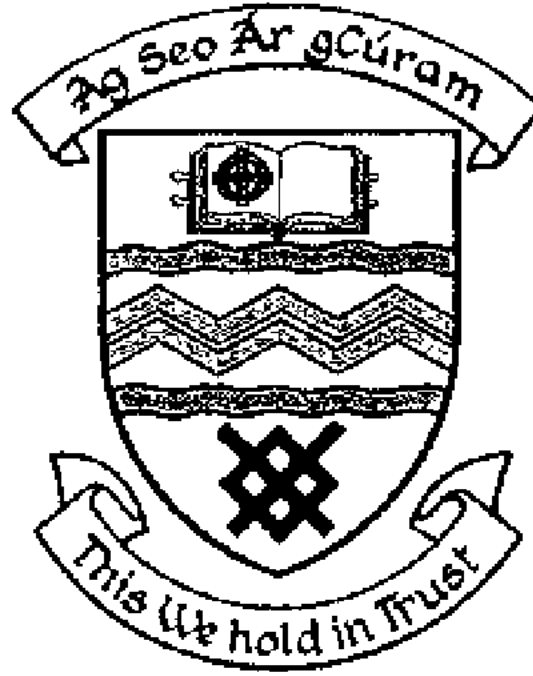


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0454	
1. Location	Kilcronan Avenue, Clondalkin, Dublin 22.			
2. Development	Erection of six 2-storey houses and a 3-storey block containing four apartments and a Community Room on a site adjoining the roundabout at Kilcronan Avenue, Clondalkin, Dublin 22.			
3. Date of Application	07/07/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 15/07/1999 2.	1. 20/08/1999 2.	
4. Submitted by	Name: Sonas Housing Association, Address: 70/71 Phibsboro Road, Dublin 7.			
5. Applicant	Name: Sonas Housing Association, Address: 70/71 Phibsboro Road, Dublin 7.			
6. Decision	O.C.M. No. 2308 Date 21/10/1999	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 2678 Date 03/12/1999	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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 Baile Átha Cliath 24

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 Facs: 01-414 9104

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 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9230
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Sonas Housing Association,
 70/71 Phibsboro Road,
 Dublin 7.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2678	Date of Final Grant 03/12/1999
Decision Order Number 2308	Date of Decision 21/10/1999
Register Reference S99A/0454	Date 20/08/99

Applicant Sonas Housing Association,

Development Erection of six 2-storey houses and a 3-storey block containing four apartments and a Community Room on a site adjoining the roundabout at Kilcronan Avenue, Clondalkin, Dublin 22.

Location Kilcronan Avenue, Clondalkin, Dublin 22.

Floor Area 83.22 Sq Metres

Time extension(s) up to and including 22/10/1999

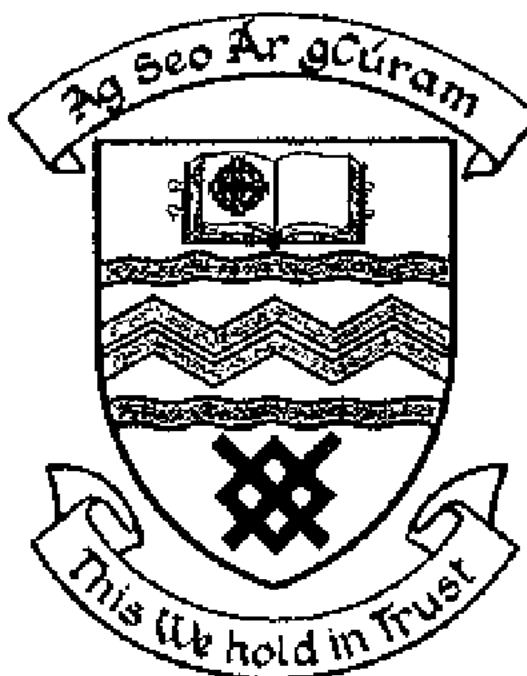
Additional Information Requested/Received 15/07/1999 /20/08/1999

A Permission has been granted for the development described above,
 subject to the following (12) Conditions.

