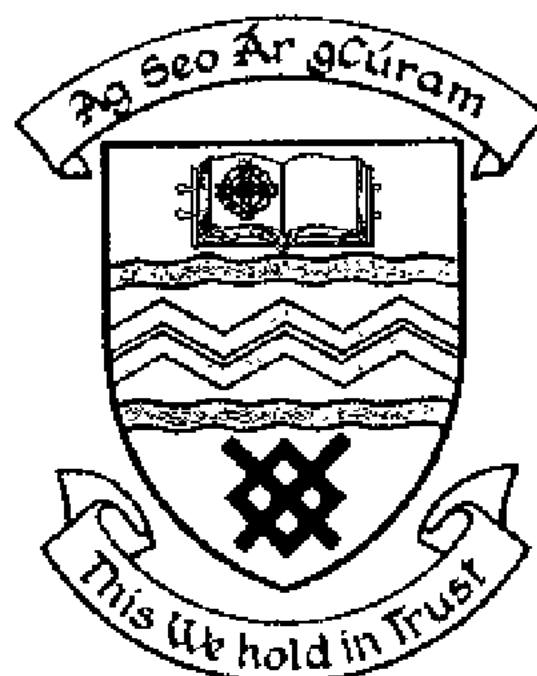


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0910	
1. Location	vacant site to the east of the main road entrance to the new Tallaght Hospital, Tallaght, Dublin 24.		
2. Development	<p>1. A 6 storey building at the east and south east road boundaries of the site, adjoining the road boundaries. The building contains designated floor area for offices and general health and associated medical care facilities at ground floor level with 148 no. apartments located in the 5 upper floor levels. A five storey building to the south west corner of the site at the road boundary, designated at all 5 levels for offices and general health and associated medical care facilities.</p> <p>2. A 3 storey building comprising a day centre for people with learning disabilities at ground floor level and 2 no. floors over for offices and general health and associated medical care facilities.</p> <p>3. The development of a new road to the east boundary of the site.</p> <p>4. The provision of 593 no. basement car parking spaces on 2 levels.</p> <p>5. All associated site development infrastructural and landscaping works.</p> <p>6. A 3 storey building to the north of the site comprising respite residential care at ground level and 2 no. floors over for general health and associated care facilities.</p>		
3. Date of Application	23/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 2.	1. 2.
4. Submitted by	Name: Moloney Byrne & Partners Architects, Address: Northumberland Hall, Northumberland Avenue, Dunlaoghaire,		
5. Applicant	Name: The Brothers of St. John of God Address: Breydon Developments Ltd.		
6. Decision	O.C.M. No. 0477 Date 10/03/1999	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 1225	Effect AA GRANT APPROVAL	

	Date	21/05/1999	
8.	Appeal Lodged	09/04/1999	Written Representations
9.	Appeal Decision	11/05/1999	Appeal Withdrawn
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  
Baile Átha Cliath 24

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**PLANNING DEPARTMENT**  
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P.O. Box 4122  
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Dublin 24

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Moloney Byrne & Partners Architects,  
Northumberland Hall,  
Northumberland Avenue,  
Dunlaoghaire,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Approval**

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

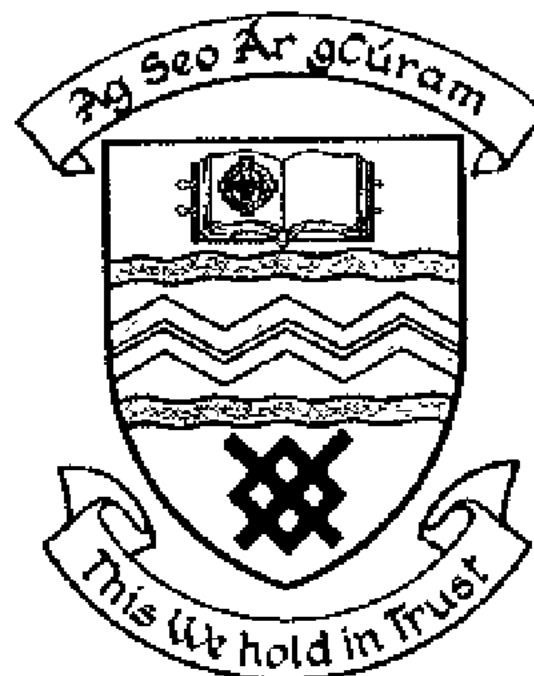
<b>Final Grant Order Number</b> 1225	<b>Date of Final Grant</b> 21/05/1999
<b>Decision Order Number</b> 0477	<b>Date of Decision</b> 10/03/1999
<b>Register Reference</b> S98A/0910	<b>Date</b> 23/12/98

