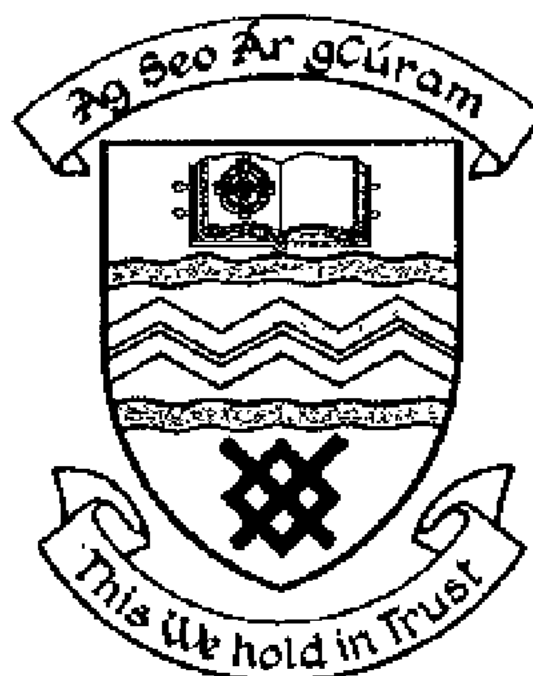


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0830	
1. Location	Site at St. Dominic's, The Crescent, Tallaght, Dublin 24.		
2. Development	Four no. 2 bedroom townhouses.		
3. Date of Application	07/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Denis Byrne Architects, Address: 27 North Great Georges Street, Dublin 1.		
5. Applicant	Name: Ninagems Ltd., Address: 14 Ballinaclea Heights, Killiney, Co. Dublin.		
6. Decision	O.C.M. No. 0251 Date 10/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0605 Date 26/03/1999	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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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Dublin 24

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Denis Byrne Architects,
27 North Great Georges Street,
Dublin 1.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0605	Date of Final Grant 26/03/1999
Decision Order Number 0251	Date of Decision 10/02/1999
Register Reference S98A/0830	Date 7th December 1998

Applicant Ninagems Ltd.,

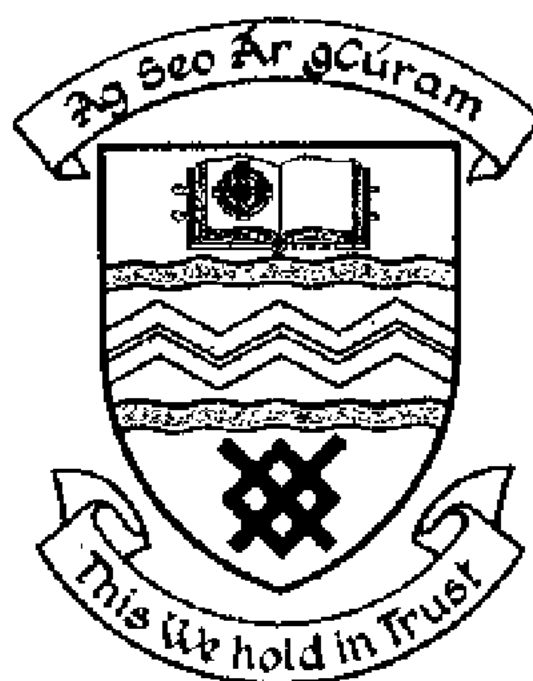
Development Four no. 2 bedroom townhouses.

Location Site at St. Dominic's, The Crescent, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 11/02/1999
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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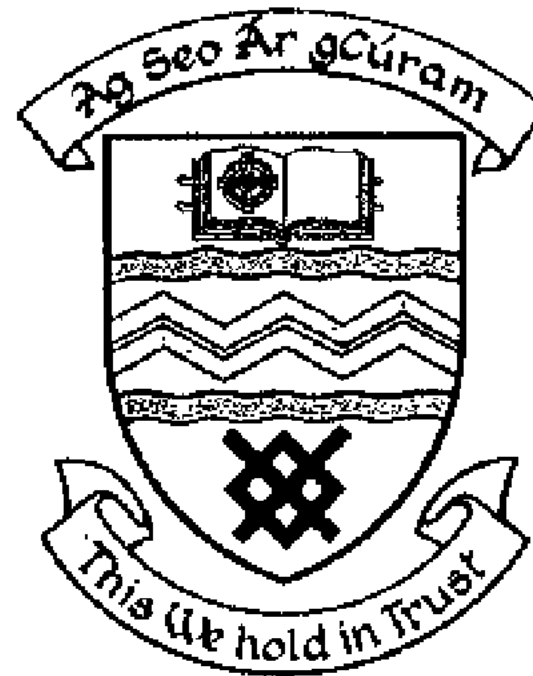
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Conditions and Reasons

- 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 by the Planning Authority on 04/02/99, 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 The layout of the proposed development shall be as indicated on Drawing No's. 01A - 05A, received by the Planning Authority on 04/02/99.
 REASON:
 In the interest of clarity.
- 3 Where the proposed boundary wall with the adjacent church lands comes forward of the front wall of dwelling No. 1, it shall be reduced in height to match the front walls of the adjoining dwellings.
 REASON:
 In the interest of visual amenity.
- 4 That each proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 5 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.
- 6 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.
- 7 That no dwellinghouse 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.

