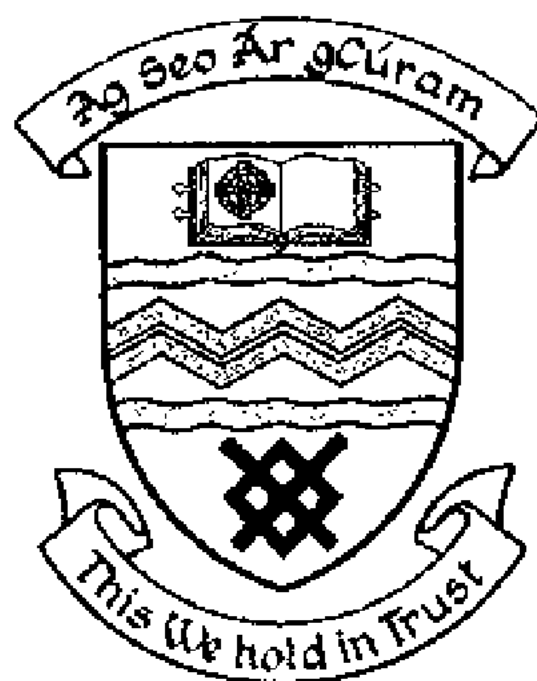


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0840	
1. Location	Newlands Cross, Dublin 22.		
2. Development	Construct a 3 storey office block and associated site development works and services.		
3. Date of Application	10/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/03/1999 2.	1. 16/03/1999 2.
4. Submitted by	Name: Ulick Burke & Associates, Address: 137 Harolds Cross Road, Dublin 6W.		
5. Applicant	Name: Corcoran Investments Ltd., Address: Quay Road, Portrane, Co. Dublin.		
6. Decision	O.C.M. No. 0757 Date 20/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1116 Date 27/05/1999	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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Ulick Burke & Associates,
137 Harolds Cross Road,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1116	Date of Final Grant 27/05/1999
Decision Order Number 0757	Date of Decision 20/04/1999
Register Reference S98A/0840	Date 16th March 1999

Applicant Corcoran Investments Ltd.,

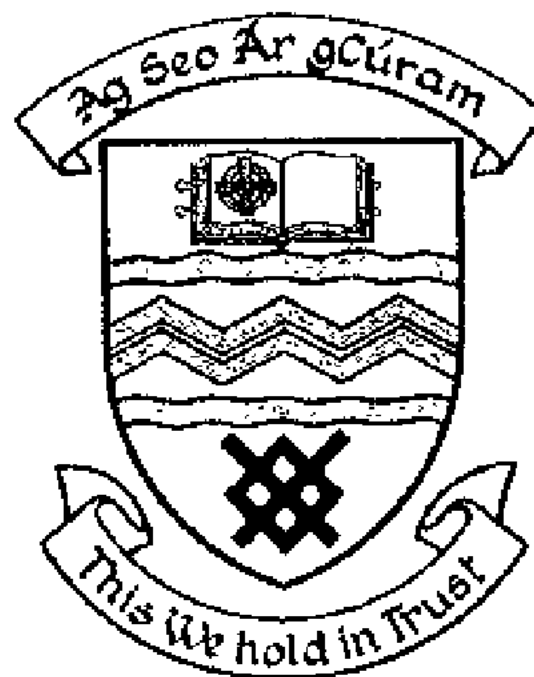
Development Construct a 3 storey office block and associated site development works and services.

Location Newlands Cross, Dublin 22.