**Applicant**                      The Brothers of St. John of God

- Development**
1.        A 6 storey building at the east and south east road boundaries of the site, adjoining the road boundaries. The building contains designated floor area for offices and general health and associated medical care facilities at ground floor level with 148 no. apartments located in the 5 upper floor levels. A five storey building to the south west corner of the site at the road boundary, designated at all 5 levels for offices and general health and associated medical care facilities.
  2.        A 3 storey building comprising a day centre for people with learning disabilities at ground floor level and 2 no. floors over for offices and general health and associated medical care facilities.
  3.        The development of a new road to the east boundary of the site.
  4.        The provision of 593 no. basement car parking spaces on 2 levels.
  5.        All associated site development infrastructural and landscaping works.
  6.        A 3 storey building to the north of the site comprising respite residential care at ground level and 2 no. floors over for general health and associated care facilities.

REG REF. S98A/0910

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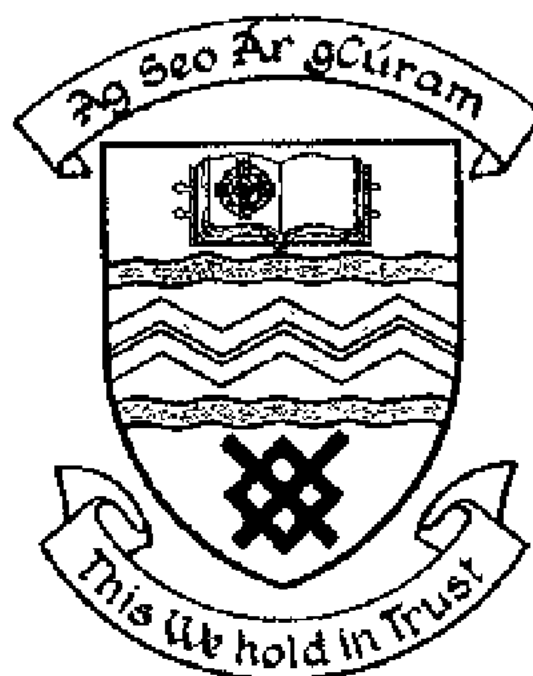
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**Location**                      vacant site to the east of the main road entrance to  
the new Tallaght Hospital, Tallaght, Dublin 24.

**Floor Area**                      6419.78                      Sq Metres  
**Time extension(s)** up to and including                      12/03/1999  
**Additional Information Requested/Received**                      /

A Approval has been granted for the development described above,  
subject to the following (27) Conditions.

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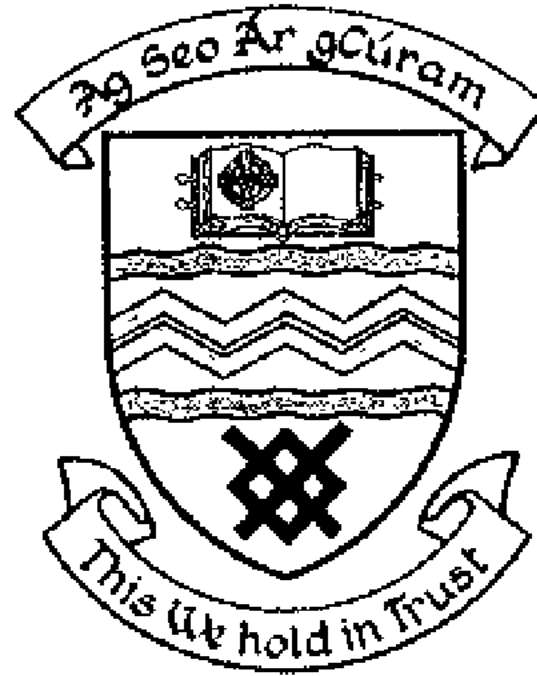
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**Conditions and Reasons**

