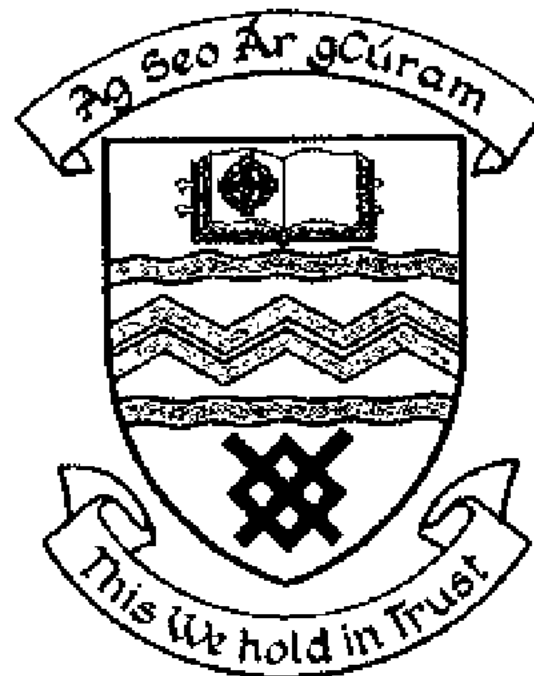


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0269	
1. Location	North of IBIS Hotel with access off Monastery Road, Clondalkin, Dublin 22.		
2. Development	Residential development to comprise of 97 apartments in buildings ranging from 4 storeys to 4 storeys and penthouse in height, and associated site works on a site of approx. 2.3 acres, surface and underground car parking to serve the proposed development.		
3. Date of Application	29/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: O'Mahony Pike Architects Ltd., Address: Owenstown House, Foster's Avenue,		
5. Applicant	Name: Cherrybridge Properties Ltd., Address: Carmichael House, 60 Lower Baggot Street, Dublin 2.		
6. Decision	O.C.M. No. 1845  Date 26/08/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2209  Date 08/10/1999	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**

Bosca 4122  
Lár an Bhaile, Tamhlacht  
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O'Mahony Pike Architects Ltd.,  
Owenstown House,  
Foster's Avenue,  
Blackrock,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2209	Date of Final Grant 08/10/1999
Decision Order Number 1845	Date of Decision 26/08/1999
Register Reference S99A/0269	Date 29/04/99

**Applicant** Cherrybridge Properties Ltd.,

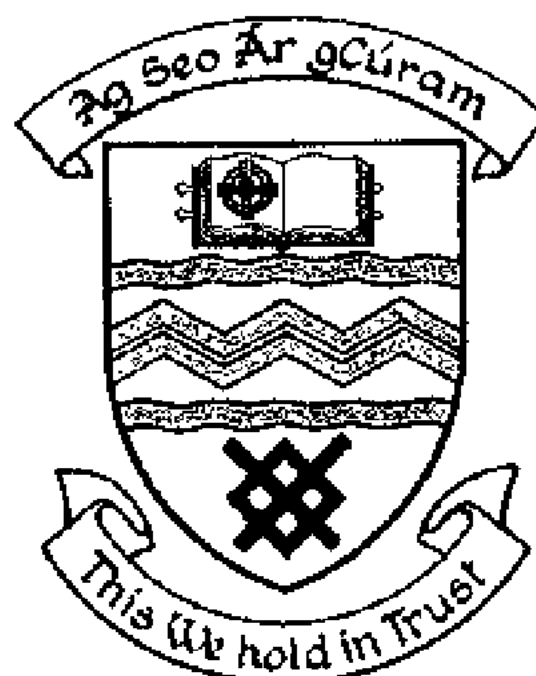
**Development** Residential development to comprise of 97 apartments in buildings ranging from 4 storeys to 4 storeys and penthouse in height, and associated site works on a site of approx. 2.3 acres, surface and underground car parking to serve the proposed development.

**Location** North of IBIS Hotel with access off Monastery Road, Clondalkin, Dublin 22.

**Floor Area** 0.00 Sq Metres  
**Time extension(s) up to and including** 27/08/1999  
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (20) Conditions.