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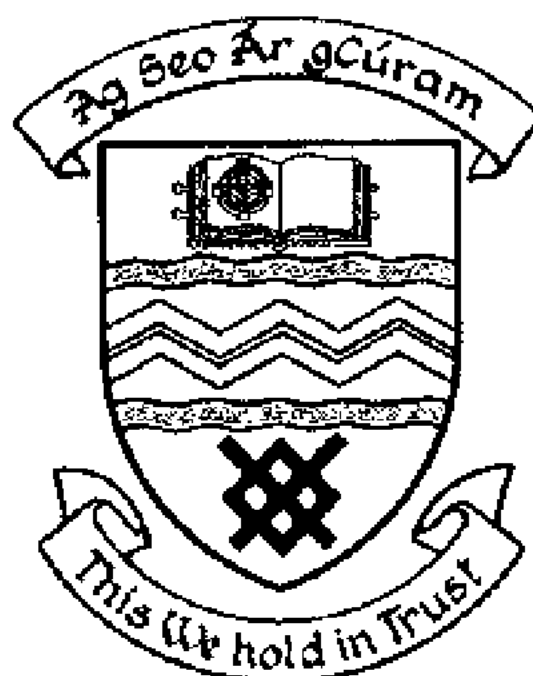
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-
- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 9 That all watermain 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.
- 10 That an acceptable house naming/numbering scheme be submitted to an approved by the South Dublin County Council before any constructional work takes place on the proposed houses.
 REASON:
 In the interest of the proper planning and development of the area.
- 11 A specification and plan for street tree planting to be submitted for the agreement of Parks Department prior to commencement of development.
 REASON:
 In the interest of the proper planning and development of the area.
- 12 That a financial contribution in the sum of £4,000 (four 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 Dodder Valley Linear Park 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.

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- 13 That a financial contribution in the sum of £3,000 (three thousand 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.

- 14 That a financial contribution in the sum of money equivalent to the value of £3,200 (three thousand two hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

- 15 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

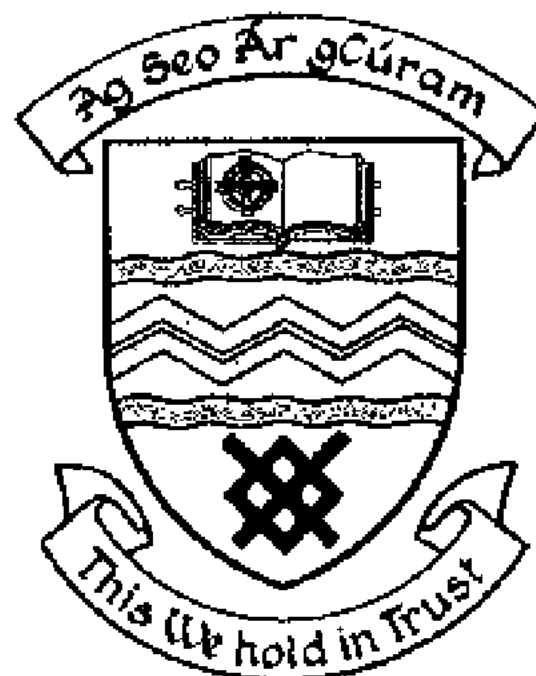
a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £6,400 (six thousand four hundred pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

b. Lodgement with the Council of a Cash Sum of £4,000 (four thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...

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- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

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

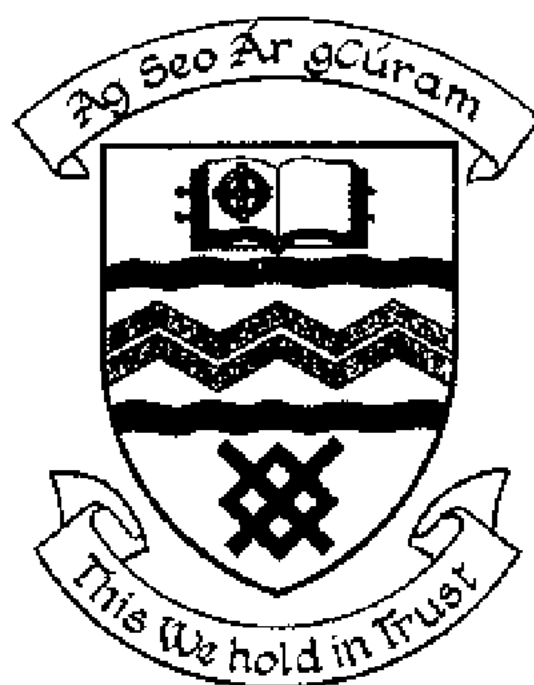
Signed on behalf of South Dublin County Council.

E. Bowles 29th March 1999
 for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0197	Date of Decision 04/02/1999
Register Reference S98A/0830	Date 7th December 1998

Applicant Ninagems Ltd.,
App. Type Permission
Development Four no. 2 bedroom townhouses.

Location Site at St. Dominic's, The Crescent, Tallaght, Dublin 24.

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 11/02/1999

Yours faithfully

LA
..... 04/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Denis Byrne Architects,
27 North Great Georges Street,
Dublin 1.