- 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 22 February 1999 and 8 March 1999, 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 approval does not include the 3 storey respite care/ office building to the north of the site.  
 REASON:  
 This building was specifically excluded from the terms of the outline permission under Condition No. 6 Reg. Ref. S98A/0030.
- 3 The southern block (Block 1) shall be positioned so as to front directly onto the back of the public footpath. Detailed arrangements shall be agreed in writing with the Planning Authority prior to the commencement of the development.  
 REASON:  
 In order to establish an appropriate street frontage of high standard.
- 4 Footpaths along the southern and eastern street frontages, consisting of 1200 x 600 concrete paving slabs with ent granite kerbs, shall be provided at the applicants expense. Details, including specifications and layouts, shall be agreed in writing by the Planning Authority prior to construction.  
 REASON:  
 In order to establish an appropriately high standard of street paving at this important town centre site.
- 5 Details of the materials, colours and textures of all the external finishes including windows shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.  
 REASON:  
 In order to achieve a high standard of design and finish in this important town centre development.
- 6 Provision shall be made in the development for a substantial amount of covered and secure bicycle parking facilities. Details shall be submitted for the written agreement of the

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Planning Authority prior to the commencement of the development.

**REASON:**

In the interest of encouraging diverse transportation modes in the town centre area.

- 7 Provision shall be made in the development for secure, clean and accessible facilities for refuse storage and collection. Details shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

**REASON:**

In the interest of public health.

- 8 A detailed landscaping scheme, including works specification, for the open space areas, including the roof gardens, shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

**REASON:**

In the interest of visual amenity and to create a residential environment of high standard.

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

**REASON:**

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

- 10 A management scheme for the adequate future maintenance of open spaces, roads and communal areas shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

**REASON:**

To ensure the adequate future maintenance of the development in the interest of residential amenity.

- 11 That each proposed apartment be used as a single dwelling unit.

**REASON:**

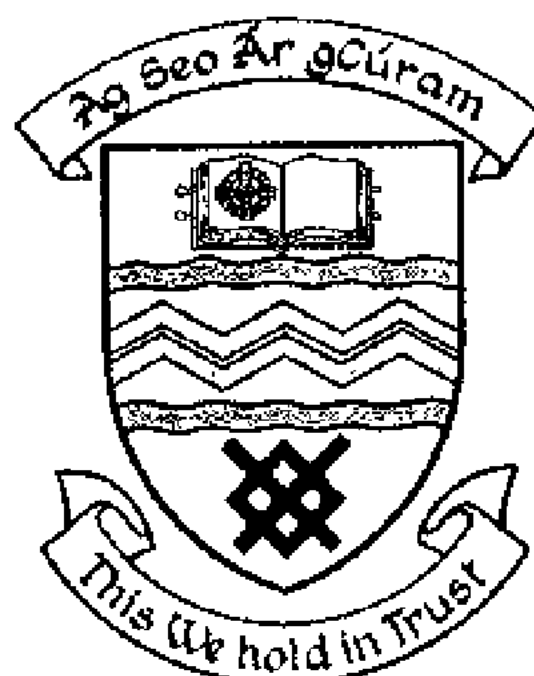
To prevent unauthorised development.

- 12 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.

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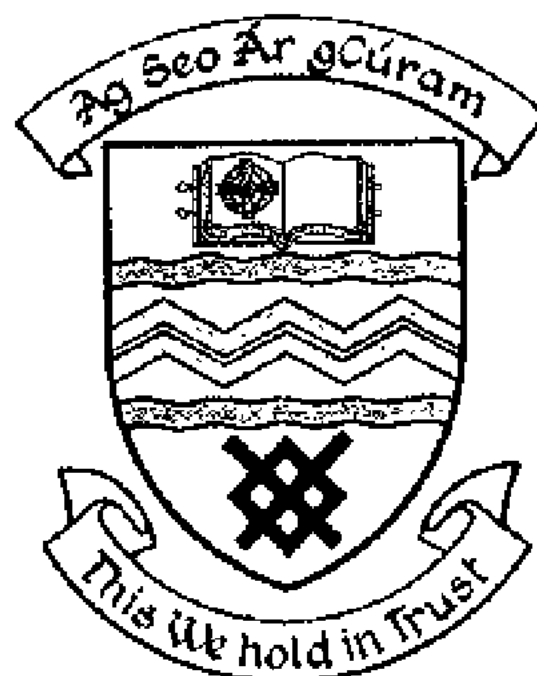
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- 13 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
 REASON:  
 In the interest of amenity.
- 14 That no apartment be occupied until all the services have been connected thereto and are operational.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 15 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
 REASON:  
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 16 That all watermain tappings, 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.
- 17 That an acceptable naming and 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.
- 18 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
 REASON:  
 In the interest of health.

