this site. In this regard, prior to the commencement of development, the applicant shall verify the height and materials used for the boundary to the proposed development.

REASON:

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

- 12 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 13 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.

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

REASON:

In the interest of amenity.

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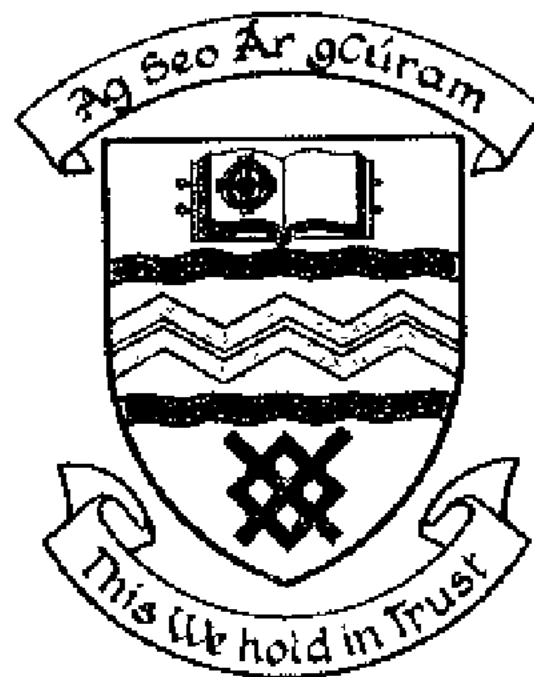
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- 15 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
 REASON:
 In the interest of amenity and public safety.
- 16 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.
- 17 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.
- 18 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.
- 19 That all bathroom and en-suite windows shall be of obscure glass.
 REASON:
 In the interest of residential amenity.
- 20 The applicant shall ensure that all house facades are set back at least 15m from the boundary of District Distributor Roads (i.e. Nangor Road).
 REASON:
 In the interest of the proper planning and development of the area.
- 21 The applicant shall ensure that an aisle width of 6m minimum should be provided where there are rows of cars opposite each other.
 REASON:

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

- 22 The applicant shall ensure that all footpaths be a minimum of 1.5m wide.

REASON:

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

- 23 In relation to Foul Drainage:

- (a) The applicant to ensure full and complete separation of foul and surface water systems.
- (b) No building within 5m of public sewer or sewer with potential to be taken in charge.
- (c) 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.
- (d) Information requested regarding design calculations as per Item 6.1 of additional information has not been received. The applicant shall submit this information prior to commencement of development.

REASON:

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

- 24 In relation to water:

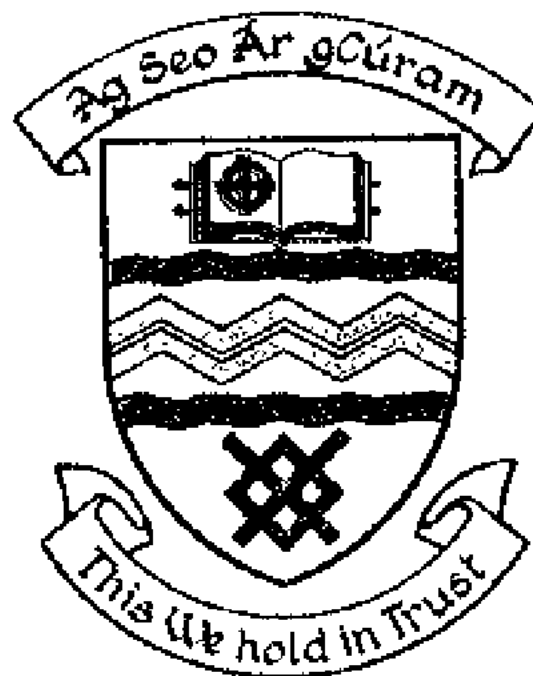
- (a) All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at applicants prior expense.
- (b) Information requested regarding revised watermain layout as per item 6.1 of additional information was not received. Prior to the commencement of development the applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. 01 4570784) a watermain layout drawing. The drawing shall indicate revised layout to show no building within 5m of proposed watermain, proposed watermain sizes, valve, metre and hydrant layout, and proposed points of connections to existing watermains. Layout shall be in accordance with Part B of the 1997 Building Regulations.

- (c) 24 hour storage per unit shall be provided.

Applicant may need to install balancing tanks and booster pumps on rising main to serve units on the upper storeys.

REASON:

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

- 25 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.

- 26 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No. 20 of Register Reference S99A/0885, arrangements to be made prior to commencement of 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 providing these services.

