



An Rannóg Talamhúsáide, Pleanála agus Iompair  
Telephone: 01 4149000 Fax: 01 4149104

Land Use, Planning & Transportation Department  
Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

Reddy Architecture & Urbanism  
c/o - Dartry Mills  
Dartry Road  
Dublin 6

**NOTIFICATION TO GRANT PERMISSION  
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

Final Grant Order No.:	0699	Date of Final Grant:	25-Jul-2016
Decision Order No.:	0019	Date of Decision:	13-Jan-2016
Register Reference:	SD15A/0105	Date:	08-Dec-2015

**Applicant:** Pathway Homes Ltd.

**Development:** (1) a new access roadway into the site from Cloverhill Road; (2) a new single-storey changing facility for Ballyfermot Utd. Sports & Social Club including new vehicular and pedestrian access gates to the club grounds from the new access road and parking for 37 cars and 2 buses and (3) residential development of 43 no. 2-storey dwellings including 44 car spaces and comprising 4 Type A 3-bedroom semi-detached houses, 19 Type B 3-bedroom terraced houses, 16 Type C 3-bedroom terraced houses and 4 Type D 2-bedroom terraced houses. The proposed development also includes all associated landscaping, site development and infrastructural works.

**Location:** Cloverhill Road, Dublin 22

**Time extension(s) up to and including:**

**Additional Information Requested/Received:** 07-May-2015, 10-Jun-2015 / , 08-Dec-2015

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

**Conditions and Reasons:**

- The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 8th December 2015, 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.
- House No. 37 shall be omitted. Houses 38-41 shall be positioned further west and the area of plot 37 shall be incorporated into the proposed area of public open space.  
REASON: In the interest of residential amenity and the proper planning and sustainable development of the area.
- No development shall take place under this permission until the applicant, owner or developer has lodged revised plans agreed with the Council's Roads Section, and details of the following with the Planning Authority;

- A layout plan indicating all pedestrian footpaths of a minimum of 1.8m wide.
- A Construction Traffic Management Plan
- Correct details of the specification for the proposed road construction
- Written confirmation from the Council's Roads Planning Section of agreement with the submitted details
- A written commitment to carry out the development in accordance with all the above requirements, and these requirements have all been acknowledged in writing by the Planning Authority.

**REASON:** In the interest of traffic safety, orderly development and residential amenity and the proper planning and sustainable development of the area.

4. The sightlines to the site shall be provided in advance of any other construction works on the site.

**REASON:** In the interest of traffic safety and orderly development

5. The following modifications to the access road shall be implemented;

- The number of car parking spaces per bay shall be limited to six perpendicular spaces.
- Each bank of parking shall be separated by a build-out, or similar treatment, that enables the planting of street trees.
- Kerb build-outs shall extend forward of each bank of parking to narrow the vehicular carriageway to a maximum of 5.5m
- Internals streets shall not exceed 5.5m.
- Additional space shall be used for planting of streets trees (within a verge) or additional open space to the front of dwellings.

**REASON:** In the interest of amenity and public safety.

6. The residential units hereby permitted shall be constructed in accordance with the AWN Consulting report, submitted to the Planning Authority on 8th December 2015. In particular, the applicant shall ensure that where identified as necessary in the noise assessment, acoustic glazing is utilised and acoustic ventilators or trickle vents built into the facade of the building are utilised.

**REASON:** In the interest of Public Health and the proper planning and sustainable development of the area.

7. No development shall take place under this permission until the applicant, developer, or owner has lodged with the Planning Authority;

- (i) Written confirmation and details of proposals agreed in writing with the Housing Authority for compliance with the Part V of the Planning and Development Act 2000 (as amended), as referred to in the South Dublin County Council Development Plan 2010-2016 and
- (ii) This has been acknowledged in writing by the Planning Authority

**REASON:** To promote social integration consistent with policies/objectives of the Council's Housing Strategy as contained in the South Dublin County Council Development Plan 2010-2016

8. (a) The Landscape Masterplan (Drawing no 100. ), submitted to the Planning Authority on [08/12/2015] shall be implemented in full.

(b) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS5837: 2005 Trees in Relation to Construction: Recommendations. Planting adjacent to parking spaces shall not impede opening of vehicle doors.

(c) Any trees, shrubs or hedges planted in accordance with this condition which are removed,

die, become severely damaged or become seriously diseased within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

(d) A certificate of effective completion for the landscape scheme shall be lodged with the Planning Authority, such certificate to be prepared by the Landscape Architect for the project or by a suitably qualified Landscape Architect.

(e) Detailed proposals for the future maintenance/management of all landscaping works following effective completion, in accordance with the requirements of the Council's Parks and Landscape Section, shall be lodged with the Planning Authority, in order to ensure proper establishment of proposed plantings and grassed areas.

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

9. No development shall take place under this permission until the applicant, owner or developer has lodged with the planning Authority;

(i) A Public Lighting Scheme for the development as approved designed by a suitably qualified consultant in accordance with the Planning Authority's policy and the requirements of the Council's Public lighting Section along with

(ii) the written confirmation from the Council's Public Lighting Section that the scheme is fully in compliance with current codes and standards applicable when the development is anticipated to commence, and

(iii) A written commitment to carry out the development in accordance with this Public Lighting Scheme, and

(iii) All these requirements have all been acknowledged in writing by the Planning Authority. In addition, no dwelling unit shall be occupied on a street until the public lighting provided for that street, and from that street to the public road access to the development is safely operational and fully in accordance with the Public Lighting Scheme for the overall development.