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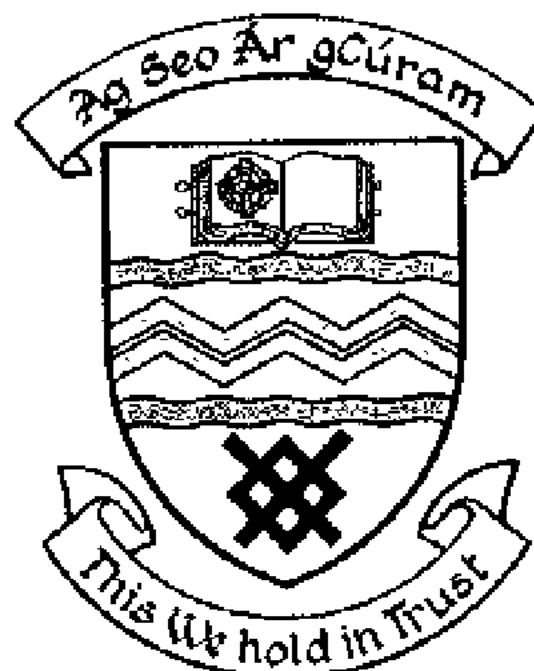
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- 19 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.  
 REASON:  
 In the interest of reducing air pollution.
- 20 That the turning head and access road proposed for the south west corner of the site be omitted and the area incorporated into the open space. Detailed treatment of the area shall be included in the landscaping scheme required under Condition No. 7 above.  
 REASON:  
 In the interest of creating a residential environment of high standard.
- 21 Prior to the commencement of the development permission in writing shall be obtained from the Development Department, South Dublin County Council, to lay the foul sewer across the adjacent site.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 22 Prior to the commencement of the development a revised watermain layout shall be submitted to the Planning Authority (Environmental Services Department) for agreement.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 23 There shall be full and complete separation of foul and surface water drainage systems.  
 REASON:  
 In the interest of public health.
- 24 That a financial contribution in the sum of £132,230 (one hundred and thirty two thousand two hundred and thirty 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.



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- 25 That a financial contribution in the sum of money equivalent to the value of £357,424 (three hundred and fifty seven thousand four hundred and twenty four 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.

- 26 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £15,000 (fifteen thousand pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

**REASON:**

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- 27 That a financial contribution in the sum of £148,000 (one hundred and forty eight thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

**REASON:**

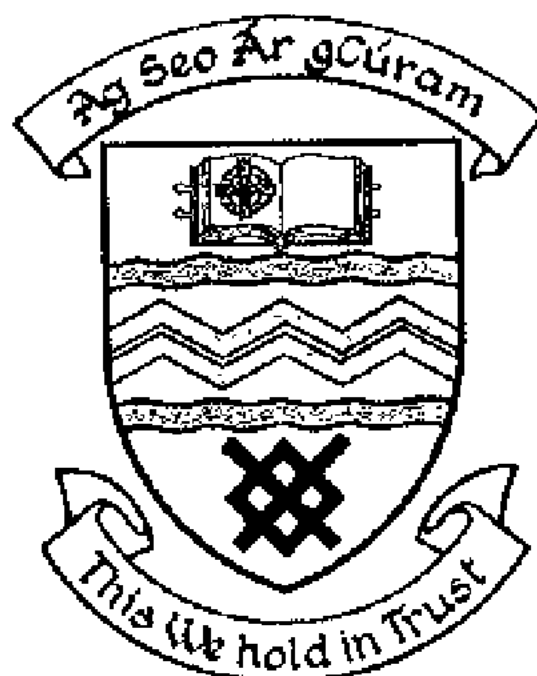
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- (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.

