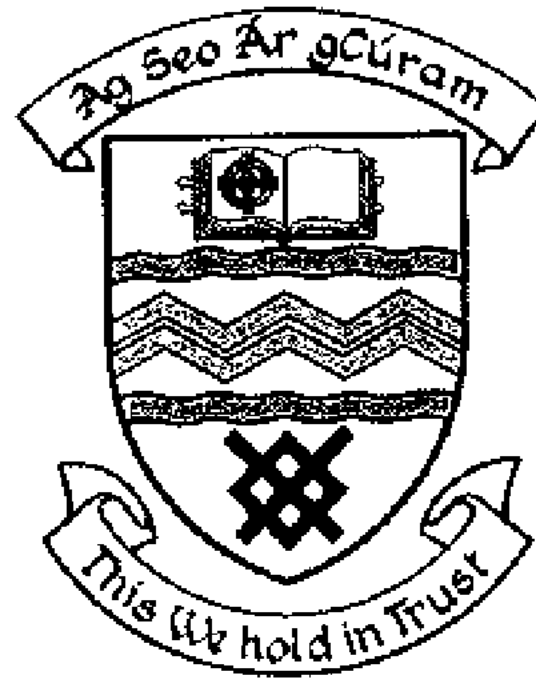


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0007	
1. Location	Ellensborough, Kiltipper, Co. Dublin.		
2. Development	100 no. 2 storey, 3 and 4 bed detached and semi detached houses, open spaces and associated site works, with access off Kiltipper Road on site circa 11.5 acres being proposed Phase 3 of existing phased development Reg. Ref. S96A/0190 and S97A/0550.		
3. Date of Application	07/01/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton-Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Durkan New Homes Ltd., Address: Sandford House, Sandford Road, Ranelagh, Dublin 6W.		
6. Decision	O.C.M. No. 0593 Date 26/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0968 Date 07/05/1999	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.	

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Fenton-Simon,
Planning and Development Consultants,
29 Fitzwilliam Place,
Dublin 2.

Date: 19th October 1999

Re: 103 no. 2 storey, 3 and 4 bed detached and semi detached houses, open spaces and associated site works, with access off Kiltipper Road on site circa 11.5 acres being proposed Phase 3 of existing phased development Reg. Ref. S96A/0190 and S97A/0550.

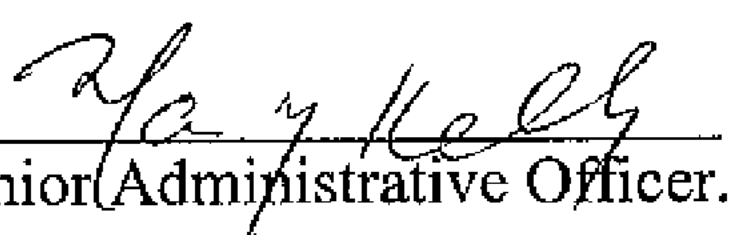
Dear Sirs,

I refer to Final Grant Order no. 0968 dated 7th May 1999 issued in respect of the above development.

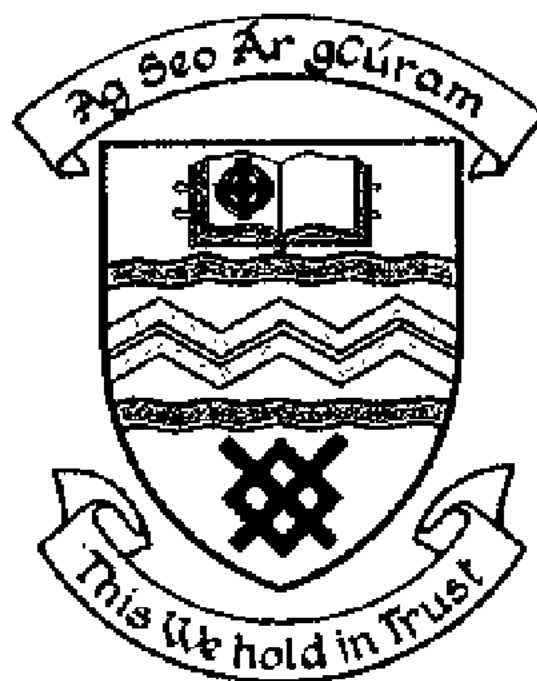
It has come to our attention that due to a typographical error the Final Grant issued shows an incorrect number of houses. The grant should read 103 and not 100 as stated in the description of the development on the original final grant issued. I wish to confirm that the Conditions of the Planning Permission are correct and relate to 103 houses.