REASON: In the interest of amenity and public safety.

10. The drainage infrastructure, including the disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section and/or Irish Water as appropriate.

In this regard, no development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority;

(1) Fully detailed revised plans detailing and providing for all the requirements set out below, along with;

(2) The written confirmation of the Council's Water Services Section and or Irish Water of their agreement to these revised plans, and;

(3) A written commitment to carry out the development in accordance with the required revised plans and;

(4) The receipt for all these requirements has been acknowledged in writing by Planning Authority.

The revised detailed plans required to be lodged with the Planning Authority shall provide for all of the following;

(a) A revised watermain layout indicating revised meters, details of which shall be agreed with the South Dublin County Council Network Management Engineer.

(b) Details of surface water storage and flow control mechanisms catering for surface water runoff from the development. Details shall include layout plans indicating location, type and





dimensions of the stormwater storage areas and cross sections showing levels of inlets/outlet pipes and top water level etc.

(c) Details of the maintenance regime required to keep the tanks free of silt, including the details of access to the tanks.

(d) Details of the load bearing capacity of the tanks

(e) Drawing indicating a siltrap and a Type 1 petrol/oil separator which shall be fitted on the surface water pipeline directly before the offline discharge to the attenuation storage.

(f) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(g) The drainage infrastructure, including the disposal of surface water, shall comply with the technical requirements of the Council's Water Services Section or Irish Water.

(h) All drainage works for this development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works which can be viewed/downloaded from <http://environment.southdublin.ie> (click-publications then specifications) or the requirements of Irish Water (as may be amended from time to time).

(i) The applicant, owner or developer shall lodge evidence to the Planning Authority that a connection agreement has been entered into with Irish Water, and this agreement will require the applicant to adhere to the standards and conditions set out in that agreement.

REASON: In the interests of public health, safety and in order to ensure adequate and appropriate surface water drainage provision.

11. All public services to the proposed development, including electrical, information and communications technology (ICT) telephone and street lighting cables and equipment shall be located underground throughout the entire site. There shall also be provision for broadband throughout the site in accordance with the Planning Authority's policy and requirements.

REASON: In the interests of the visual amenities of the area and proper planning and sustainable development of the area.

12. No development shall take place under this permission until the applicant, developer, or owner has lodged with the Planning Authority:

(i) A street naming and dwelling/unit numbering scheme, for the approved development that is in accordance with the Planning Authority's policy and requirements for such schemes, along with associated proposed signage for the scheme, and

(ii) This has been acknowledged in writing by the Planning Authority.

Following receipt of an acknowledgement of the agreed scheme, the agreed number shall be placed on each house upon completion so as to be clearly legible from the proposed access road or the public realm.

The development name should:

1. Avoid any duplication within the county of existing names, and
2. Reflect the local and historical context of the approved development, and
3. Comply with:

(a) Development Plan policy, and

(b) The guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government, and

(c) Have regard to the Guidelines issued by the Place Names Commission (An Coimisiún Logainmneacha) and

(d) Preferably make exclusive use of the Irish language.

The applicant, developer, or owner is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required scheme.



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**REASON:** In the interest of the proper planning and sustainable development of the area.

13. No Equipment or Machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any work outside these hours shall only be permitted following a written request to the Planning Authority, and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.

**REASON:** In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness.

14. The developer shall pay to the planning authority a financial contribution of €318,906.95 (three hundred and eighteen thousand nine hundred and six euros and ninety five cents), in respect of public infrastructure and facilities benefiting development within the area of the planning authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2016 - 2020, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the planning authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2016 - 2020.

**REASON:** The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

**NOTE RE: CONDITION:**

Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing [customerservice@water.ie](mailto:customerservice@water.ie).

15. Pursuant to this decision, no development shall be commenced until security for the provision, satisfactory completion and maintenance, to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), of roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development, has been given by:

(A) Lodgement of a cash deposit of €231,800.00 (two hundred and thirty one thousand eight hundred euros) (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index), to be retained by South Dublin County Council and applied by South Dublin County Council at its absolute discretion, if roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development are not duly provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), or

(B) By lodgement with South Dublin County Council of an approved Insurance Company Bond or a Bond of any Body approved by the Planning Authority in the sum of €273,460.00 (two hundred and seventy three thousand four hundred and sixty euros) (amount will be



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updated at the date of commencement of development in accordance with changes in the Tender Price Index) which shall be kept in force until such time as the roads, open spaces, car parks, sewers, watermains, drains and other public services required in connection with the development are provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy). The bond shall be coupled with an agreement empowering South Dublin County Council to apply such sum or part thereof of said bond to the satisfactory completion of publicly accessible services in the development.

REASON: To ensure that a ready sanction may be available to South Dublin County Council to induce the provision of public services and safeguard amenity in the development.

**NOTES:**

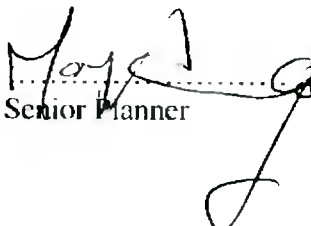
Note 1: The developer is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 a person shall not be entitled solely by reason of a permission to carry out any development.

Note 2: To protect the amenities of the area, the applicant or developer should ensure that all necessary measures shall 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 and to ensure that any such instances arising are remedied immediately.

Note 3: Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department. Under this Act, non-compliance constitutes an offence.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice.
- (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 reinforced 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.

  
 for Senior Planner 15-Jul-2016