

Halla an Chontae, Tamhlacht,
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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CONTAE ÁTHA CLIATH THEAS



Planning Department,
County Hall, Tallaght,
Dublin 24.
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**NOTIFICATION TO GRANT PERMISSION
PLANNING & DEVELOPMENT ACT, 2000 AND PLANNING REGULATIONS
THEREUNDER**

Final Grant Order No.:	0965	Date of Final Grant:	27-May-2008
Decision Order No.:	0696	Date of Decision:	16-Apr-2008
Register Reference:	SD07A/0852	Date:	20-Mar-2008

Applicant: Annro Developments Ltd.
Development: 8 no. units comprising of 2 no. 2-bed 2-storey townhouses, 6 no. 3 bed 3-storey houses and all associated site works.
Location: Lands to the rear of De Selby Lawns, Blessington Road, Dublin 24.

Time extension(s) up to and including
Additional Information Requested/Received 05-Nov-2007, 17-Dec-2007 / 06-Nov-2007, 20-Mar-2008

A Permission has been granted for the development described above, subject to the following (21) conditions.

Conditions and Reasons:

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 20/03/08, 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. This permission is limited to the construction of 7 units only and shall be set out in accordance with the site layout plan submitted to the Planning Authority on 20/03/08.
REASON: In the interest of orderly development of the area.

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3. The boundary treatments of the site and individual units shall be as per the site layout plan submitted on 20/03/08.
REASON: In the interest of visual amenity and proper planning and sustainable development
4. Details of all proposed external finishes, including samples/ brochures shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON: In the interests of visual amenity.
5. (a) Prior to the commencement of any development works on site, the developer of the site shall submit a detailed Tree Survey and Landscape Plan indicating the use of native and indigenous plant species on the site with detailed sections and elevations showing proposed changes in level, specifying in detail higher quality hard landscape treatments and any proposals for the retention/removal of existing natural features such as stone walls, ditches, trees and hedgerows.
(b) The landscape plan shall be implemented in the first growing season after occupation of the first unit and maintained thereafter, and a certificate of effective compliance be lodged by an appropriately qualified person.
REASON: In the interest of visual and residential amenity
6. Prior to commencement of development, the applicant/developer shall submit and agree in writing with the Planning Authority, detailed proposals 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 2004-2010.
REASON: To promote social integration and have regard to the policies/objectives of the Councils Housing Strategy as contained in the South Dublin County Council Development Plan 2004-2010.
7. Prior to the commencement of development the applicant/developer shall submit to the Naming and Numbering section of the Planning Department a street naming and dwelling/unit numbering scheme for the written agreement of the Planning Authority. The development name should reflect the local and historical context of the approved development and comply with the guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government and preferably makes reference to the use of the Irish language and have regard to the Guidelines issued by the Place names Commission (An Coimisiún Logainmneacha).
REASON: In the interest of the proper planning and development of the area.
8. The applicant/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.

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

9. All public services to the proposed development, including electrical, telephone cables and equipment shall be located underground throughout the entire site.

REASON: In the interest of amenity.

10. a) The water supply and drainage infrastructure, including the disposal of surface water, shall comply with the technical requirements of the Planning Authority.
b) There shall be complete separation of the foul and surface water drainage systems.
c) 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).
d). Prior to commencement, applicant shall provide details of the existing culvert/ditch crossing through the site and how it is proposed to cater for flows in the culvert/ditch. Details shall include culvert dimensions, invert and cover levels and existing outfall details. Details to be submitted to the Planning Authority prior to commencement.
e). 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.
f). Prior to commencement of the development all water drawings for the development shall be agreed with the Water Maintenance Engineer (South Dublin County Council Deansrath Depot, Nangor Road, Clondalkin, Dublin 22, Ph 01-4570 784).
g). Each house shall have its own connection to the public water main and full 24hour water storage shall be provided.
h). The connection to and tapping of public water mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
i). Applicant shall install stopcock valve, within a boundary box, at the curtilage of the premises (not more than 9'/225mm from boundary wall). Applicant shall obtain agreement of boundary box specification from the Area Engineer, Deansrath Depot, prior to installation.

REASON: In the interests of public health and in order to ensure adequate drainage provision.

11. No dwelling unit shall be occupied until all the services (drainage, water supply, public lighting and roads) have been completed thereto and are operational.

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

12. The roads infrastructure, shall comply with the technical requirements of the Planning Authority including

- 1) The front boundary (i.e. the boundary adjoining the N81) shall extend along the site boundary, save for the pedestrian gate. This will involve widening of existing footpath to approximately 3.2m at the eastern end and to a minimum of 3m along section of high wall.

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The low wall shall join up with high wall and taper to a minimum height of 2.5m on the western extremity of the site. Details of construction of new footpath shall be submitted for agreement before development commences.

2) Pedestrian guard rail to Traffic Departments specifications to be setback a minimum of 0.6m from the kerblines.

3) Construction of the vehicular access to the site shall be revised in design (see Adamstown for details) to ensure a safe speed environment. Speed 'hump' type ramps are not acceptable. The revisions shall be submitted for written agreement to the Planning Authority prior to commencement of development on site.

REASON: In the interest of traffic safety and visual amenity

13. No gates shall be erected at the main vehicular access to the development.

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

14. The public open space shall function as recreational space for the dwelling houses.

REASON: To compensate for the private rear outdoor areas of the dwelling house sites, and in the interests of enhancing the residential amenity of the site.

15. All front and rear gardens shall be treated with a 300mm minimum cover of consolidated topsoil and the front gardens shall be grassed.

REASON: In the interest of residential amenity and proper planning and sustainable development.

16. No heavy equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the site before 8.00 hours on weekdays and 9.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON: In the interest of public health

17. During the construction/demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health.

18. Each proposed unit shall be used as a single dwelling unit.

REASON: To prevent unauthorised development.

19. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of

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clay, rubble or other debris on adjoining roads during the course of the works.
REASON: To protect the amenities of the area.

20. The developer shall pay the sum of €83,664 (eighty three thousand six hundred and sixty four euro) (updated to the appropriate rate at the date of commencement of development in accordance with changes in the Tender Price Index) to South Dublin County Council as a contribution towards expenditure in respect of public infrastructure and facilities benefiting development in the area of the planning authority and that is provided, or that it is intended will be provided, by or on behalf of the County Council as provided for in the Contribution Scheme for the County made by the Council. This contribution to be paid before the commencement of development on the site.

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.

21. Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of €50,603 (fifty thousand six hundred and three euro) (updated to the appropriate rate at the date of commencement of development in accordance with changes in the Tender Price Index) , or a bond of an Insurance Company of €79,891 (seventy nine thousand eight hundred and ninety one euro) (updated to the appropriate rate at the date of commencement of development in accordance with changes in the Tender Price Index) , or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON: To ensure the satisfactory completion of the development.

NOTE 1: The applicant 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.

- (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.

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- (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.

..... *Marian Dolan* 28-May-2008

for SENIOR EXECUTIVE OFFICER.

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