**SOUTH DUBLIN COUNTY COUNCIL**  
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- (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.

  
.....17/06/99  
for SENIOR ADMINISTRATIVE OFFICER

Telefon: 01-414 9000  
Fax: 01-414 9104

Telephone: 01-414 9000  
Fax: 01-414 9104

Decision Order Number 0477	Date of Decision 10/03/1999 1A
Register Reference S98A/0910	Date: 23/12/1998

Development	<ol style="list-style-type: none"> <li>1. A 6 storey building at the east and south east road boundaries of the site, adjoining the road boundaries. The building contains designated floor area for offices and general health and associated medical care facilities at ground floor level with 148 no. apartments located in the 5 upper floor levels. A five storey building to the south west corner of the site at the road boundary, designated at all 5 levels for offices and general health and associated medical care facilities.</li> <li>2. A 3 storey building comprising a day centre for people with learning disabilities at ground floor level and 2 no. floors over for offices and general health and associated medical care facilities.</li> <li>3. The development of a new road to the east boundary of the site.</li> <li>4. The provision of 593 no. basement car parking spaces on 2 levels.</li> <li>5. All associated site development infrastructural and landscaping works.</li> <li>6. A 3 storey building to the north of the site comprising respite residential car at ground level and 2 no. floors over for general health and associated care facilities.</li> </ol>
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Moloney Byrne & Partners Architects,  
Northumberland Hall,  
Northumberland Avenue,  
Dunlaoghaire,  
C6. Dublin.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S98A/0910

Floor Area

Sq Metres

Time extension(s) up to and including 12/03/1999

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT APPROVAL in respect of the above proposal.

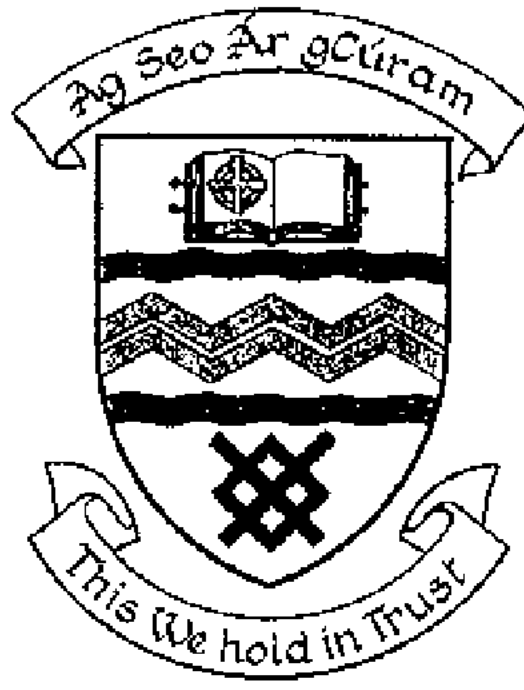
Subject to the conditions ( 27 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 11/03/1999  
for SENIOR ADMINISTRATIVE OFFICER

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 22 February 1999 and 8 March 1999, 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 approval does not include the 3 storey respite care/ office building to the north of the site.  
REASON:

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REG. REF. S98A/0910

This building was specifically excluded from the terms of the outline permission under Condition No. 6 Reg. Ref. S98A/0030.

- 3 The southern block (Block 1) shall be positioned so as to front directly onto the back of the public footpath. Detailed arrangements shall be agreed in writing with the Planning Authority prior to the commencement of the development.  
REASON:  
In order to establish an appropriate street frontage of high standard.
- 4 Footpaths along the southern and eastern street frontages, consisting of 1200 x 600 concrete paving slabs with ent granite kerbs, shall be provided at the applicants expense. Details, including specifications and layouts, shall be agreed in writing by the Planning Authority prior to construction.  
REASON:  
In order to establish an appropriately high standard of street paving at this important town centre site.
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REASON:  
In order to achieve a high standard of design and finish in this important town centre development.
- 6 Provision shall be made in the development for a substantial amount of covered and secure bicycle parking facilities. Details shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.  
REASON:  
In the interest of encouraging diverse transportation modes in the town centre area.
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REG REF. S98A/0910

Planning Authority prior to the commencement of the development.

