

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0667	
1. Location	Clock Tower, Kingswood Heights, Ballymount Road, Dublin 24.		
2. Development	Construction of 1/2 stories above existing single storey licensed premises, comprising of 15 no. two bed and 4 no. 1 bed. apartments. Also modifications to existing public house facades, provision of new entrance and signage and extension to licensed premises to include off licence premises and associated storage, also repositioning of services yard wall and entrance.		
3. Date of Application	24/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/11/1999 2. 01/03/20	1. 05/01/2000 2. 14/03/20
4. Submitted by	Name: Pierce & Associates Architects, Address: 104 Francis Street, Dublin 8.		
5. Applicant	Name: Latteridge Ltd., Address: The Clock Tower, Kingswood Heights, Ballymount Road, Dublin 24.		
6. Decision	O.C.M. No. 1006 Date 11/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	09/06/2000	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

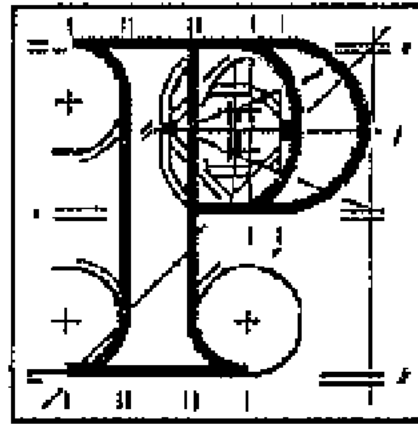
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Date

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Receipt No.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S99A/0667

APPEAL by Kingswood Heights Residents' Association care of Geraldine Hamilton, Secretary of 34 Forest Avenue, Kingswood Heights, Dublin against the decision made on the 11th day of May, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission to Letteridge Limited care of Pierce and Associates Architects of 104 Francis Street, Dublin for development comprising the construction of one/ two storeys above existing single storey licensed premises comprising of 15 number two bedroom and four number one bedroom apartments. Also modifications to existing public house facades, provision of new entrance and signage and extension to licensed premises to include off licence premises and associated storage, also repositioning of service yard wall and entrance at the Clock Tower, Kingswood Heights, Ballymount Road, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and development of the area.

WKN

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the drawings received by the planning authority on the 11th day of October, 1999, the 5th day of January, 2000 and the 14th day of March, 2000, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

3. Prior to commencement of development, proposals for an apartment name, numbering scheme and associated signage shall be submitted to the planning authority for agreement.

Reason: In the interest of orderly development.

4. Prior to commencement of construction of apartments, details of the materials, colours and textures of all the external finishes to the proposed apartments shall be submitted to the planning authority for agreement.

Reason: In the interest of orderly development and the visual amenities of the area.

5. Details of proposed landscaping and hard surfacing, including the design and planting of the roof garden shall be submitted to and agreed with the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenity.

6. Details of proposed signage shall be submitted to and agreed with the planning authority before development commences.

Reason: In the interest of the amenities of the area.

7. Prior to commencement of development, a management scheme providing adequate measures relating to the future maintenance of private open spaces, roads and communal areas in a satisfactory manner shall be submitted to the planning authority for agreement.

Reason: To ensure the adequate future maintenance of this private development in the interest of residential amenity.