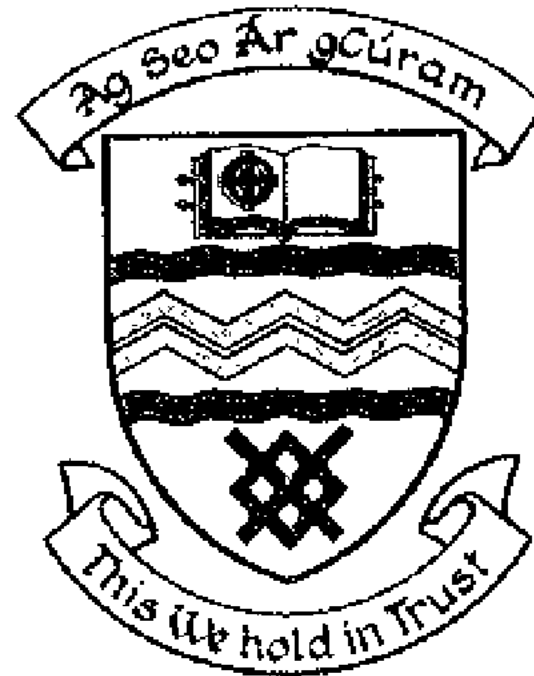
- 27 That a financial contribution in the sum of £1,050 (one thousand and fifty pounds) EUR 1,333 (one thousand three hundred and thirty three euros) PER ONE BEDROOM UNIT and £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) PER TWO AND THREE BED UNITS 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.

- 28 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) PER ONE BED UNIT and £750 (seven hundred and fifty pounds) EUR 972 (nine hundred and fifty two euros) PER TWO AND THREE BED UNITS be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in St. Cuthberts Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

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REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 29 Before development is commenced under any permission granted pursuant to this decision, the developer shall lodge with South Dublin County Council a cash deposit of £78,000 (seventy eight thousand pounds) EUR 99,039 (ninety nine thousand and thirty nine euros), a bond of an insurance company or other security to the value of £117,000 (one hundred and seventeen thousand pounds) EUR 148,559 (one hundred and forty eight thousand five hundred and fifty nine euros) ninety nine thousand and thirty nine euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

REASON:

To ensure that a ready sanction may be available 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.
- (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.


06/07/00
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0756	
1. Location	Site of circa 17.9 acres at junction of Nangor Road and St. Cuthberts Road, Clondalkin, with main access off St. Cuthberts Road.		
2. Development	32 no. 3 bed and 30 no. 2 bed terraced type courtyard townhouses and 8 no. 3 bed and 8 no.1 bed dwelling units in three storey duplex blocks including all associated site works, car parking and open spaces on site of circa 17.9 acres being phase 2 of an overall development with access off St. Cuthberts Road, Kilmahuddrick.		
3. Date of Application	22/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/12/1999 2.	1. 28/01/2000 2.
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Durkan New Homes ltd., Address: Sandford House, Sandford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 1143 Date 25/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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11. Enforcement Compensation Purchase Notice			
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NOTIFICATION OF DECISION TO GRANT PERMISSION
 LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1143	Date of Decision 25/05/2000 <i>114</i>
Register Reference S99A/0756	Date: 22/10/99

Applicant Durkan New Homes ltd.,

Development 32 no. 3 bed and 30 no. 2 bed terraced type courtyard townhouses and 8 no. 3 bed and 8 no.1 bed dwelling units in three storey duplex blocks including all associated site works, car parking and open spaces on site of circa 17.9 acres being phase 2 of an overall development with access off St. Cuthberts Road, Kilmahuddrick.

Location Site of circa 17.9 acres at junction of Nangor Road and St. Cuthberts Road, Clondalkin, with main access off St. Cuthberts Road.

Floor Area Sq Metres

Time extension(s) up to and including 26/05/2000

Additional Information Requested/Received 20/12/1999 /28/01/2000

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 (29) on the attached Numbered Pages.
 Signed on behalf of the South Dublin County Council.

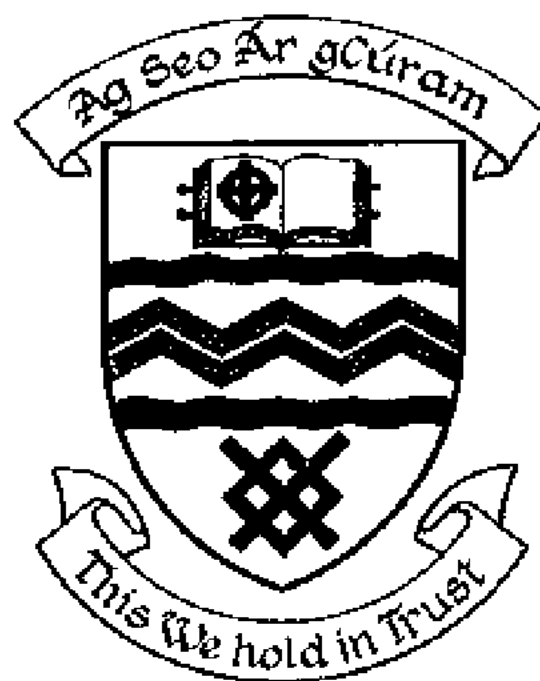
114
 25/05/00
 for SENIOR ADMINISTRATIVE OFFICER