REASON:

In the interest of public health.

- 8 A detailed landscaping scheme, including works specification, for the open space areas, including the roof gardens, shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

In the interest of visual amenity and to create a residential environment of high standard.

- 9 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.

- 10 A management scheme for the adequate future maintenance of open spaces, roads and communal areas shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

To ensure the adequate future maintenance of the development in the interest of residential amenity.

- 11 That each proposed apartment be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 12 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:

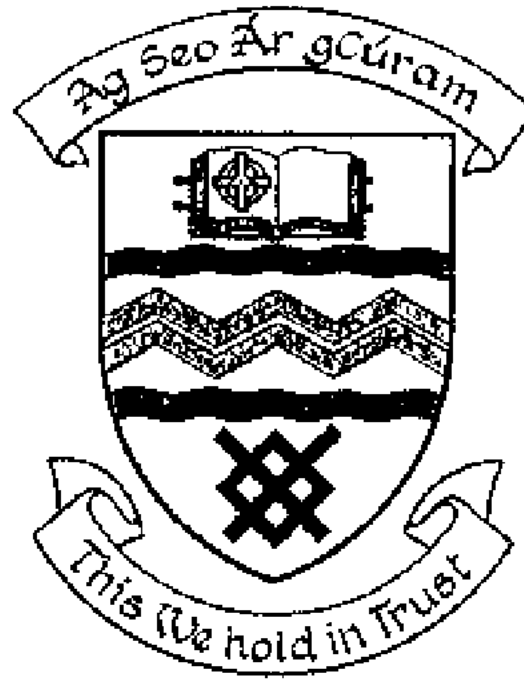
To protect the amenities of the area.

- 13 That all public services to the proposed development, including electrical, telephone cables and equipment be

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REG. REF. S98A/0910

located underground throughout the entire site.

REASON:

In the interest of amenity.

- 14 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.

- 15 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 16 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.

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

REASON:

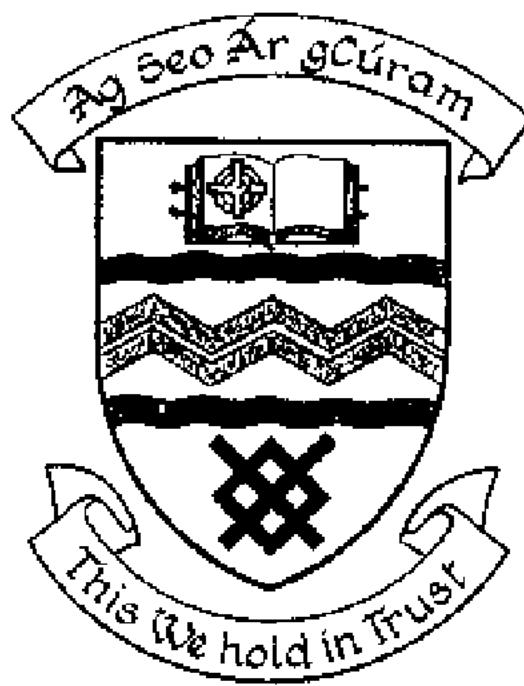
In the interest of the proper planning and development of the area.

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REASON:

In the interest of health.

- 19 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 20 That the turning head and access road proposed for the south west corner of the site be omitted and the area incorporated into the open space. Detailed treatment of the area shall be included in the landscaping scheme required under Condition No. 7 above.

REASON:

In the interest of creating a residential environment of high standard.

- 21 Prior to the commencement of the development permission in writing shall be obtained from the Development Department, South Dublin County Council, to lay the foul sewer across the adjacent site.

REASON:

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

- 22 Prior to the commencement of the development a revised watermain layout shall be submitted to the Planning Authority (Environmental Services Department) for agreement.

REASON:

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

- 23 There shall be full and complete separation of foul and surface water drainage systems.

REASON:

In the interest of public health.

- 24 That a financial contribution in the sum of £132,230 (one hundred and thirty two thousand two hundred and thirty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in



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Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
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PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
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REG. REF. S98A/0910

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.

