



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone (01) 872 4755  
Fax (01) 872 4896

Register Reference : 91A/0446/C1

Date : 29th November 1993

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

Dear Sir/Madam,

DEVELOPMENT : Revised development of 44 houses on 5.6 acre site of  
previously approved developments (O.P. ref. no.  
88A/0014 appro. ref no. 89A/0367) and relocation of  
entrance to existing house on adjoining site

LOCATION : "Springvale", Edmondstown Rd, Ballyboden

APPLICANT : Dunboden Estates Ltd

APP. TYPE : Compliance with Conditions

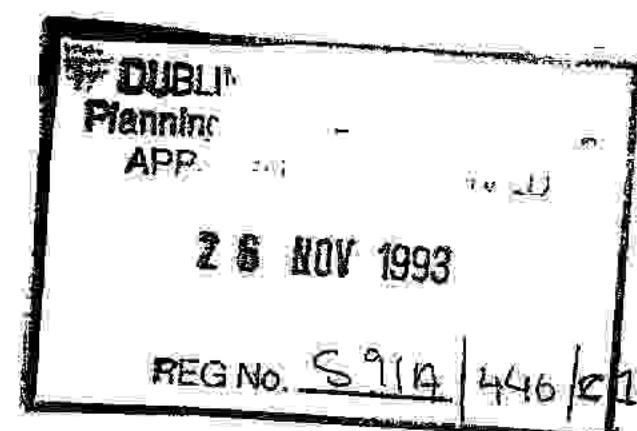
With reference to the above, I acknowledge receipt of your submission to  
comply with conditions received on 26th November 1993.

Yours faithfully,

*AJ*

for PRINCIPAL OFFICER

Gerald Cantan, Architect,  
Unit 2,  
Edel House,  
51-52 Bolton Street,  
Dublin 1.





**GERALD  
CANTAN**

Dip. Arch.

M.B.I.A.I.

Architects and  
Building Consultants

Unit 2,  
Edel House,  
51-52 Bolton Street,  
Dublin 1.

Tel: 8727387

Planning Department,  
Dublin County Council,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

5/11/93

Re. Revised development of 41 houses on 5.6  
acre site of previously approved development  
and for relocation of entrance to existing  
house on adjoining site at Springvale,  
Edmonstown Road, Ballyboden.  
Reg. Ref. 91A-0446

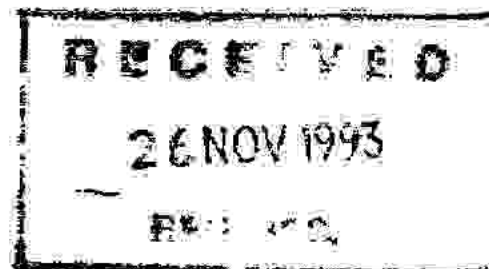
Dear Sirs,

With regard to the above planning permission for 41  
houses at Springvale, Edmonstown Road, Ballyboden I would  
like to offer the following revised information regarding  
the site. As you are aware development of the site is  
taking place at present. Development of the Brookwood  
site to the North is also underway.

In compliance with condition 29 of the above planning  
permission (reg. ref. 91A-0446) , drawing number 579/41L  
was submitted to show the relationship of the dwellings  
on both the Springvale and Brookwood sites. With the  
opening of the North boundary of the Springvale site and  
the ongoing development of the Brookwood site it has  
become clear that certain levels indicated on drawing  
579/41L do not represent the levels now pertaining on the  
Brookwood site.

A level survey of the existing levels to the Rookwood  
site and the proposed floor levels to the Springvale site  
has been carried out. These levels are now plotted on  
drawing 579/70C copies of which are enclosed. It should  
be noted that the levels now obtaining are circa those  
approved, separately, for both the Springvale and  
Rookwood developments. On site the levels of the  
Springvale houses numbering 40, 41, 42 and 43 have been  
reduced slightly to suit site conditions.

I am hereby requesting that the Planning Department of  
Dublin County Council accept the revised drawing 579/41M  
as indicating the floor levels in compliance with  
condition 29.



VAT No. F16777190



**GERALD  
CANTAN**

**Dip. Arch.**

**M.R.I.A.I.**

**Architects and  
Building Consultants**

Unit 2,  
Edel House,  
51-52 Bolton Street,  
Dublin 1.

Tel: 8727387

The levels on the Springvale site have been set to take account of the following factors:

- (1) The original topography
- (2) The need to provide sufficient falls to the foul drain to the outfall at the bridge on the East boundary, having regard to the fact that a major Corporation water main and scour drain cross the lines of drainage.

In order to limit overlooking the following measures will be undertaken. In accordance with further information submitted in relation to variations to house plans Reg. Ref. 93A/1110 screen walling will be maintained and raised on the rear boundary of houses 40, 41, 42 and 43 Springvale. There is an existing site wall between the Springvale houses 32-37 and house number 53 on the Rookwood site.