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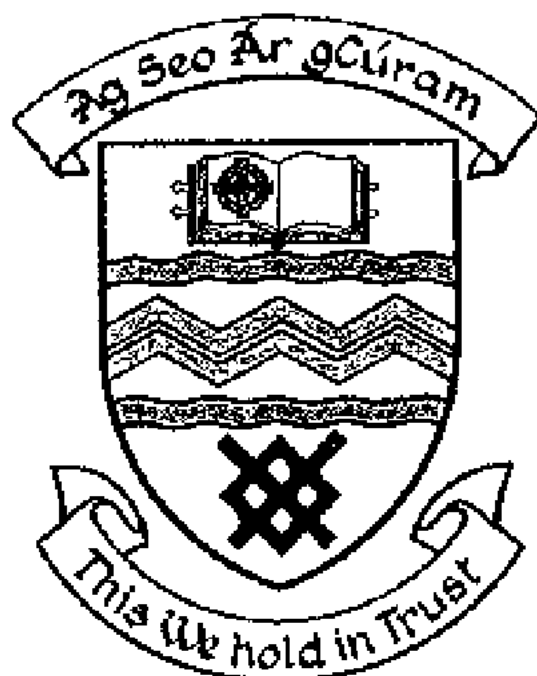
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Dublin 24

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Fax: 01-414 9104

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, 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 Treatment to the boundaries of the site shall be as per the details on the submitted plans, the railings to be of a non palisade decorative type.
REASON:
In the interest of the proper planning and development of the area and visual amenity.
- 3 Prior to the commencement of development, details and colours of all external finishes, including roof slates and elevational finish shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interests of visual amenity.
- 4 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.
- 5 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.
- 6 Prior to the commencement of development, the developer shall submit for the written agreement of the Planning Authority a detailed landscape plan for the open space area and the communal garden area with full works specification (including timescale for implementation). This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and tree and shrub planting as necessary. All planting and landscaping shall be undertaken in the first planting season following the substantial completion of the development, as determined by the Planning Authority.

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REASON:

In the interest of residential and visual amenity.

- 7 Prior to the first occupation of the proposed dwellings, front, side and rear garden areas, including the communal garden area shall be provided with sufficient top soil, levelled, graded and planted to allow grass and other vegetation to grow.

REASON:

In the interest of residential and visual amenity.

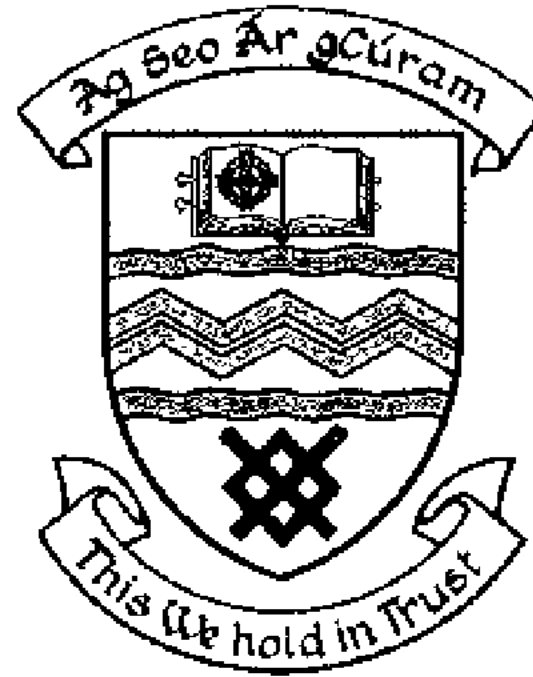
- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and shall have regard to the following :

- (a) Applicant proposes connecting to the 525mm sewer adjacent to the development, using a saddle connection which is unacceptable. Prior to commencement of the development, a revised proposal is required to be submitted for the approval of the Environmental Services Department. The applicant may either reroute the drainage to connect to an existing manhole on the 525mm sewer or construct a new manhole on the connection.
- (b) Applicant to ensure full and complete separation of foul and surface water systems.
- (c) No building within 5m of public sewer or sewer with potential to be taken in charge.
- (d) 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.
- (e) Prior to the commencement of the works, applicant shall submit a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.
- (f) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.
- (g) 24hr storage per unit shall be provided.
- (h) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
- (i) Spurs shall not end with a duckfoot hydrant. To

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facilitate self-cleaning of watermains, spurs shall terminate with a loop.

REASON:

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

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

REASON:

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

- 10 All bathroom windows shall be obscure glass.

REASON:

In the interests of visual amenity.

- 11 Prior to the commencement of development, a public lighting scheme shall be submitted for the written agreement of the Planning Authority.

REASON:

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

- 12 Prior to the commencement of development, the applicant shall contact the relevant statutory agency responsible for the maintenance of the Grand Canal, to ascertain their requirements with respect to the proposed development.