WKEW

8. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



Michael P. Wall

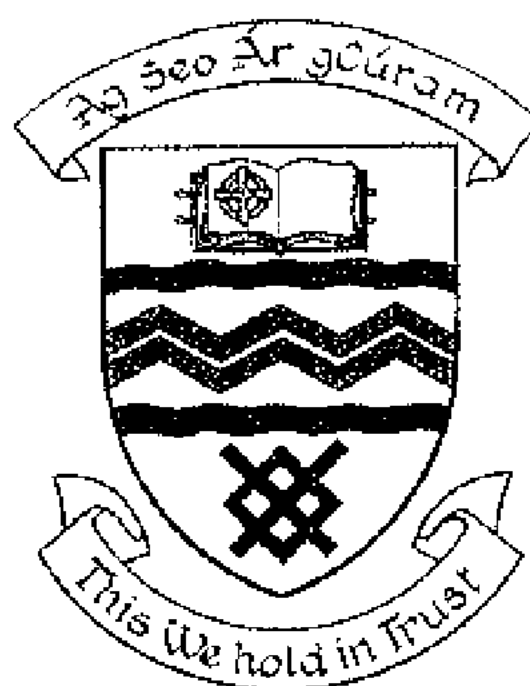
**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 6th day of October 2000.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 1006	Date of Decision 11/05/2000
Register Reference S99A/0667	Date: 24/09/99

Applicant Latteridge Ltd.,

Development Construction of 1/2 stories above existing single storey licensed premises, comprising of 15 no. two bed and 4 no. 1 bed. apartments. Also modifications to existing public house facades, provision of new entrance and signage and extension to licensed premises to include off licence premises and associated storage, also repositioning of services yard wall and entrance.

Location Clock Tower, Kingswood Heights, Ballymount Road, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/11/1999 /05/01/2000

Clarification of Additional Information Requested/Received 01/03/2000 / 14/03/2000

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

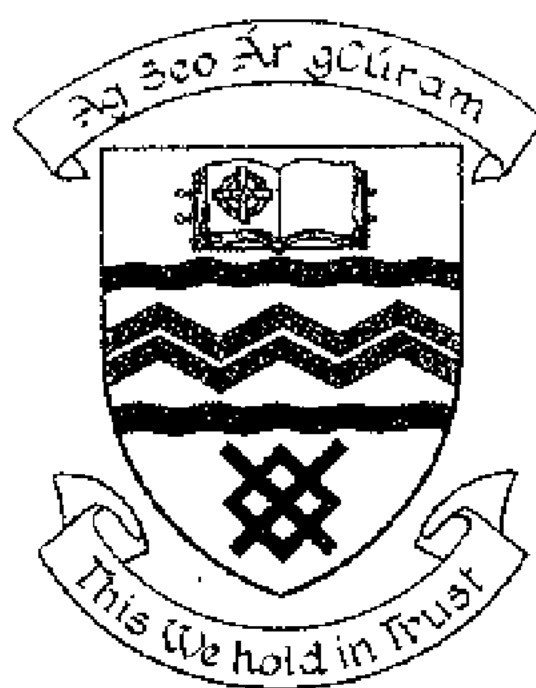
..... 11/05/00
for SENIOR ADMINISTRATIVE OFFICER

Pierce & Associates Architects,
104 Francis Street,
Dublin 8.

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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 by the Planning Authority on 11/10/99, Additional Information received on 05/01/00 and Clarification of Additional Information received on 14/03/00, 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 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.

- 4 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.

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

REASON:

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

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

REASON:

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

- 7 The applicant shall comply with the following requirements of the Environmental Services Department:-

- (i) Prior to the upgrade of the 150mm diameter foul drain the applicant shall contact the Area Engineer, Deansrath Depot (tel. 01-4570784).
- (ii) The applicant shall ensure complete and full separation of foul and surface water drainage systems.
- (iii) 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) The applicant shall provide 24 hour water storage facilities.
- (v) The proposed watermain layout shall meet the approval of the Chief Fire Officer.
- (vi) The proposed watermain layout shall comply with Part B of the Building Regulations 1997.

REASON:

In the interest of public health.