Floor Area 1284.00 Sq Metres
Time extension(s) up to and including 10/03/1999
Additional Information Requested/Received 08/03/1999 /16/03/1999

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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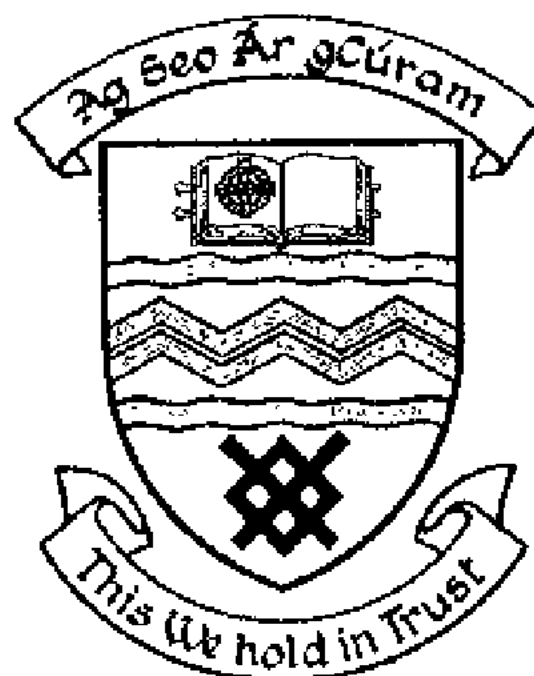
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Conditions and Reasons

- 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 the revised plans and details submitted by way of additional information on 16/03/99, 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 Prior to the commencement of development, details (including samples) of all external finishes shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interests of visual amenity.
- 3 Prior to the commencement of development, details of landscaping proposals shall be submitted for the written agreement of the Planning Authority, all planting and landscaping shall be undertaken prior to first occupation of the proposed development.
REASON:
In the interests of the proper planning and development of the area.
- 4 Prior to the commencement of development, details of boundary treatment to the site shall be submitted for the written agreement of the Planning Authority, such details shall provide for a low wall and railing to the front boundary (note - palisade type fencing is not acceptable along any boundary).
REASON:
In the interests of visual amenity.
- 5 The carparking area indicated on the submitted plans shall be clearly marked out and available at all times for carparking use and shall not be used for storage, display or other such uses.
REASON:
In the interests of the proper planning and development of the area.
- 6 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:

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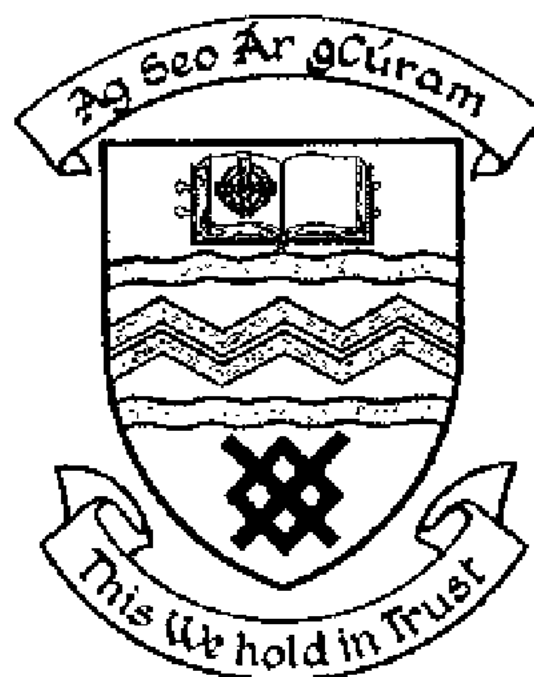
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In the interest of the proper planning and development of the area.

- 7 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 8 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.
- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council and shall have regard to the following details:-
 - a) Applicant to ensure full and complete separation of foul and surface water systems;
 - b) No building within 5m of public sewer or sewer with potential to be taken in charge;
 - c) 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;
 - d) Each commercial unit shall be supplied with a separate water meter;
 - e) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
 - f) No building shall lie within 5m of watermain less than 225mm diameter and within 8m of watermain greater than 225mm diameter;
 - g) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermain. Layout shall be in accordance with Part B of 1997 Building Regulations;
 - h) 24 hour storage per unit shall be provided;
 - i) Applicant may need to install balancing tanks and

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booster pumps on rising main to top of 3 storey unit.

REASON:

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

- 10 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.

- 11 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.

- 12 That the developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the layout of utility services on the site.