Fenton-Simons,
 29 Fitzwilliam Place,
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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 the revised plans and details submitted by way of additional information on 28/01/00, 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 In accordance with the Local Government (Planning and Development) Regulations, 1994-1999, (Second Schedule, Part 1 Exempted Development - General, Class 1) the construction or erection of extensions to the rear of the proposed dwellinghouses is deemed not to be exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963-1999. This condition to be included in the contracts of sale and to be registered as a burden on the title deeds of the properties

REASON:

In the interest of clarity.

- 3 Prior to the commencement of development the developer shall submit for the written agreement of the Planning Authority revised drawings providing for the relocation of the proposed two bedroom ground floor units to the second floor level with suitable balcony provision for each such unit located at the front elevation of the building.

REASON:

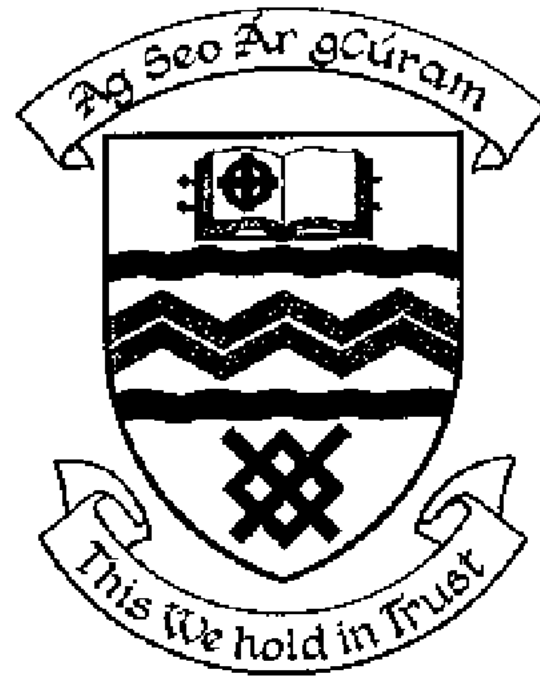
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REASON:

To ensure that the proposed dwellinghouses are capable of accommodating additional residential floor space, having regard to the inadequate area of the dwellinghouse plots to accommodate extensions in the form of additional site coverage, and to Paragraph 5.10.3 of the Guidelines for Planning Authorities on Residential Density (September 1999).

- 5 Prior to the commencement of development, the applicant shall submit to the Planning Authority a revised high quality landscaping scheme incorporating landscaping proposals to provide visual relief between hard surfaced parking bay areas. Such landscaping elements to be provided at regular intervals and the parking bay areas to be provided at locations convenient to each dwelling unit.

REASON:

In the interest of visual and residential amenity.

- 6 Details of all proposed external finishes, including samples shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.

REASON:

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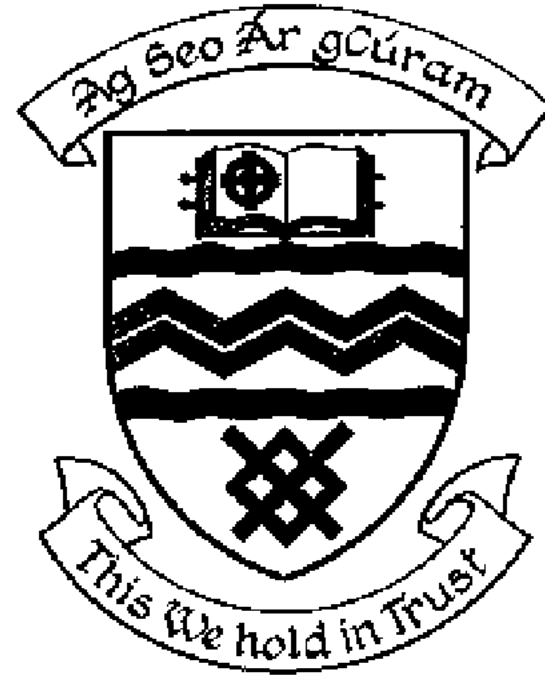
- 7 That the area of 2.63 acres of public open space be provided at the approximate location indicated as Public Open Space on the submitted plans.

REASON:

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

- 8 Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning authority, a detailed landscape plan with full work specification. The plan to include a timescale for the implementation, a maintenance programme (for a period of at least 18 months) and a bill of quantities for the development of the open space. It should also include grading works, topsoiling, seeding, paths, drainage, boundary treatment, open space planting, and street tree planting as necessary. The details should include all areas of public open space throughout the development. These

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REASON:

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

- 9 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.

