

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0569	
1. Location	Edmondstown Road, Dublin 16.		
2. Development	3 storey residential development containing 10 no. one bedroom ground floor units and 10 no. 2 bedroom first/second floor units together with associated site works.		
3. Date of Application	13/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/10/1999 2.	1. 2.
4. Submitted by	Name: Patrick Joyce Associates, Address: Consulting Engineers, 2 Propect Grove, Stocking Lane,		
5. Applicant	Name: Tim Corrigan & Peter O'Reilly, Address: 106 Nutgrove Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2220 Date 11/10/1999	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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

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

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



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

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

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

Decision Order Number 2220	Date of Decision 11/10/1999
Register Reference S99A/0569	Date: 13/08/99

Applicant Tim Corrigan & Peter O'Reilly,
Development 3 storey residential development containing 10 no. one
bedroom ground floor units and 10 no. 2 bedroom first/second
floor units together with associated site works.

Location Edmondstown Road, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 13/08/99 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:

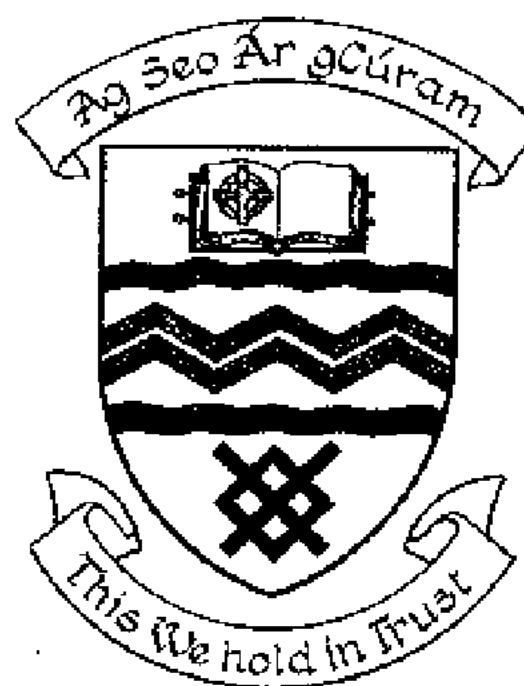
- 1 The applicant is requested to submit a detailed tree survey indicating the location, species, age, condition, crown spread and height of tree. Information should be given on the proposals for removal/retention of these trees and measures proposed to protect those to be retained during the course of the development.
- 2 The applicant is requested to submit a more comprehensive landscape scheme including full works specification (including timescale for implementation), maintenance programme for a period of at least eighteen (18) months and bill of quantities for the development of the open space. This plan should include grading, topsoiling, seeding, paths, drainage, boundary treatment, planting and street tree planting as necessary. These works should be in accordance with the Council's Guidelines for Open Space Development & Taking in Charge which is available from the Parks and Landscape Services Department.

Patrick Joyce Associates,
Consulting Engineers,
2 Propect Grove,
Stocking Lane,
Rathfarnham,

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- 3 The landscaping of the site should be continued along the roadside (Edmondstown Road), around the back of the apartments along the riverside to a much fuller extent as well as being used to compliment hard landscaping in the car parking area. The applicant is requested to address these details in a full and comprehensive landscape survey and plan for the site.
- 4 The applicant is requested to submit plans showing the construction of a bridge across the Owendoher River as required by Specific Local Objective 72 of the Development Plan as an element of the development which integrates with both the landscaping and the residential aspects of the proposal.
- 5 The applicant is requested to submit full details of proposed foul and surface water drainage, including pipe sizes, invert, cover and invert levels, up to and including connection to public sewer should be submitted.
- 6 The applicant is requested to submit plans showing a cross section of the river detailing the existing elevation and width of the river, the existing river embankment and the elevation of the existing site.
- 7 The applicant is requested to submit plans indicating the proposed finished floor level of the apartments/residential structure, proposed side slopes of the embankment together with proposed gabions, fences and other proposed earth retaining walls.
- 8 The applicant is requested to clarify what works if any are proposed to the river bank. These works shall not have the effect of diminishing the capacity of the river to convey surface waters.
- 9 The applicant is requested to submit plans of the proposed watermain layout including watermain size, material, sluice and air valves, metres and hydrants, and proposed point of connection to existing watermain. The layout should be in accordance with Part B of the 1997 Building Regulation.
- 10 It is suggested that the design of the building and its situation along with the location of the car parking spaces

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is not of a quality or style preferred by the Council for a prominent roadside development. The applicant is invited to relocate the building and create a more suitable car parking arrangement, e.g. around the back of the development or to the side whereby all car parking is together and within view of the buildings occupants. Adequate landscaping and lighting of car parking areas should be illustrated. The applicant is requested to submit accordingly revised plans.

- 11 The applicant is requested to submit revised plans/details showing/confirming the following:-
- (i) That the gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road;
 - (ii) the area of ground between back of existing pathway and new boundary wall to be surfaced (bitumen macadam) to the satisfaction of South Dublin County Council;
 - (iii) The 40 M.P.H. sign (in the vicinity of the proposed entrance) to be relocated at applicant's own expense and in agreement with Traffic Section of both Harcourt Street Garda Station and South Dublin County Council;
 - (iv) Low level wall not to exceed 0.9m in height.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

11/10/99