- 8 The following requirements of the Supervising Environmental Health Officer shall be adhered to in the development:-

- (i) During the construction phase of the development, Best Practicable Means shall be employed to minimise

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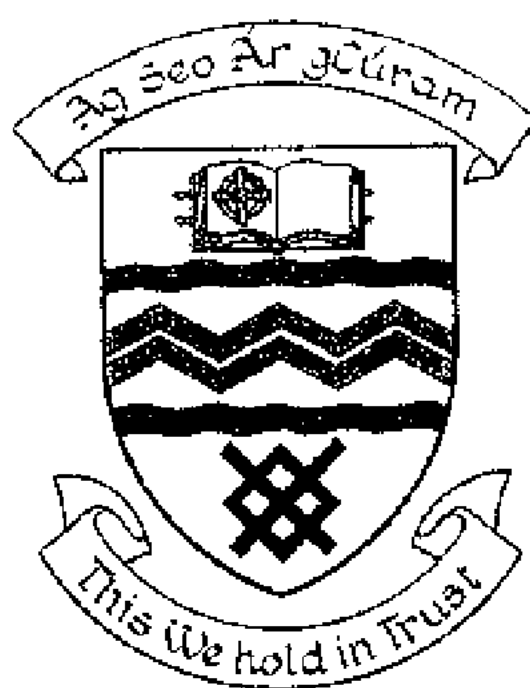
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- air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.
- (ii) There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
 - (iii) Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisance to persons in the neighbourhood.
 - (iv) Noise due to the normal operation of the proposed development, expressed as Laeq over one hour at the site boundary, shall not exceed the background level by 5dBA or more at night or by 10dBA or more during normal working hours. Clearly audible and impulsive tones shall be avoided at night irrespective of the noise level.
 - (v) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.
 - (vi) Where sanitary facilities are located internally, water closet accommodation; intervening lobbies and bathrooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system.
 - (vii) Facilities for the installation of adequate space heating with provision for safe and effective removal of fumes and other products of combustion, to the outer air shall be provided.
 - (viii) Suitable and adequate ventilation shall be provided in the kitchens and localised mechanical extract ventilation directly to the outer air shall be provided over all steam and fume emitting appliances. The flue from the extract is to extend a suitable distance above the building roof in accordance with details to be agreed in writing with the Planning Authority and the Supervising Environmental Health Officer.
 - (ix) The bin store shall be extended to facilitate the waste storage from 19 households and the bins must be covered (wheelie bins are preferable). Details shall be submitted to and agreed by the Planning

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Authority and the Supervising Environmental Health
Officer.

REASON:

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

- 9 Full details and samples of proposed external materials and
finishes shall be submitted to and agreed by the Planning
Authority before development commences.

REASON:

In the interest of visual amenity.

- 10 Details of proposed landscaping and hard surfacing,
including the design and planting of the roof garden shall
be submitted to and agreed with the Planning Authority prior
to the commencement of development.

REASON:

In the interest of visual and residential amenity.

- 11 Car parking provision shall be in accordance with the
submitted details.

REASON:

In the interest of road safety.

- 12 Full details of proposed signage and the proposed clock face
shall be submitted to and agreed with the Planning Authority
before development commences. The signage and clock tower/
face shall not be illuminated unless agreed beforehand with
the Planning Authority and the level/intensity of
illumination shall be reviewable at any time and shall be
altered by the applicant at the applicants expense if so
required by the Planning Authority.

REASON:

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

- 13 That details of a Management Agreement for the maintenance
and control of the site be submitted to and agreed with the
Planning Authority prior to the commencement of development.

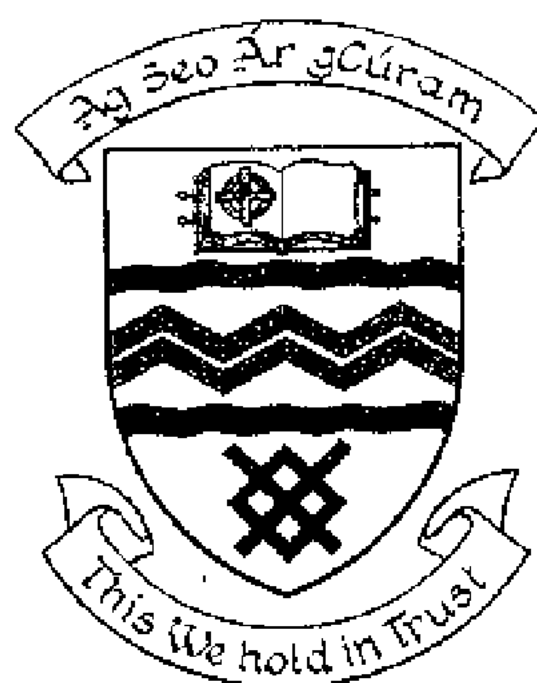
REASON:

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

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- 14 That a financial contribution in the sum of £14,307 (fourteen thousand three hundred and seven pounds) EUR 18,166 (eight thousand one hundred and sixty six euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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

- 15 That a financial contribution in the sum of £37,409 (thirty seven thousand four hundred and nine pounds) EUR 47,498 (forty seven thousand four hundred and ninety eight euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 16 That a financial contribution in the sum of £37,046 (thirty seven thousand and forty six pounds) EUR 47,038 (forty seven thousand and thirty eight euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Kingswood Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

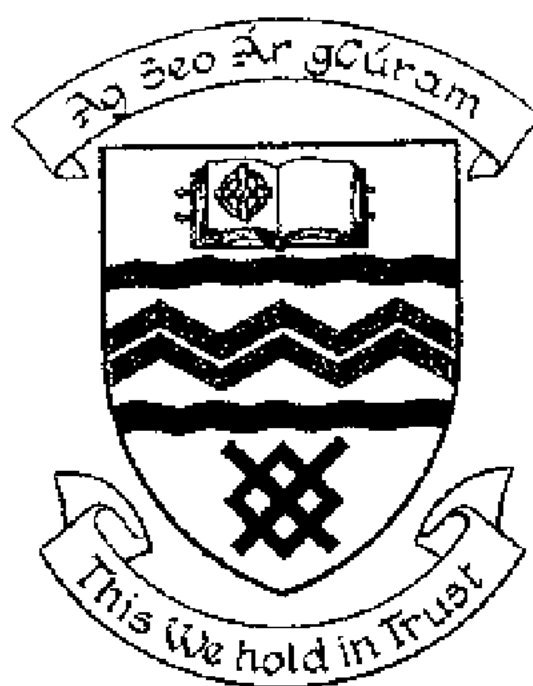
REASON:

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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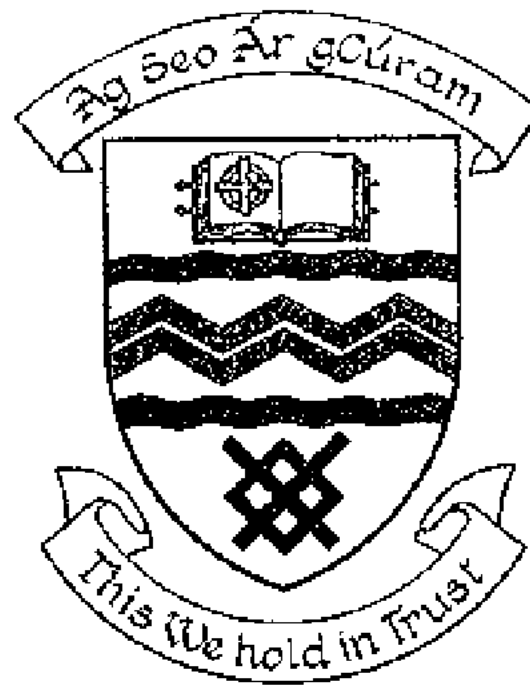
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- 17 Before development is commenced under any permission granted pursuant to this decision, the developer shall lodge with South Dublin County Council a cash deposit of £19,000 (nineteen thousand pounds) EUR 24,125 (twenty four thousand one hundred and twenty five euros), or a bond of an insurance company or other security to the value of £28,500 (twenty eight thousand five hundred pounds) EUR 36,187 (thirty six thousand one hundred and eighty seven 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.