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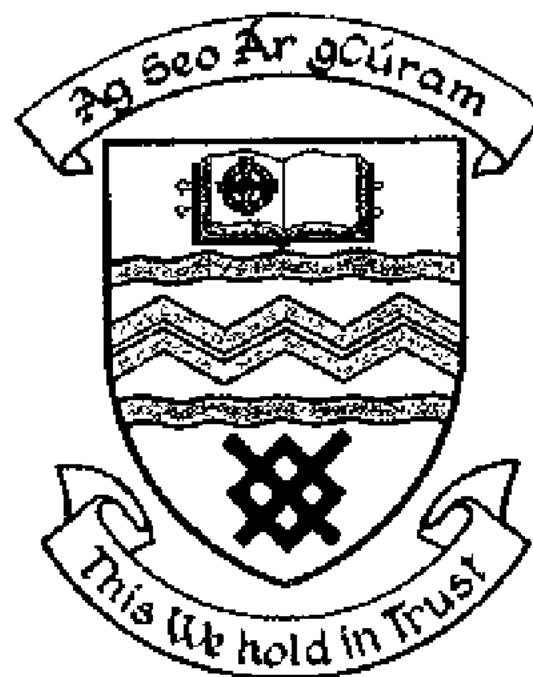
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by unsolicited additional information received on 21/06/99, and 13/07/99, 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 prior to development commencing a detailed design for the proposed Roundabout at Monastery Road showing geometrics, construction and levels shall be submitted for the written agreement of the planning authority. This shall include for the necessary widening/improvement of Monastery Road from the end of the existing improvement through the roundabout and tied back to Monastery Road on the eastern side.  
 REASON:  
 In order to ensure a satisfactory standard of development.
- 3 That the reservation line required for the provision of free flow slip lanes on the Red Cow interchange shall be marked out on site prior to development commencing, and the required land shall be reserved free from development.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 4 That prior to development commencing the developer shall submit for the written agreement of the Planning Authority detailed proposals for the provision of adequate measures to protect future residents of the development from the effects of noise nuisance, air pollution (particularly in relation to PM10's), and nuisance glare, arising from the proximity of the proposed development to the adjacent motorway interchange. The proposals shall be supported by relevant detailed survey information and the agreed measures shall be implemented as part of the development.  
 REASON:  
 In the interest of residential amenity.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following requirements of the Environmental Services Department shall be complied with:-

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**Foul Drainage:**

- (a) Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
- (b) Applicant to ensure full and complete separation of foul and surface water systems;
- (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.

**Surface Water**

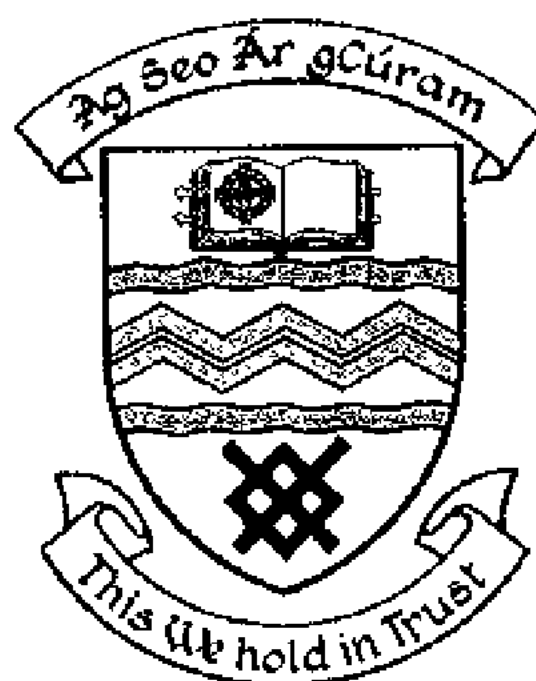
- (a) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

**Water Supply**

- (a) Applicant to submit details of proposed watermain layout including watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations;
- (b) 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;
- (c) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) 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;
- (d) 24 hour storage per unit shall be provided;
- (e) Applicant may need to install balancing tanks and booster pumps on rising main to the top storey of 3 storey units. (Apartment blocks etc.).

**REASON:**

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

- 6 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences. This shall include a detailed tree and hedgerow survey and proposals for the treatment of all site boundaries, proposed screen planting and suitable measures to protect existing trees and vegetation on site during construction. All details to be in accordance with the requirements of the Parks and Landscaping Services Department, South Dublin County Council.

**REASON:**

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

- 7 Prior to development commencing the developer shall submit for the written agreement of the Planning Authority an adequate site investigation report and acceptable proposals in relation to the treatment/disposal of fill material located on the site in accordance with the requirements of the Environmental Services Department, South Dublin County Council.

**REASON:**

In the interest of public health.

- 8 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.