Garden levels along the Northern boundary of the Springvale site will also be reduced.

A sub terranean retaining structure will be constructed on the Springvale side of the original rubble wall adjacent to houses 42-43, to ensure the stability of the rubble wall.

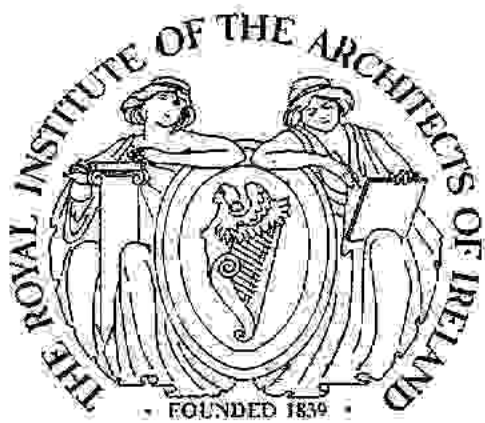
The proposals outlined on drawing 579/70C have been agreed with Carvil (Irl.) Ltd. Please find enclosed copies of a letter and copies of drawings 579/70C which have been signed by them.

We would be obliged for your confirmation that the revised information and measures being undertaken by Dunboden Estates Ltd. to provide privacy to the houses are satisfactory. And that the drawings satisfy the requirements of condition 29.

Yours faithfully

  
Gerald Cantan

VAT No. F16777190



**GERALD  
CANTAN**

**Dip. Arch.**

**M.R.I.A.I.**

**Architects and  
Building Consultants**

Noel Prendergast,  
Senior Executive Planning  
Officer,  
Planning Department,  
Dublin County Council,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1

26/11/93

Unit 2,  
Edel House,  
51-52 Bolton Street,  
Dublin 1.

Tel: 8727387

*Comp*

Re. Housing at Springvale, Ballyboden,  
Dublin 14.  
Permission. Reg. Ref. 91A-0446

Dear Mr. Prendergast,

Please find enclosed a copy of a letter and other  
documents which are being submitted in relation to  
condition 29 of the above permission.

Please ring me if you wish to discuss the matter.

Yours sincerely

*Gerald Cantan*  
Gerald Cantan

RECEIVED

26 NOV 1993

REG. SEC.

VAT No. F16777190

DUBLIN COUNTY COUNCIL  
Planning Dept Registry Section  
APPLICATION RECEIVED

26 NOV 1993

REG No. S91A/446K1

Planning Department,  
Dublin County Council,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

5/11/93

Re. Revised development of 41 houses on 5.6  
acre site of previously approved development  
and for relocation of entrance to existing  
house on adjoining site at Springvale,  
Edmonstown Road, Ballyboden.  
Reg. Ref. 91A-0446

Dear Sirs,

With regard to the above planning permission for 41  
houses at Springvale, Edmonstown Road, Ballyboden I would  
like to offer the following revised information regarding  
the site. As you are aware development of the site is  
taking place at present. Development of the Brookwood  
site to the North is also underway.

In compliance with condition 29 of the above planning  
permission (reg. ref. 91A-0446) , drawing number 579/41L  
was submitted to show the relationship of the dwellings  
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Springvale houses numbering 40, 41, 42 and 43 have been  
reduced slightly to suit site conditions.

I am hereby requesting that the Planning Department of  
Dublin County Council accept the revised drawing 579/41M  
as indicating the floor levels in compliance with  
condition 29.

The levels on the Springvale site have been set to take account of the following factors:

(1) The original topography

(2) The need to provide sufficient falls to the foul drain to the outfall at the bridge on the East boundary, having regard to the fact that a major Corporation water main and scour drain cross the lines of drainage.

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We would be obliged for your confirmation that the revised information and measures being undertaken by Dunboden Estates Ltd. to provide privacy to the houses are satisfactory. And that the drawings satisfy the requirements of condition 29.

Yours faithfully

Gerald Cantan

DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION RECEIVED  
26 NOV 1993  
REG No. SA1A/44601

Planning Department,  
Dublin County Council,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1

10/11/93

Re. Deelopment of houses at Springvale,  
Ballyboden, Dublin 14.

Dear Sirs,

We *Cannill Civil LTD* ..... being the  
developers of the Rookwood Estate, Ballyboden, Dublin 14  
are aware that in compliance condition 29 of Planning  
Permission Reg. Ref. 91A/0446 drawing 579/70B has been  
prepared and will be submitted to Dublin County Council  
for approval.

We hereby confirm that we are aware of the contents of  
the drawings and have no objections to same.

Signed *Paul Kelly* .....

.....  
.....  
of *CANNILL CIVIL LTD* .....

Whose registered offices are located at

*Deloitte & Touche House*  
*29 Farnborough Road, Terna Co D2*

Dated *25/11/93* .....