- 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 Planning Authority before construction. Timber fencing is not acceptable. Prior to the commencement of development, details of the proposed front side and rear boundary treatment to each dwelling shall be submitted to and be to the satisfaction of the Planning Authority.

REASON:

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

- 11 The applicant shall ensure that the proposed development maintains an attractive appearance along the principal road frontages, in particular St. Cuthberts Road and Nangor Road and also integrates with the previous development boundary constructed on this site. In this regard, prior to the commencement of development, the applicant shall verify the height and materials used for the boundary to the proposed development.

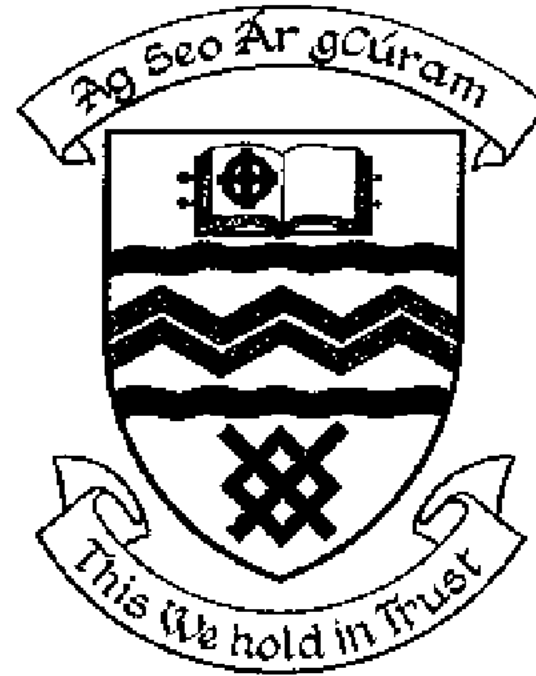
REASON:

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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
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REG. REF. S99A/0756

- 12 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 13 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.

- 14 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.

- 15 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.

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

REASON:

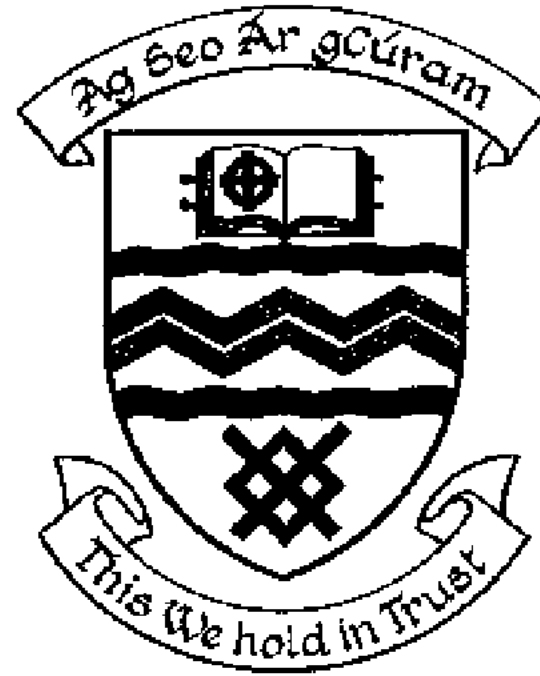
In the interest of the proper planning and development of the area.

- 17 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.

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- 18 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.

- 19 That all bathroom and en-suite windows shall be of obscure glass.

REASON:

In the interest of residential amenity.

- 20 The applicant shall ensure that all house facades are set back at least 15m from the boundary of District Distributor Roads (i.e. Nangor Road).

REASON:

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

- 21 The applicant shall ensure that an aisle width of 6m minimum should be provided where there are rows of cars opposite each other.

REASON:

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

- 22 The applicant shall ensure that all footpaths be a minimum of 1.5m wide.

REASON:

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

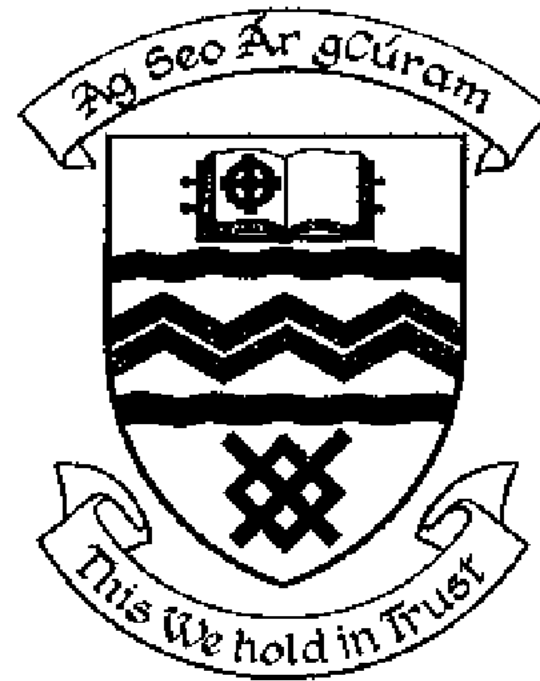
- 23 In relation to Foul Drainage:

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

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minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

- (d) Information requested regarding design calculations as per Item 6.1 of additional information has not been received. The applicant shall submit this information prior to commencement of development.