REASON:

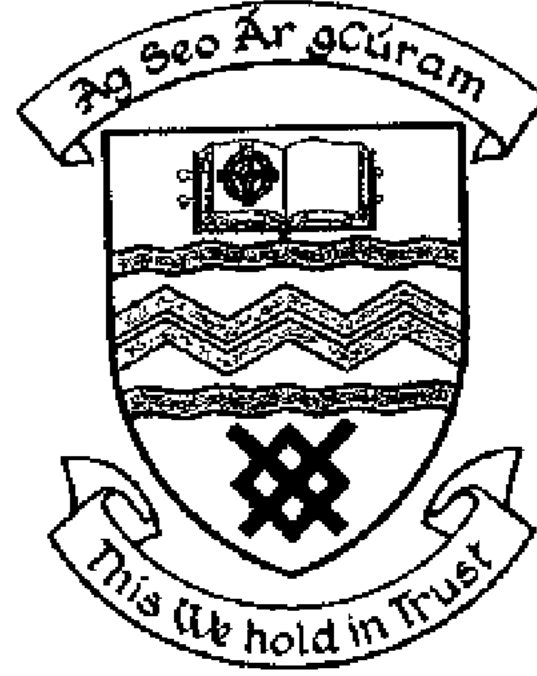
In the interests of the proper planning and development of the area.

- (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.

REG. REF. S99A/0454
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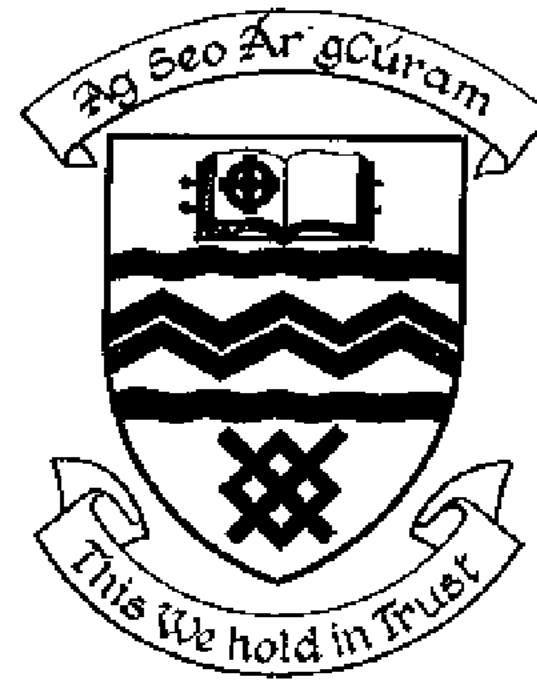
Signed on behalf of South Dublin County Council.

RB
.....03/12/99
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2259	Date of Decision 18/10/1999
Register Reference S99A/0454	Date 07/07/99

Applicant Sonas Housing Association,
App. Type Permission
Development Erection of six 2-storey houses and a 3-storey block containing four apartments and a Community Room on a site adjoining the roundabout at Kilcronan Avenue, Clondalkin, Dublin 22.

Location Kilcronan Avenue, Clondalkin, Dublin 22.

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 22/10/1999

Yours faithfully

..... 18/10/99
for SENIOR ADMINISTRATIVE OFFICER

Sonas Housing Association,
70/71 Phibsboro Road,
Dublin 7.

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

Decision Order Number 2308	Date of Decision 21/10/1999
Register Reference S99A/0454	Date: 07/07/99

Applicant Sonas Housing Association,

Development Erection of six 2-storey houses and a 3-storey block containing four apartments and a Community Room on a site adjoining the roundabout at Kilcronan Avenue, Clondalkin, Dublin 22.

Location Kilcronan Avenue, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 22/10/1999

Additional Information Requested/Received 15/07/1999 /20/08/1999

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

..... 21/10/99
 for SENIOR ADMINISTRATIVE OFFICER

Sonas Housing Association,
 70/71 Phibsboro Road,
 Dublin 7.