REASON:

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

- 13 Prior to the commencement of development the developer shall submit details for the written agreement of the Planning Authority to provide physical recognition of the route of the medieval roadway through the site (within the car parking and circulation areas) by way of an appropriate plaque and provision of surface finishes such as cobble lock.

REASON:

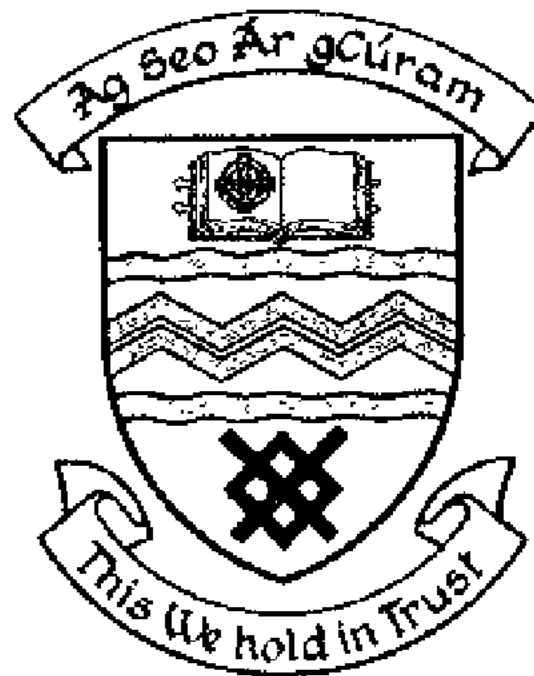
In the interests of the proper planning and development of the area having regard to Ref. No. 112 as contained in List 2 of the South Dublin County Development Plan 1998.

- 14 That a financial contribution in the sum of £7,695 (seven thousand six hundred and ninety five 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

REG. REF. S98A/0840 SOUTH DUBLIN COUNTY COUNCIL
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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.

- 15 That a financial contribution in the sum of £20,016 (twenty thousand and sixteen 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.

- 16 That a financial contribution in the sum of £870 (eight hundred and seventy pounds) be paid by the proposer to South Dublin County Council towards the cost of the Watery Lane Duplication Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 17 That a financial contribution in the sum of £1740 (one thousand seven hundred and forty pounds) be paid by the proposer to South Dublin County Council towards the cost of the existing 525mm surface water pipe along the Fonthill/ Newlands Road which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

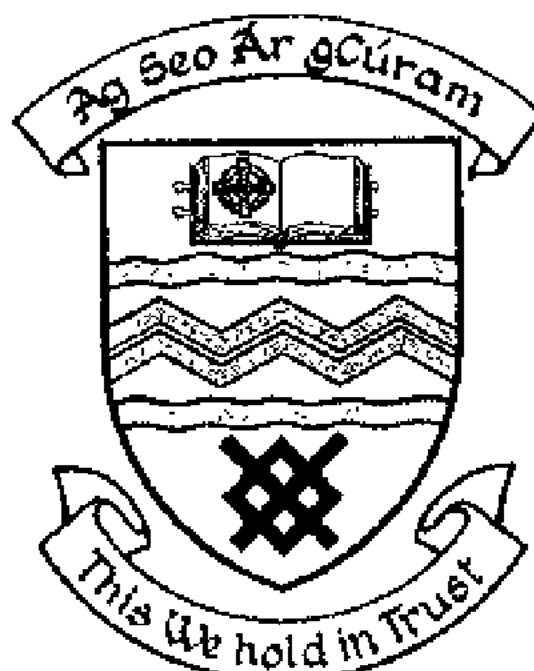
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

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- (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.

Edward Goolbsy 28th May 1999
for SENIOR ADMINISTRATIVE OFFICER

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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0757	Date of Decision 20/04/1999 <i>14</i>
Register Reference S98A/0840	Date: 10/12/1998

Applicant Corcoran Investments Ltd.,

Development Construct a 3 storey office block and associated site development works and services.