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

Decision Order Number 0430	Date of Decision 01/03/2000
Register Reference S99A/0667	Date 24/09/99

Applicant Latteridge Ltd.,
App. Type Permission
Development Construction of 1/2 stories above existing single storey licensed premises, comprising of 15 no. two bed and 4 no. 1 bed. apartments. Also modifications to existing public house facades, provision of new entrance and signage and extension to licensed premises to include off licence premises and associated storage, also repositioning of servies yard wall and entrance.

Location Clock Tower, Kingswood Heights, Ballymount Road, Dublin 24.

Dear Sir / Madam,

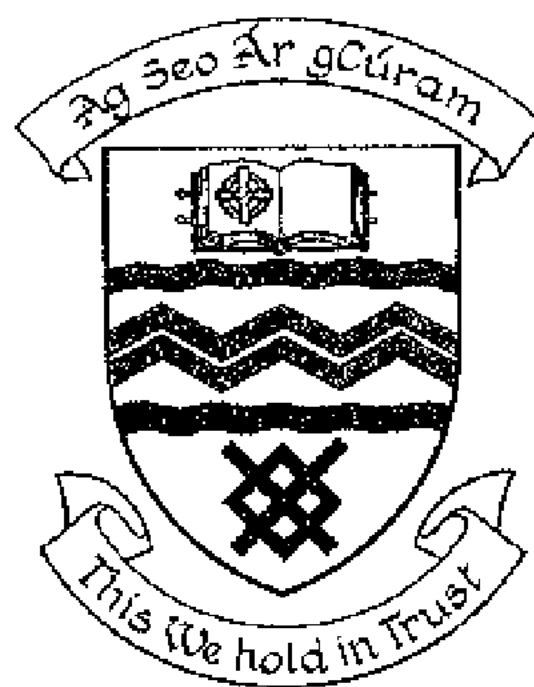
With reference to your planning application, additional information received on 05/01/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is requested to respond to the views of the Roads Department viz:

The parking requirement for the public house/apartments is 141 no. car spaces (35 for the apartments and 106 for the public house) but the applicant shows only 31 spaces on his site and makes no reference to the public car park for the overall parking. The applicant did not submit the floor areas of the adjacent shopping centre as requested in order

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to assess parking demand on the public car park. The applicant has not addressed this item satisfactorily.

The applicant is requested to submit such details and information as is necessary to meet the view of the Roads Department including evidence that the applicant is entitled to use of the car parking spaces in the public car park.

- 2 The applicant is requested to demonstrate that the proposed bin storage area is sufficient to facilitate waste storage from 19 apartments (wheelie bins being preferred means of storage).

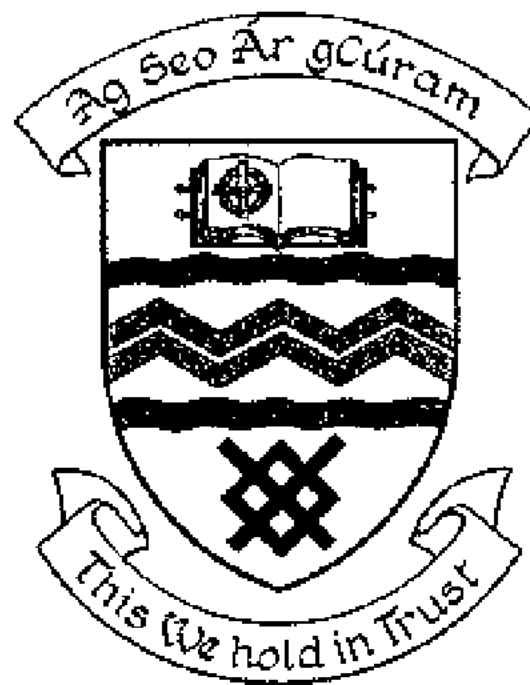
Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