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REG REF. S99A/0454

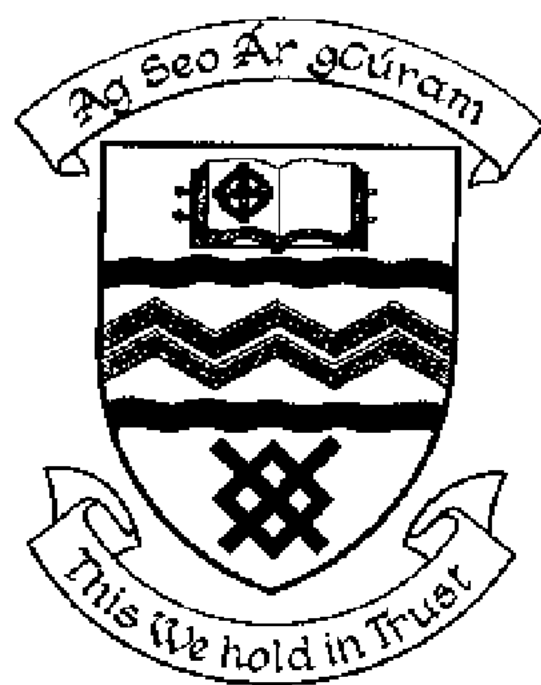
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 Treatment to the boundaries of the site shall be as per the details on the submitted plans, the railings to be of a non palisade decorative type.
REASON:
In the interest of the proper planning and development of the area and visual amenity.
- 3 Prior to the commencement of development, details and colours of all external finishes, including roof slates and elevational finish shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interests of visual amenity.
- 4 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.
- 5 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.
- 6 Prior to the commencement of development, the developer shall submit for the written agreement of the Planning Authority a detailed landscape plan for the open space area

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REG. REF. S99A/0454

and the communal garden area with full works specification (including timescale for implementation). This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and tree and shrub planting as necessary. All planting and landscaping shall be undertaken in the first planting season following the substantial completion of the development, as determined by the Planning Authority.

REASON:

In the interest of residential and visual amenity.

- 7 Prior to the first occupation of the proposed dwellings, front, side and rear garden areas, including the communal garden area shall be provided with sufficient top soil, levelled, graded and planted to allow grass and other vegetation to grow.

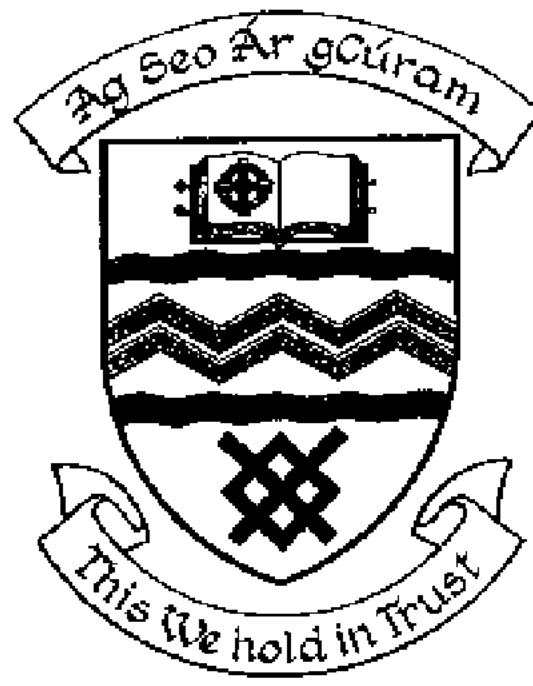
REASON:

In the interest of residential and visual amenity.

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and shall have regard to the following :

- (a) Applicant proposes connecting to the 525mm sewer adjacent to the development, using a saddle connection which is unacceptable. Prior to commencement of the development, a revised proposal is required to be submitted for the approval of the Environmental Services Department. The applicant may either reroute the drainage to connect to an existing manhole on the 525mm sewer or construct a new manhole on the connection.
- (b) Applicant to ensure full and complete separation of foul and surface water systems.
- (c) No building within 5m of public sewer or sewer with potential to be taken in charge.
- (d) 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.
- (e) Prior to the commencement of the works, applicant shall submit a watermain layout drawing. Drawing to

SOUTH DUBLIN COUNTY COUNCIL
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DEPARTMENT
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- indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.
- (f) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.
 - (g) 24hr storage per unit shall be provided.
 - (h) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
 - (i) Spurs shall not end with a duckfoot hydrant. To facilitate self-cleaning of watermains, spurs shall terminate with a loop.

REASON:

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

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

REASON:

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

- 10 All bathroom windows shall be obscure glass.

REASON:

In the interests of visual amenity.