Location Newlands Cross, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 10/03/1999

Additional Information Requested/Received 08/03/1999 /16/03/1999

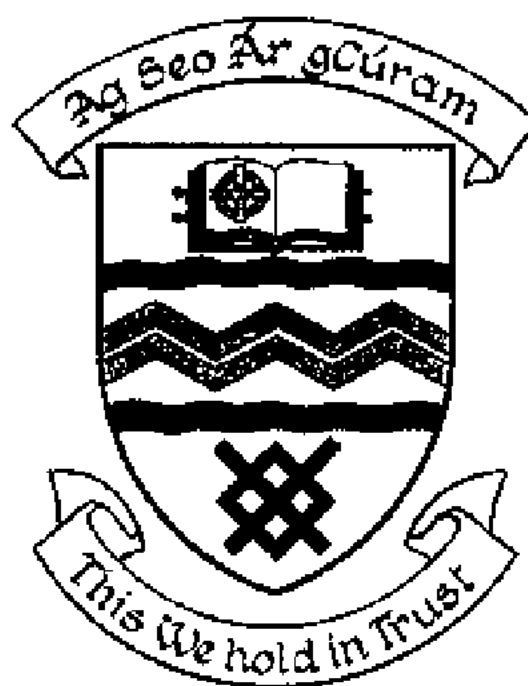
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

14
..... 20/04/1999
for SENIOR ADMINISTRATIVE OFFICER

Ulick Burke & Associates,
137 Harolds Cross Road,
Dublin 6W.

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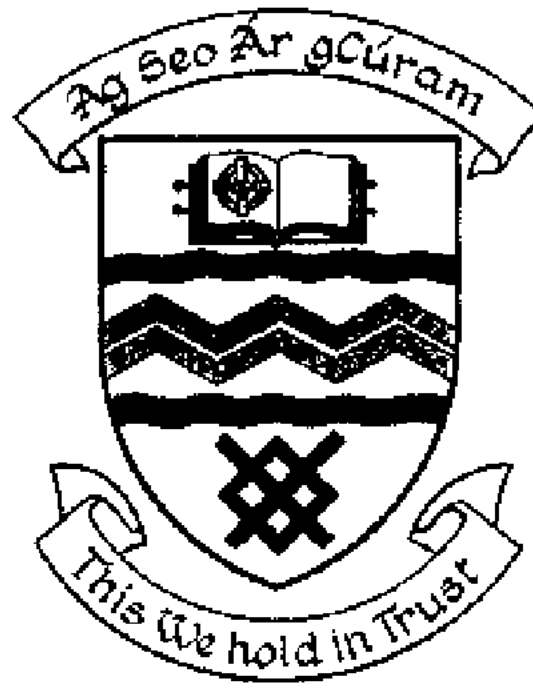
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Conditions and Reasons

- 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 the revised plans and details submitted by way of additional information on 16/03/99, 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 Prior to the commencement of development, details (including samples) of all external finishes shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interests of visual amenity.
- 3 Prior to the commencement of development, details of landscaping proposals shall be submitted for the written agreement of the Planning Authority, all planting and landscaping shall be undertaken prior to first occupation of the proposed development.
REASON:
In the interests of the proper planning and development of the area.
- 4 Prior to the commencement of development, details of boundary treatment to the site shall be submitted for the written agreement of the Planning Authority, such details shall provide for a low wall and railing to the front boundary (note - palisade type fencing is not acceptable along any boundary).
REASON:
In the interests of visual amenity.
- 5 The carparking area indicated on the submitted plans shall be clearly marked out and available at all times for carparking use and shall not be used for storage, display or other such uses.
REASON:

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REG. REF. S98A/0840

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

- 6 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.

- 7 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 8 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.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council and shall have regard to the following details:-

- a) Applicant to ensure full and complete separation of foul and surface water systems;
- b) No building within 5m of public sewer or sewer with potential to be taken in charge;
- c) 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;
- d) Each commercial unit shall be supplied with a separate water meter;
- e) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense;

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- f) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter;
- g) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations;
- h) 24 hour storage per unit shall be provided;
- i) Applicant may need to install balancing tanks and booster pumps on rising main to top of 3 storey unit.