REASON:

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

24 In relation to water:

- (a) All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at applicants prior expense.
- (b) Information requested regarding revised watermain layout as per item 6.1 of additional information was not received. Prior to the commencement of development the applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. 01 4570784) a watermain layout drawing. The drawing shall indicate revised layout to show no building within 5m of proposed watermain, proposed watermain sizes, valve, metre and hydrant layout, and proposed points of connections to existing watermains. Layout shall be in accordance with Part B of the 1997 Building Regulations.
- (c) 24 hour storage per unit shall be provided.

Applicant 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.

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

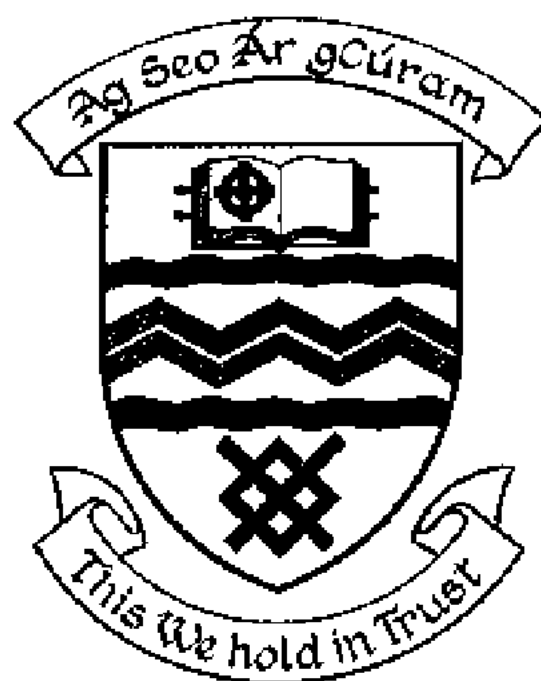
REASON:

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

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REG REF. S99A/0756

- 26 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No. 20 of Register Reference S99A/0885, arrangements to be made prior to commencement of 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 providing these services.

- 27 That a financial contribution in the sum of £1,050 (one thousand and fifty pounds) EUR 1,333 (one thousand three hundred and thirty three euros) PER ONE BEDROOM UNIT and £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) PER TWO AND THREE BED UNITS 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.

- 28 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) PER ONE BED UNIT and £750 (seven hundred and fifty pounds) EUR 972 (nine hundred and fifty two euros) PER TWO AND THREE BED UNITS be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in St. Cuthberts Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

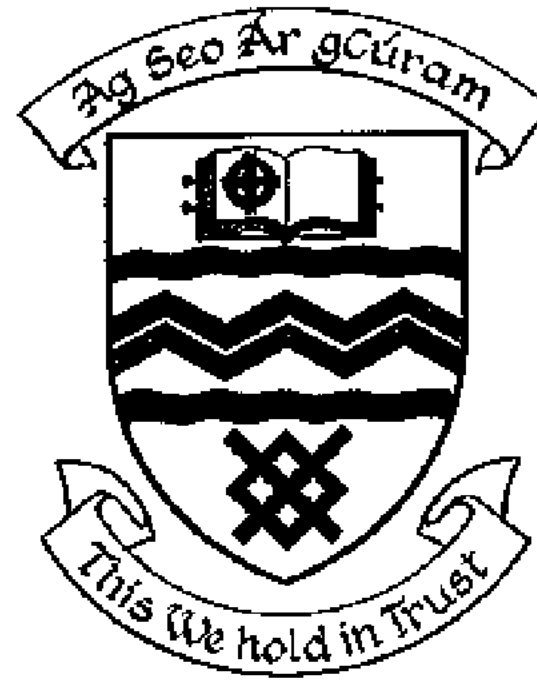
REASON:

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.

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29 Before development is commenced under any permission granted pursuant to this decision, the developer shall lodge with South Dublin County Council a cash deposit of £78,000 (seventy eight thousand pounds) EUR 99,039 (ninety nine thousand and thirty nine euros), a bond of an insurance company or other security to the value of £117,000 (one hundred and seventeen thousand pounds) EUR 148,559 (one hundred and forty eight thousand five hundred and fifty nine euros) ninety nine thousand and thirty nine euros) to secure the provision and satisfactory completion to taking in charge standard of roads, footpaths, watermains, drains, public open space and other services required in connection with the development.