I trust this clarifies the position for you.

Yours sincerely,


for Senior Administrative Officer.

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Fenton-Simons,
Planning & Development Consultants,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0968	Date of Final Grant 07/05/1999
Decision Order Number 0593	Date of Decision 26/03/1999
Register Reference S99A/0007	Date 7th January 1999

Applicant Durkan New Homes Ltd.,

Development 100 no. 2 storey, 3 and 4 bed detached and semi detached houses, open spaces and associated site works, with access off Kiltipper Road on site circa 11.5 acres being proposed Phase 3 of existing phased development Reg. Ref. S96A/0190 and S97A/0550.

Location Ellensborough, Kiltipper, Co. Dublin.

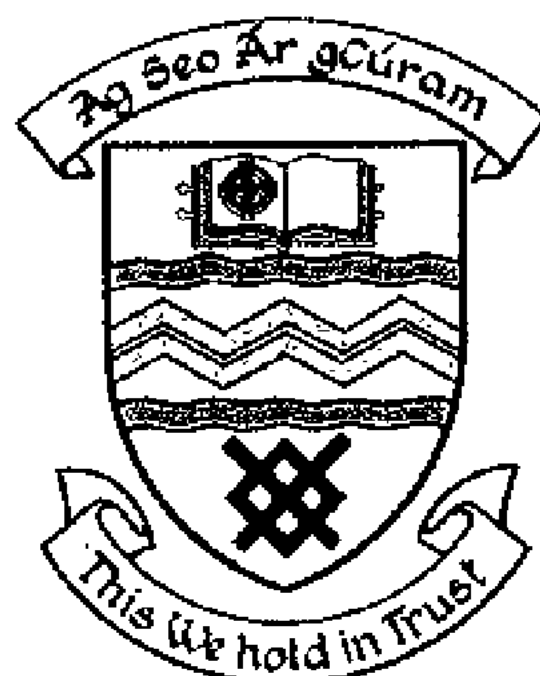
Floor Area 0.00 Sq Metres

Time extension(s) up to and including 26/03/1999

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (30) Conditions.

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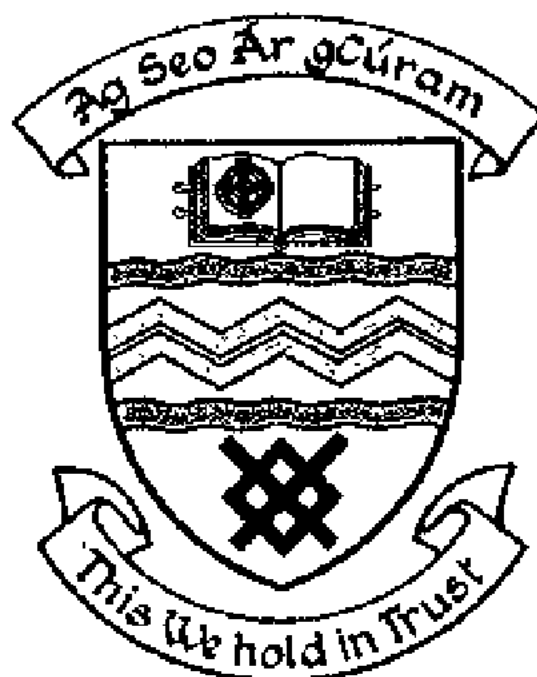
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 a financial contribution in the sum of £68,400 (sixty eight thousand four hundred 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.