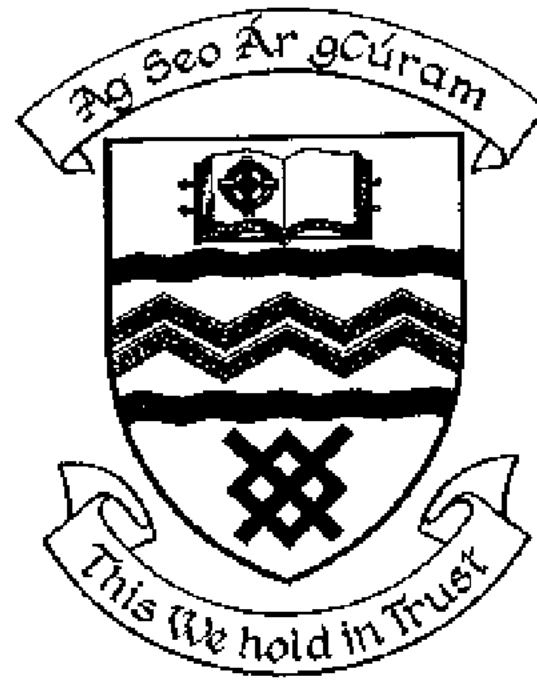
- 11 Prior to the commencement of development, a public lighting scheme shall be submitted for the written agreement of the Planning Authority.

REASON:

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

- 12 Prior to the commencement of development, the applicant shall contact the relevant statutory agency responsible for the maintenance of the Grand Canal, to ascertain their requirements with respect to the proposed development.

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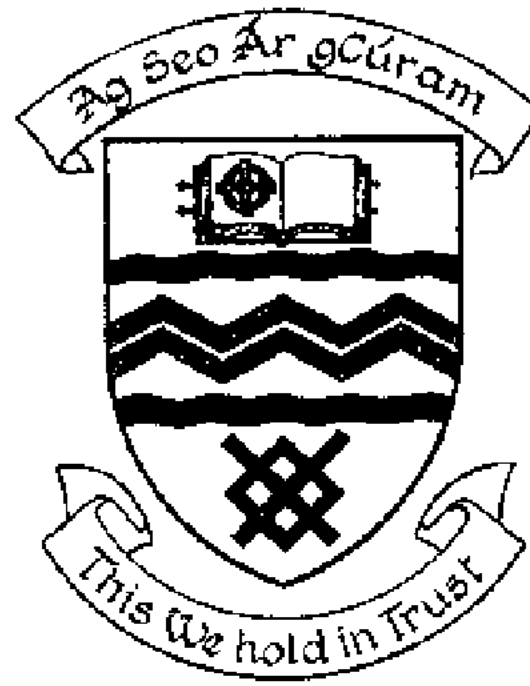
REASON:

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

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

Order Number 1489	Date of Order 15/07/1999
Register Reference S99A/0454	Date 07/07/99

Applicant Sonas Housing Association,
Development Erection of six 2-storey houses and a 3-storey block containing four apartments and a Community Room on a site adjoining the roundabout at Kilcronan Avenue, Clondalkin, Dublin 22.
Location Kilcronan Avenue, Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 13/07/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

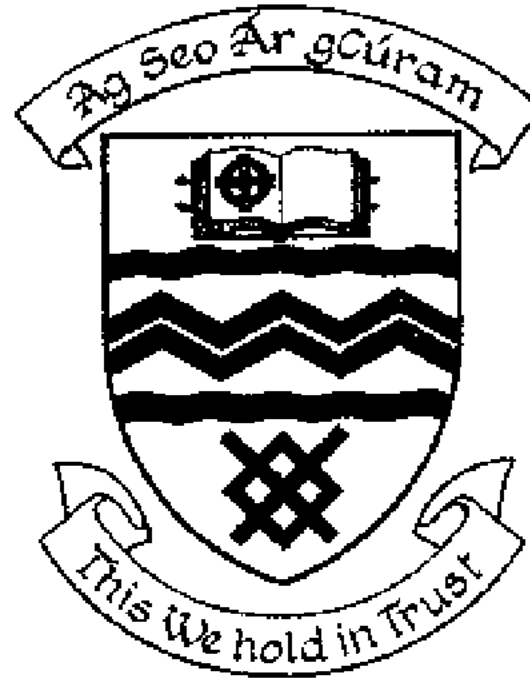
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Sonas Housing Association,
70/71 Phibsboro Road,
Dublin 7.

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

GA
..... 15/07/99
for Senior Administrative Officer.