REASON:

To ensure that a ready sanction may be available 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/0756	
1. Location	Site of circa 17.9 acres at junction of Nangor Road and St. Cuthberts Road, Clondalkin, with main access off St. Cuthberts Road.		
2. Development	32 no. 3 bed and 30 no. 2 bed terraced type courtyard townhouses and 8 no. 3 bed and 8 no.1 bed dwelling units in three storey duplex blocks including all associated site works, car parking and open spaces on site of circa 17.9 acres being phase 2 of an overall development with access off St. Cuthberts Road, Kilmahuddrick.		
3. Date of Application	22/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/12/1999 2.	1. 28/01/2000 2.
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Durkan New Homes ltd., Address: Sandford House, Sandford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 1037 Date 12/05/2000	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

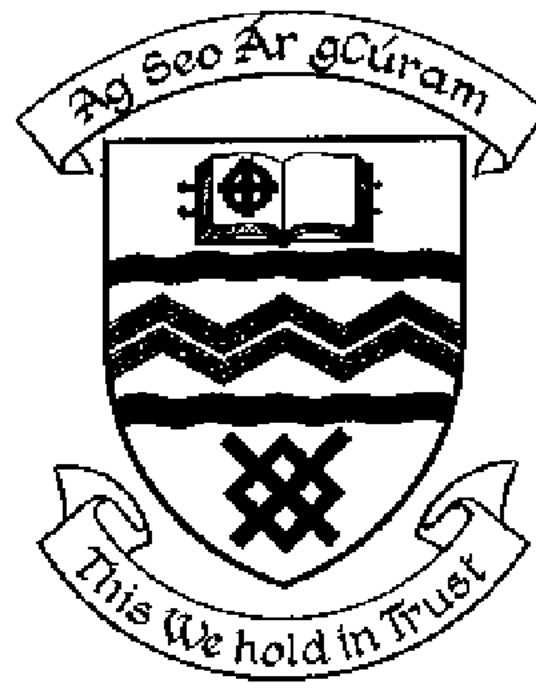
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Date

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Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1037	Date of Decision 12/05/2000 <i>LM</i>
Register Reference S99A/0756	Date 22/10/99

Applicant Durkan New Homes ltd.,
App. Type Permission
Development 32 no. 3 bed and 30 no. 2 bed terraced type courtyard townhouses and 8 no. 3 bed and 8 no.1 bed dwelling units in three storey duplex blocks including all associated site works, car parking and open spaces on site of circa 17.9 acres being phase 2 of an overall development with access off St. Cuthberts Road, Kilmahuddrick.

Location Site of circa 17.9 acres at junction of Nangor Road and St. Cuthberts Road, Clondalkin, with main access off St. Cuthberts 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 26/05/2000

Yours faithfully

LM
..... 12/05/00
for SENIOR ADMINISTRATIVE OFFICER

Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0756	
1. Location	Site of circa 17.9 acres at junction of Nangor Road and St. Cuthberts Road, Clondalkin, with main access off St. Cuthberts Road.		
2. Development	32 no. 3 bed and 30 no. 2 bed terraced type courtyard townhouses and 8 no. 3 bed and 8 no.1 bed dwelling units in three storey duplex blocks including all associated site works, car parking and open spaces on site of circa 17.9 acres being phase 2 of an overall development with access off St. Cuthberts Road, Kilmahuddrick.		
3. Date of Application	22/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/12/1999 2.	1. 28/01/2000 2.
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Durkan New Homes ltd., Address: Sandford House, Sandford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 1037 Date 12/05/2000	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.

COMHAIRLE CHONTAE ÁTHA CLIATH IREAS

Bosca 4122,
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Baile Átha Cliath 24.

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

Decision Order Number 0958	Date of Decision 05/05/2000
Register Reference S99A/0756	Date 22/10/99

Applicant Durkan New Homes ltd.,
App. Type Permission
Development 32 no. 3 bed and 30 no. 2 bed terraced type courtyard townhouses and 8 no. 3 bed and 8 no.1 bed dwelling units in three storey duplex blocks including all associated site works, car parking and open spaces on site of circa 17.9 acres being phase 2 of an overall development with access off St. Cuthberts Road, Kilmahuddrick.

Location Site of circa 17.9 acres at junction of Nangor Road and St. Cuthberts Road, Clondalkin, with main access off St. Cuthberts 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 12/05/2000

Yours faithfully

..... 05/05/00
for SENIOR ADMINISTRATIVE OFFICER

Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

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

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

Decision Order Number 0612	Date of Decision 24/03/2000
Register Reference S99A/0756	Date 22/10/99

Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0756	
1. Location	Site of circa 17.9 acres at junction of Nangor Road and St. Cuthberts Road, Clondalkin, with main access off St. Cuthberts Road.		
2. Development	32 no. 3 bed and 30 no. 2 bed terraced type courtyard townhouses and 8 no. 3 bed and 8 no.1 bed dwelling units in three storey duplex blocks including all associated site works, car parking and open spaces on site of circa 17.9 acres being phase 2 of an overall development with access off St. Cuthberts Road, Kilmahuddrick.		
3. Date of Application	22/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/12/1999 2.	1. 28/01/2000 2.
4. Submitted by	Name: Fenton-Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Durkan New Homes ltd., Address: Sandford House, Sandford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 0811 Date 19/04/2000	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