- 3 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
 - a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £160,000 (one hundred and sixty thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
 Or./...
 - b. Lodgement with the Council of a Cash Sum of £100,000 (one hundred thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
 Or./...
 - c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.
 REASON:
 To ensure that a ready sanction may be available to the

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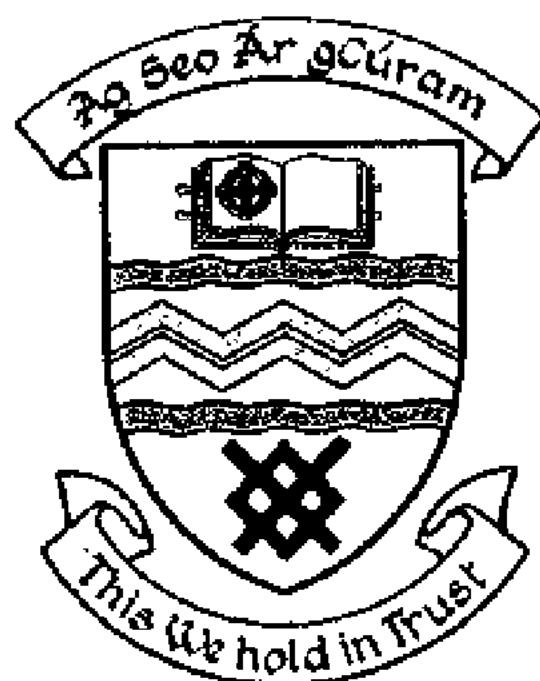
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Council to induce the provision of services and prevent disamenity in the development.

- 4 That a financial contribution of £500 (five hundred pounds) PER HOUSE shall be paid by the developer to the Council towards the cost of development and improvement of public open space in the area and which facilitates the proposed development. This contribution to be paid prior to commencement of development on the site.
 REASON:
 In the interest of the proper planning and development of the area and as the provision of such facilities 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 such facilities.
- 5 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.
- 6 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County 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.
- 7 A scheme of street tree planting to include a specification and plan shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development for each phase of housing and access roads for implementation by the developer.
 REASON:
 In the interest of visual amenity.
- 8 That the hammerheads on the cul-de-sac of Road No's. 17, 19 and 20 be inverted towards the proposed housing in order to maximise the open space.
 REASON:
 In the interest of the proper planning and development of the area.
- 9 The applicant shall provide a belt of trees of mixed species 5m deep along the entire south and west boundaries in lands within the ownership of the applicant adjoining the site

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boundary. Details of No's. and species to be used shall be agreed in writing with the Planning Authority.

REASON:

In the interests of visual amenity.

- 10 The screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, shall 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 County Council before construction.

REASON:

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

- 11 The roof finishes to houses shall be black, blue/black, slate grey or turf brown tiles or slates.

REASON:

In the interests of visual amenity.

- 12 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.

- 13 The houses when completed, shall be used as single dwelling units.

REASON:

To regulate the land use, including the intensity thereof, in order to protect the amenities of the area.

- 14 No house shall 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.

- 15 That prior to commencement of development the requirements of the Principal Health Officer be ascertained and strictly adhered to in the development.

REASON:

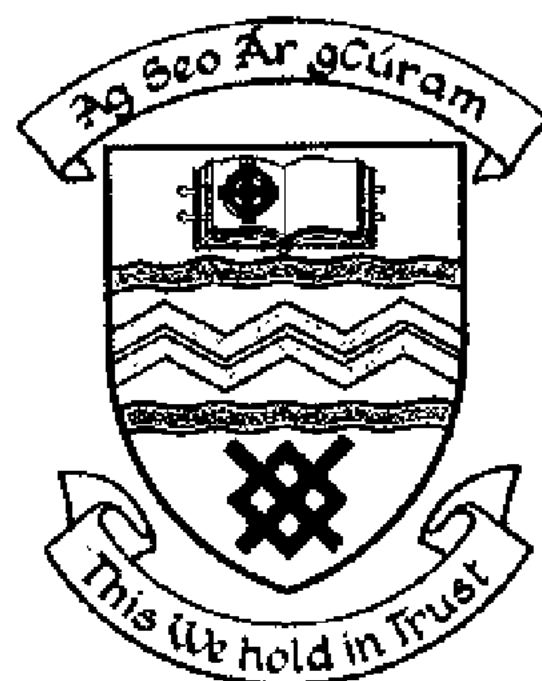
In the interest of health.

- 16 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other

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debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 17 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.

REASON:

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

- 18 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.