- 9 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.

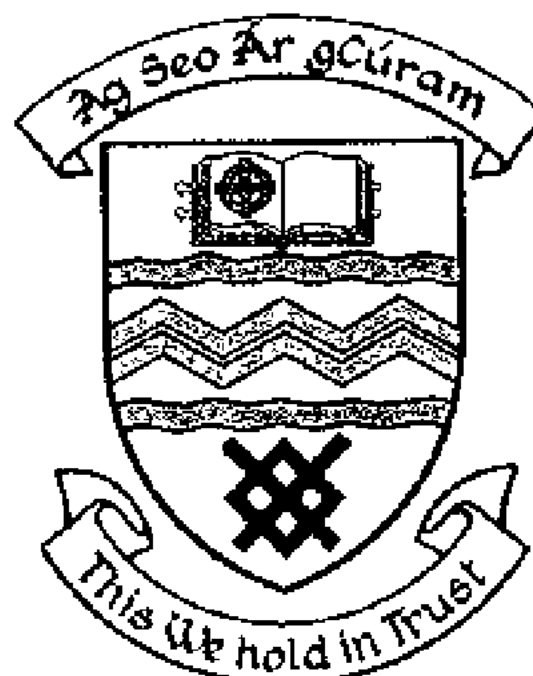
- 10 That no apartment be occupied until all the services have been connected thereto and are operational.

**REASON:**

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

- 11 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County

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Council and to be available for use by residents on completion of their dwellings.

**REASON:**

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

- 12 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.

- 13 That prior to development commencing the developer shall submit full details of all proposed external materials and finishes including colour samples for the written agreement of the Planning Authority.

**REASON:**

In the interest of amenity.

- 14 That a financial contribution in the sum of £56,250 (fifty six thousand two hundred and fifty pounds) 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 £181,650 (one hundred and eighty one thousand six hundred and fifty pounds) 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.

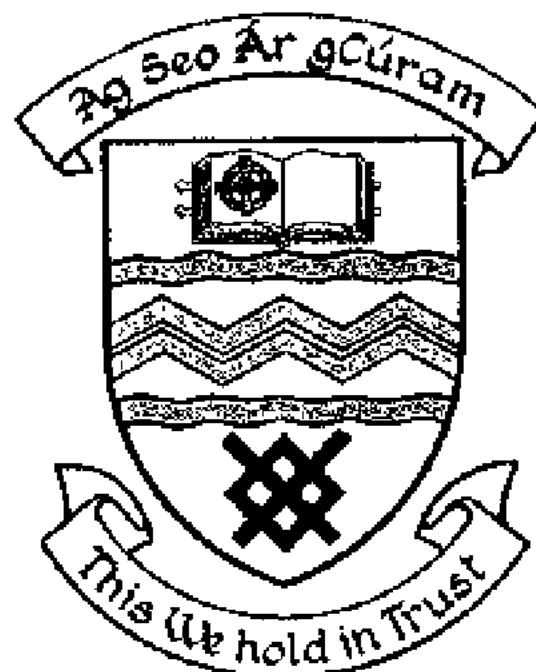
**REASON:**

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.

**SOUTH DUBLIN COUNTY COUNCIL**  
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- 16 That a financial contribution in the sum of £48,500 (forty eight thousand five hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Corkagh Regional 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.

- 17 That a Bond or Cash Lodgement of £5,000 (five thousand pounds) PER TREE and £10,000 (ten thousand pounds) PER HEDGEROW shall be lodged with the Planning Authority before development commences to ensure the protection of trees and hedgerows on the site and to repair any damage caused during the construction period.

**REASON:**

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

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

**REASON:**

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

- 19 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:**

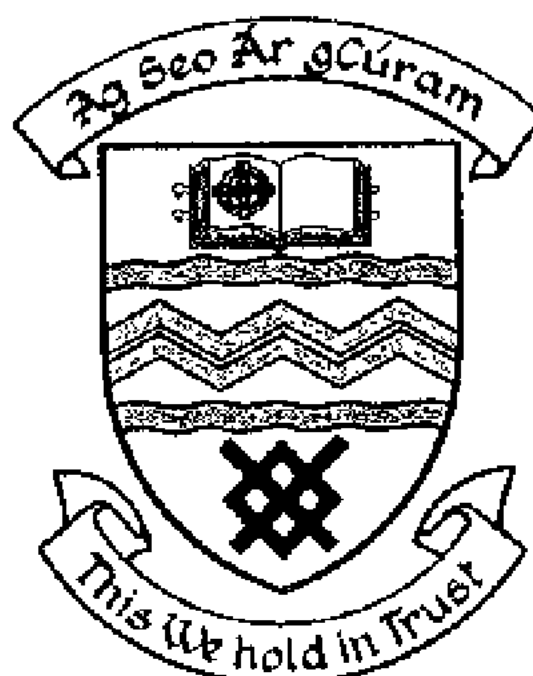
In the interest of the proper planning and development of the area.