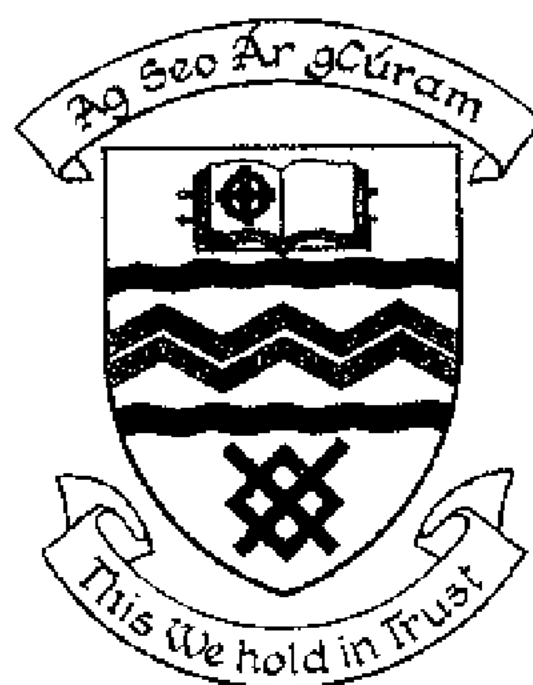
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Receipt No.

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 0811	Date of Decision 19/04/2000
Register Reference S99A/0756	Date 22/10/99

Applicant Durkan New Homes ltd.,
App. Type Permission
Development 32 no. 3 bed and 30 no. 2 bed terraced type courtyard townhouses and 8 no. 3 bed and 8 no.1 bed dwelling units in three storey duplex blocks including all associated site works, car parking and open spaces on site of circa 17.9 acres being phase 2 of an overall development with access off St. Cuthberts Road, Kilmahuddrick.

Location Site of circa 17.9 acres at junction of Nangor Road and St. Cuthberts Road, Clondalkin, with main access off St. Cuthberts 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 05/05/2000

Yours faithfully

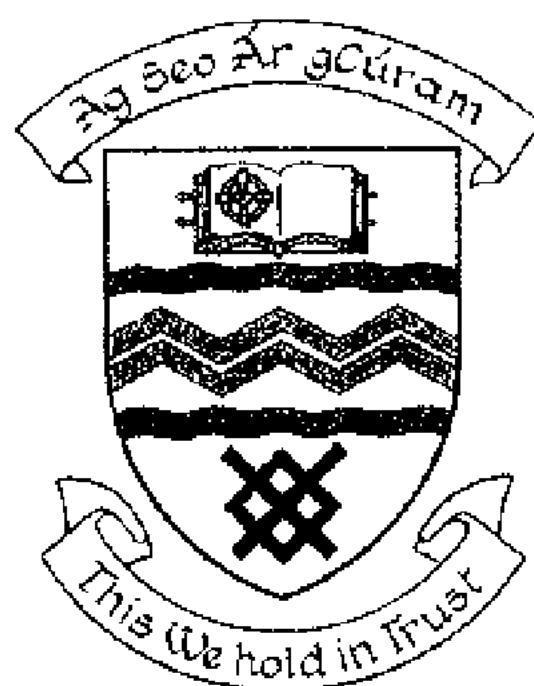
..... 19/04/00
for SENIOR ADMINISTRATIVE OFFICER

Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 0727	Date of Decision 10/04/2000
Register Reference S99A/0756	Date 22/10/99

Applicant Durkan New Homes ltd.,
App. Type Permission
Development 32 no. 3 bed and 30 no. 2 bed terraced type courtyard
 townhouses and 8 no. 3 bed and 8 no.1 bed dwelling units in
 three storey duplex blocks including all associated site
 works, car parking and open spaces on site of circa 17.9
 acres being phase 2 of an overall development with access
 off St. Cuthberts Road, Kilmahuddrick.

Location Site of circa 17.9 acres at junction of Nangor Road and St.
 Cuthberts Road, Clondalkin, with main access off St.
 Cuthberts Road.