REASON:

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

- 10 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.

- 11 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.

- 12 That the developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the layout of utility services on the site.

REASON:

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

- 13 Prior to the commencement of development the developer shall submit details for the written agreement of the Planning Authority to provide physical recognition of the route of the medieval roadway through the site (within the car parking and circulation areas) by way of an appropriate plaque and provision of surface finishes such as cobble lock.

REASON:

In the interests of the proper planning and development of the area having regard to Ref. No. 112 as contained in List 2 of the South Dublin County Development Plan 1998.

- 14 That a financial contribution in the sum of £7,695 (seven thousand six hundred and ninety five 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:

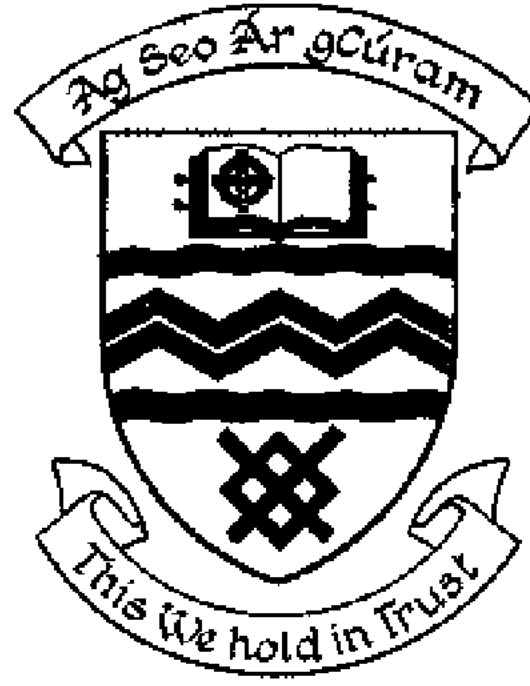
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 15 That a financial contribution in the sum of £20,016 (twenty thousand and sixteen 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.

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REG REF. S98A/0840

- 16 That a financial contribution in the sum of £870 (eight hundred and seventy pounds) be paid by the proposer to South Dublin County Council towards the cost of the Watery Lane Duplication Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 17 That a financial contribution in the sum of £1740 (one thousand seven hundred and forty pounds) be paid by the proposer to South Dublin County Council towards the cost of the existing 525mm surface water pipe along the Fonthill/ Newlands Road which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

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

Decision Order Number 0874	Date of Decision 08/03/1999
Register Reference S98A/0840	Date: 10/12/1998

Applicant Development Corcoran Investments Ltd.,
Construct a 3 storey office block and associated site
development works and services.

Location Newlands Cross, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 10/12/1998 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 The applicant is requested to submit full details of proposed drainage arrangements, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
It is noted that the applicant proposes to connect to a sewer not yet taken in charge, applicant to submit written evidence of permission to connect to private sewer.
- 2 The applicant is requested to submit full details of proposed watermain layout indicating watermain sizes, valve, meter and hydrant layout, up to and including connection to public watermain. Layout to comply with Building Regulation 1997.
It is noted that the applicant proposes to connect to a watermain not yet taken in charge, applicant to submit written evidence of permission to connect to private watermain.
- 3 The applicant is advised that the proposed development of 1,284sq.m. of office development materially contravenes the

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REG REF. S98A/0840

relevant zoning objective for the area i.e. zoning objective "LC" - To protect, provide for and/or improve local centre facilities", in that office developments exceeding 1,000sq.m. are not permitted within this zoning objective. The applicant is requested to reduce the scale of the proposed office development in accordance with the provisions of the Development Plan.