- 20 Before development is commenced, the developer shall lodge with South Dublin County a cash deposit to the value of £190,000 (one hundred and ninety thousand pounds), a bond of an Insurance Company, or other security to the value of £300,000 (three hundred thousand pounds) 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, coupled with an agreement empowering the Council to apply such security or part thereof for the satisfactory completion of the development.

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REASON:

To ensure the satisfactory completion and maintenance of the development.

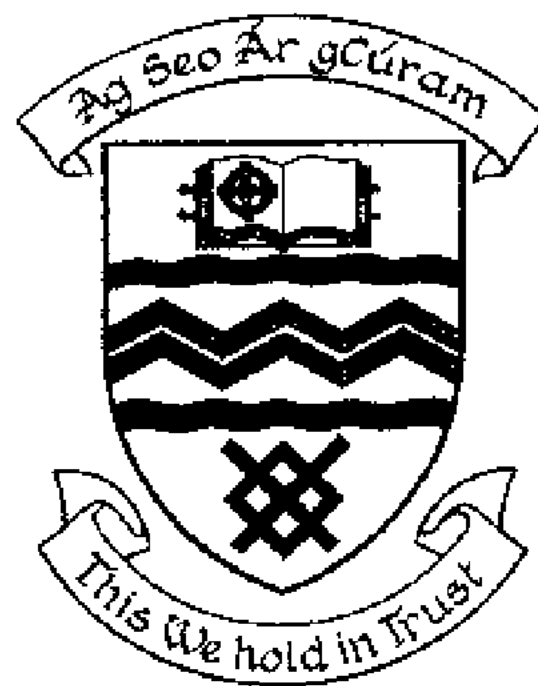
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

*P. Coulter* .....11/10/99  
for SENIOR ADMINISTRATIVE OFFICER



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

Decision Order Number 1642	Date of Decision 04/08/1999
Register Reference S99A/0269	Date 29/04/99

**Applicant** Cherrybridge Properties Ltd.,  
**App. Type** Permission  
**Development** Residential development to comprise of 97 apartments in buildings ranging from 4 storeys to 4 storeys and penthouse in height, and associated site works on a site of approx. 2.3 acres, surface and underground car parking to serve the proposed development.

**Location** North of IBIS Hotel with access off Monastery Road, 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 27/08/1999

Yours faithfully

*LA*  
..... 04/08/99  
for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects Ltd.,  
Owenstown House,  
Foster's Avenue,  
Blackrock,  
Co. Dublin.

**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 1420	Date of Decision 07/07/1999 <i>MA</i>
Register Reference S99A/0269	Date 29/04/99

**Applicant** Cherrybridge Properties Ltd.,  
**App. Type** Permission  
**Development** Residential development to comprise of 97 apartments in buildings ranging from 4 storeys to 4 storeys and penthouse in height, and associated site works on a site of approx. 2.3 acres, surface and underground car parking to serve the proposed development.

**Location** North of IBIS Hotel with access off Monastery Road, 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 06/08/1999

Yours faithfully

*MA*  
..... 07/07/99  
for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects Ltd.,  
Owenstown House,  
Foster's Avenue,  
Blackrock,  
Co. Dublin.

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

Decision Order Number 1333	Date of Decision 25/06/1999
Register Reference S99A/0269	Date 29/04/99

Applicant Cherrybridge Properties Ltd.,  
App. Type Permission  
Development Residential development to comprise of 97 apartments in buildings ranging from 4 storeys to 4 storeys and penthouse in height, and associated site works on a site of approx. 2.3 acres, surface and underground car parking to serve the proposed development.

Location North of IBIS Hotel with access off Monastery Road, 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 08/07/1999

Yours faithfully

..... 25/06/99  
for SENIOR ADMINISTRATIVE OFFICER

O'Mahony Pike Architects Ltd.,  
Owenstown House,  
Foster's Avenue,  
Blackrock,  
Co. Dublin.