- 19 A landscape plan with full works specification and bill of quantities etc., shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance.

REASON:

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

- 20 All redundant streams and ditches shall be piped in unjointed spigot and socket pipes surrounded in media and tapped into the piped surface water drainage system.

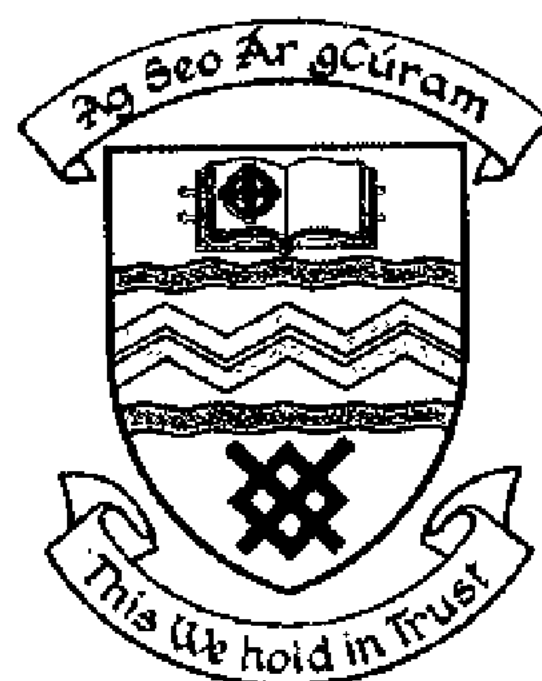
REASON:

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

- 21 Prior to the commencement of any development on site the applicant shall in relation to the foul sewerage submit the following for the written agreement of the Planning Authority:-

- (a) details of the proposed foul and sewer crossing of the gas main, 300mm, 600mm and 1000mm watermains at

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- Old Bawn Road and details of liaison with relevant statutory undertakers;
- (b) details of the internal foul sewerage layout showing pipe sizes, invert levels and proposed and existing ground levels;
 - (c) proposals for the rerouting of the 150mm leachate line from Friarstown. Rerouting to be carried out by the Council at applicants expense;
 - (d) detailed proposals for the layout of the foul sewer through public open space lands.

REASON:

In the interests of public health.

- 22 Prior to the commencement of any development on site the applicant shall in relation to the surface water drainage submit the following for the written agreement of the Planning Authority:-

- (a) details of the surface water outfall sewer showing pipe sizes and invert levels as far as the river Dodder to include details of the outfall structure;
- (b) calculations indicating the proposed surface water design flow for the entire site. The proposed pipe length S.16 to S1 to be upsized to cater for full design flow from the housing area.

REASON:

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

- 23 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.

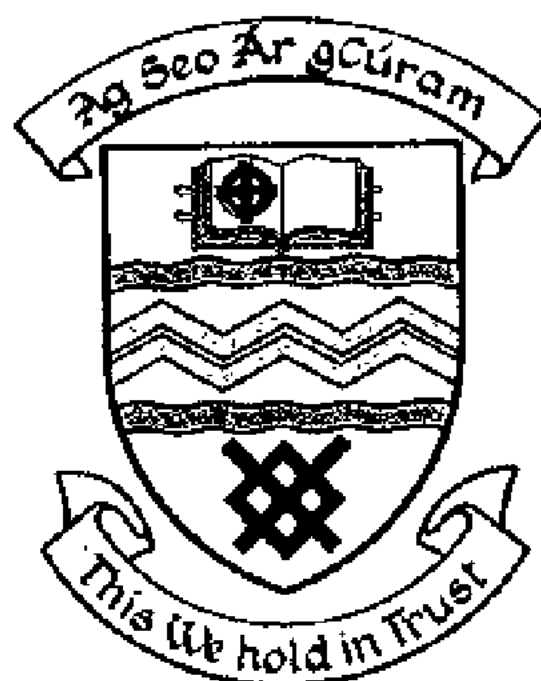
- 24 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 25 All service cables associated with the proposed development (such as electrical, communal television, telephone and street lighting cables) shall be run underground within the site.

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REASON:

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

- 26 That all details of surface water and foul and water drainage services be submitted to and agreed with the Council's Environmental Services Department before any works are commenced on site.