- 25 That a financial contribution in the sum of money equivalent to the value of £357,424 (three hundred and fifty seven thousand four hundred and twenty four 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.

- 26 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £15,000 (fifteen thousand pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

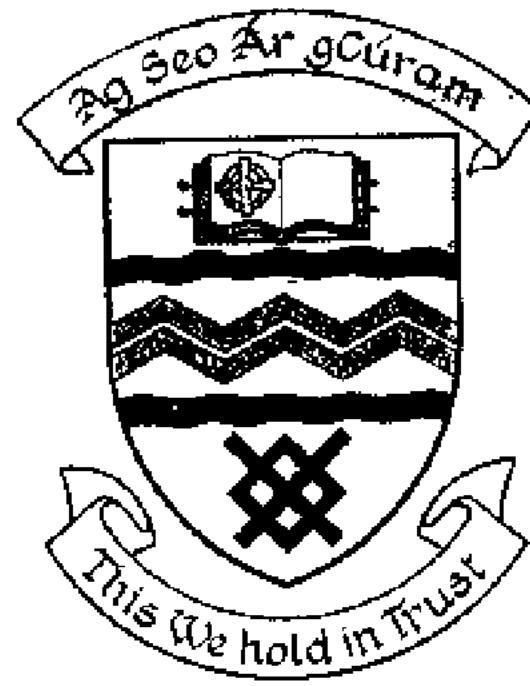
REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- 27 That a financial contribution in the sum of £148,000 (one hundred and forty eight thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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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 provision and development of amenity lands in the area which will facilitate the proposed development.

**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 0359	Date of Decision 19/02/1999
Register Reference S98A/0910	Date 23rd December 1998

Applicant  
App. Type  
Development

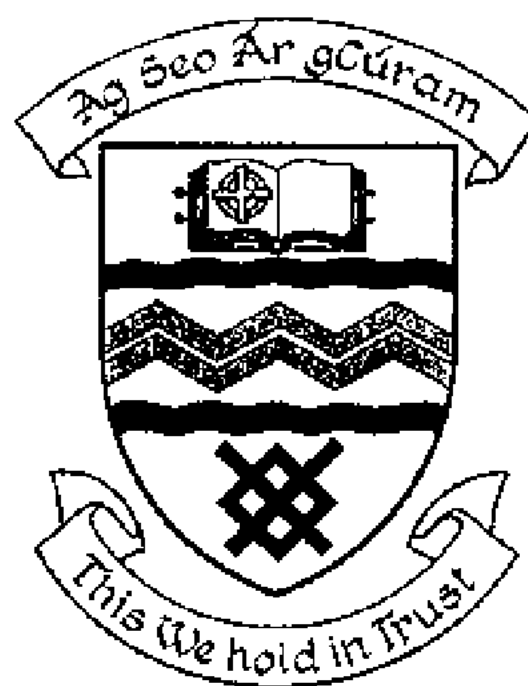
The Brothers of St. John of God &  
Approval

1. A 6 storey building at the east and south east road boundaries of the site, adjoining the road boundaries. The building contains designated floor area for offices and general health and associated medical care facilities at ground floor level with 148 no. apartments located in the 5 upper floor levels. A five storey building to the south west corner of the site at the road boundary, designated at all 5 levels for offices and general health and associated medical care facilities.
2. A 3 storey building comprising a day centre for people with learning disabilities at ground floor level and 2 no. floors over for offices and general health and associated medical care facilities.
3. The development of a new road to the east boundary of the site.
4. The provision of 593 no. basement car parking spaces on 2 levels.
5. All associated site development infrastructural and landscaping works.
6. A 3 storey building to the north of the site comprising respite residential care at ground level and 2 no. floors over for general health and associated care facilities.

Location

vacant site to the east of the main road entrance to the new Tallaght Hospital, Tallaght, Dublin 24.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S98A/0910  
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 12/03/1999

Yours faithfully

..... 19/02/1999  
for SENIOR ADMINISTRATIVE OFFICER

Moloney Byrne & Partners Architects,  
Northumberland Hall,  
Northumberland Avenue,  
Dunlaoghaire,  
Co. Dublin.