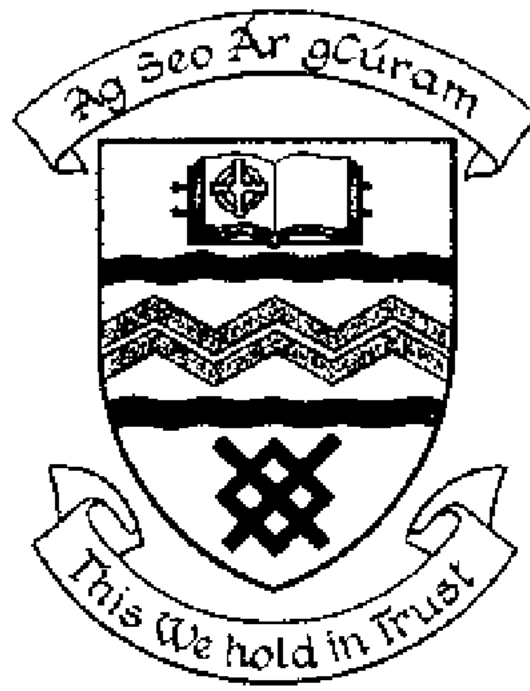
- 4 The applicant is advised that the Planning Authority consider the proposed building design and choice of roof treatment inappropriate for a local centre development. The applicant is advised to consider altering the roof finish and amending the massing of the buildings so as to provide for a development more appropriate a local centre.
- 5 The applicant is advised that the Planning Authority consider the front building line of the proposed development to be inappropriate in the context of previously granted permissions on the subject site and adjoining sites. The applicant is thus advised to provide a set back on the site in line with the front building line granted under Planning Ref. S98A/0217.
- 6 The applicant is requested to clarify his proposals in relation to the site of the ancient roadway which traverses the application site and which it is an objective of the Council to consider preserving.
- 7 The applicant is requested to submit landscaping proposals for the site, particular attention should be given to the boundary of the carparking area where it abuts residential development and to the site frontage.

Signed on behalf of South Dublin County Council

AH.
.....
for Senior Administrative Officer

08/03/1999

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

Decision Order Number 0334	Date of Decision 18/02/1999
Register Reference S98A/0840	Date 10th December 1998

Applicant Corcoran Investments Ltd.,
App. Type Permission
Development Construct a 3 storey office block and associated site
development works and services.

Location Newlands Cross, Dublin 22.

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 10/03/1999

Yours faithfully

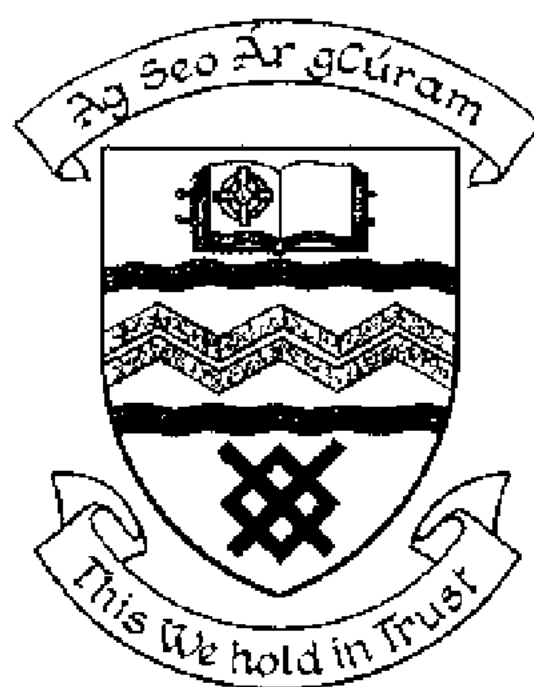
[Signature]
..... 18/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Ulick Burke & Associates,
137 Harolds Cross Road,
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

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

Decision Order Number 0243	Date of Decision 09/02/1999
Register Reference S98A/0840	Date 10th December 1998

Applicant Corcoran Investments Ltd.,
App. Type Permission
Development Construct a 3 storey office block and associated site
development works and services.

Location Newlands Cross, Dublin 22.

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 21/02/1999

Yours faithfully

MA
..... 09/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Ulick Burke & Associates,
137 Harolds Cross Road,
Dublin 6W.