REASON:

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

- 27 That all details of water supply be submitted and agreed with the Council's Environmental Services Department before works are commenced on site.

REASON:

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

- 28 That the arrangements made with regard to the payment of the financial contribution in the sum of £80,000 (eighty thousand pounds) as required by Condition No. 28 of An Bord Pleanála decision Order No. PL.06S.099738 under Reg. Ref. S96A/0190 be strictly adhered to in respect of this proposal.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 29 That the arrangements made with regard to the payment of the financial contribution in the sum of £77,600 (seventy seven thousand six hundred pounds) in respect of maintenance costs on pump house, reservoir and telemetry system as required by Condition No. 27 of An Bord Pleanála decision Order No. PL.06S.099738 under Reg. Ref. S96A/0190, be strictly adhered to in respect of this proposal.

REASON:

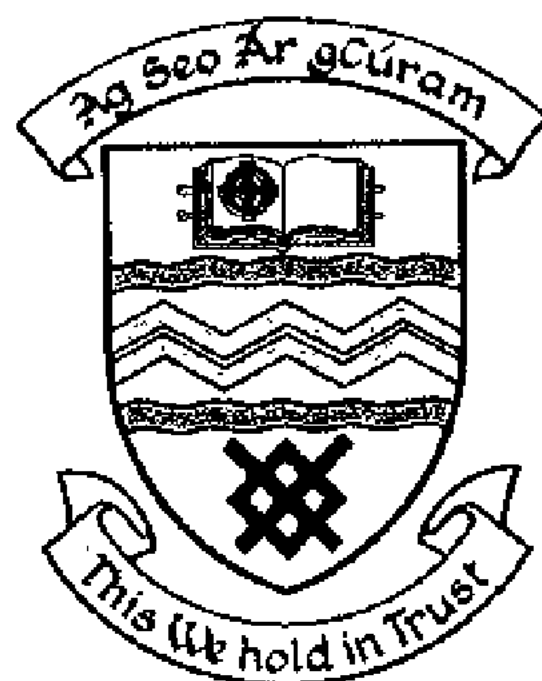
It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 30 That a financial contribution in the sum of money equivalent to the value of £2,100 (two thousand one hundred pounds) PER HOUSE 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

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facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

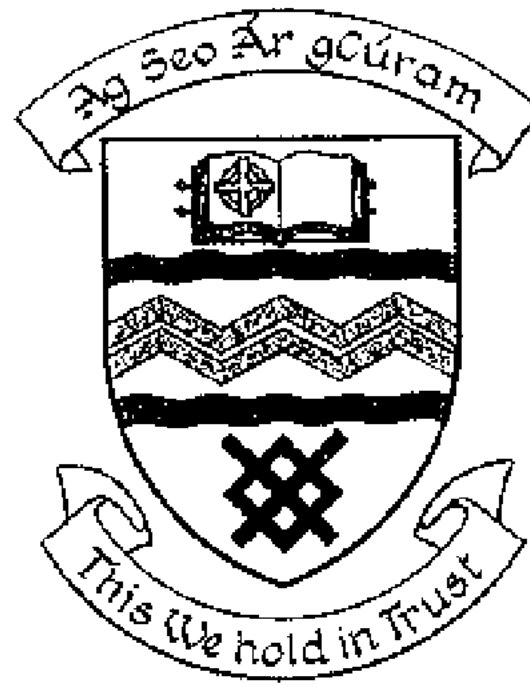
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

Frances Bowler May 1999
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0857	Date of Decision 05/03/1999
Register Reference S99A/0007	Date 7th January 1999


Applicant Durkan New Homes Ltd.,
App. Type Permission
Development 100 no. 2 storey, 3 and 4 bed detached and semi detached
 houses, open spaces and associated site works, with access
 off Kiltipper Road on site circa 11.5 acres being proposed
 Phase 3 of existing phased development Reg. Ref. S96A/0190
 and S97A/0550.

Location Ellensborough, Kiltipper, Co. Dublin.

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 26/03/1999

Yours faithfully


..... 05/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Fenton-Simons,
Planning & Development Consultants,
29 Fitzwilliam Place,
Dublin 2.