Dear Sir / Madam,

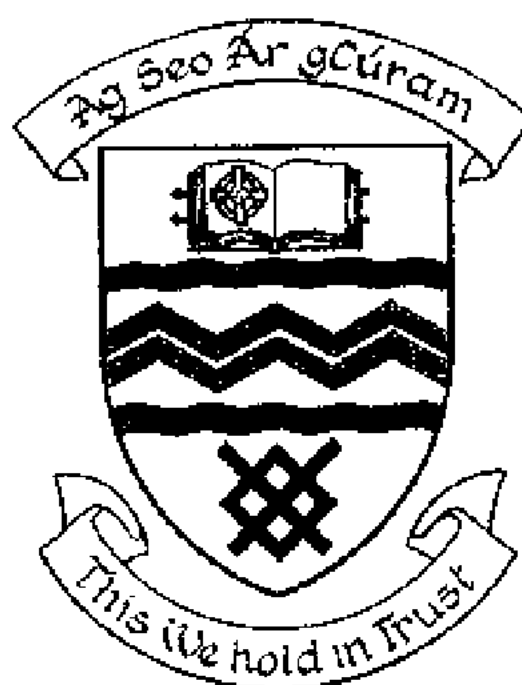
In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 21/04/2000

Yours faithfully

..... 10/04/00
for SENIOR ADMINISTRATIVE OFFICER

Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

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

Decision Order Number 2830	Date of Decision 20/12/1999
Register Reference S99A/0756	Date: 22/10/99

Applicant Durkan New Homes Ltd.,
Development 32 no. 3 bed and 30 no. 2 bed terraced type courtyard townhouses and 8 no. 3 bed and 8 no.1 bed dwelling units in three storey duplex blocks including all associated site works, car parking and open spaces on site of circa 17.9 acres being phase 2 of an overall development with access off St. Cuthberts Road, Kilmahuddrick.

Location Site of circa 17.9 acres at junction of Nangor Road and St. Cuthberts Road, Clondalkin, with main access off St. Cuthberts Road.

App. Type Permission

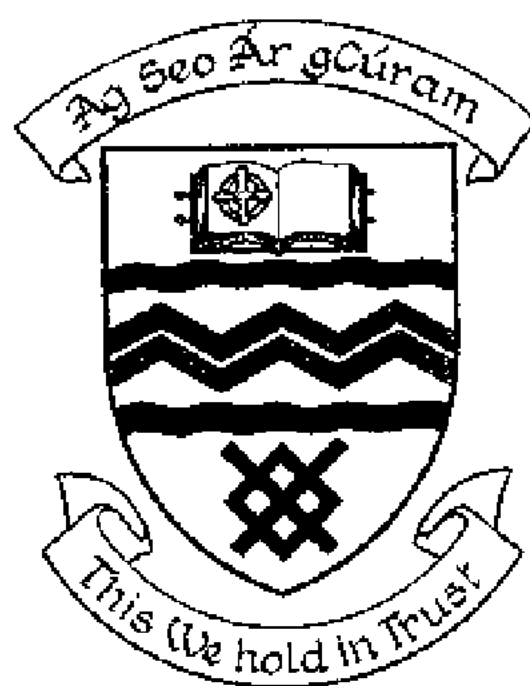
Dear Sir/Madam,

With reference to your planning application, received on 22/10/99 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 advised that the Planning Authority has serious reservations regarding the proposed layout of this residential development. The proposed development does not comply in full with the requirements of the Development Plan in relation to private open space standards. The Planning Authority does not accept the layout proposed, particularly the general open space areas titled 'Private open space' on plans submitted. In order to provide an adequate level of residential amenity for the occupants of these dwellings, the applicant is requested to submit a revised or alternative layout which complies in full with the requirements of the Development Plan Standards.

Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

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- 2 The applicant is advised that the Roads Department require that house facades should be set back 15 metres from the boundary of District Distributor Roads, i.e., the Nangor Road. As houses numbered 41 to 50 do not comply with this requirement, the applicant is requested to submit revised layout plans accordingly.
- 3 The applicant is requested to submit a revised parking layout for houses no. 41 to 50. The car parking spaces are remote from these houses. As part of the set back required above, an access road and car parking could be provided for these houses.
- 4 The applicant is requested to show the parking spaces in front of houses No. 70 and 71 as permanent spaces and not as possible additional spaces.
- 5 The applicant is advised that the Roads Department require an aisle width of 6 metres minimum where there are rows of car spaces opposite each other. This standard has not been complied with throughout this proposed development. The applicant is requested to revise the proposed layout accordingly.
- 6 Foul Drainage:-
 1. Applicant to submit design calculations to demonstrate that the existing system has sufficient capacity for the proposed development.
 2. Applicant to revise design to show a gradient for sewer running from house 61 to last phase two manhole (Drawing 9859/12 shows increase in invert levels H. 71.57-71.62).

Surface Water:-

1. Applicant to submit design calculations to demonstrate that the existing system has sufficient capacity for the proposed development.

Water Report:-

1. Applicant to submit a revised watermain layout indicating no building within 5m of the proposed

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REG. REF. S99A/0756

watermain. Refer to dwellings numbers 7-11, 12-19,
31-40, 41-50, 62-65, 73-78 (Drawing 9859/3).

Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

20/12/99