01/03/00

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

Decision Order Number 2546	Date of Decision 22/11/1999
Register Reference S99A/0667	Date: 24/09/99

Applicant Latteridge Ltd.,
Development Construction of 1/2 stories above existing single storey
 licensed premises, comprising of 15 no. two bed and 4 no. 1
 bed. apartments. Also modifications to existing public
 house facades, provision of new entrance and signage and
 extension to licensed premises to include off licence
 premises and associated storage, also repositioning of
 servies yard wall and entrance.

Location Clock Tower, Kingswood Heights, Ballymount Road, Dublin 24.

App. Type Permission

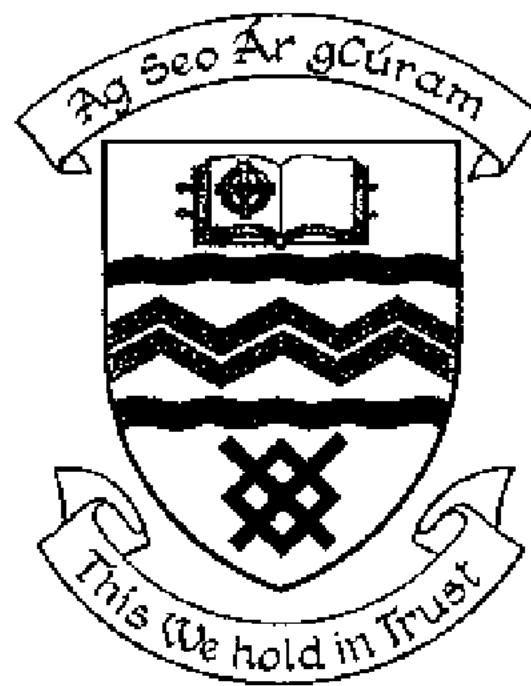
Dear Sir/Madam,

With reference to your planning application, received on 24/09/99 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 plans of the existing elevations and floor plans.
- 2 The applicant is requested to submit a location plan and plans showing the relationship to surrounding residential properties to indicate the distance between them and the proposed development. The South Dublin County Development Plan 1998 requires a minimum of 22 metres between directly opposing windows.
- 3 The applicant is requested to submit revised plans indicating a car parking layout to Development Plan standards for the public house (1 car space/4sq.m. of public area/and apartments 2 car spaces/2bed unit and 1.25 car spaces/1 bed unit). If the applicant claims entitlement to

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- car parking spaces outside the site outlined in red the applicant should submit floor areas for the shopping centre as well as the extra car parking so that an assessment can be made of the overall parking position.
- 4 The applicant is required to submit details of a proposed watermain layout including watermain sizes, material, sluice and air valves, meter and hydrants, and proposed point of connection to the existing watermain. This layout shall be in accordance with Part B of the 1997 Building Regulations.
 - 5 The applicant is required to upgrade the existing 150mm diameter foul sewer to a 225mm diameter foul sewer pipe up to the existing point of connection to the 225mm diameter public sewer (manhole 3327-17 MH 72 on South Dublin County Council 1:1000 record sheets). The applicant is requested to submit details of proposed upgrading.
 - 6 The applicant is requested to submit revised plans indicating a roof design more sympathetic to the locality/ surrounding residential area whilst retaining the roof garden.
 - 7 The applicant is requested to demonstrate whether the proposed roof garden meets the Development Plan standard of 10% of the total area being given over to open space to serve the apartments.
 - 8 The applicant is requested to submit details/plans indicating the proposed development will have adequate bin storage areas, drying areas/facilities, fuel storage areas if applicable, and cycle storage facilities as required by the Development Plan.
 - 9 The applicant is requested to clarify whether the elevational plans are correctly titled as regards orientation.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

22/11/99