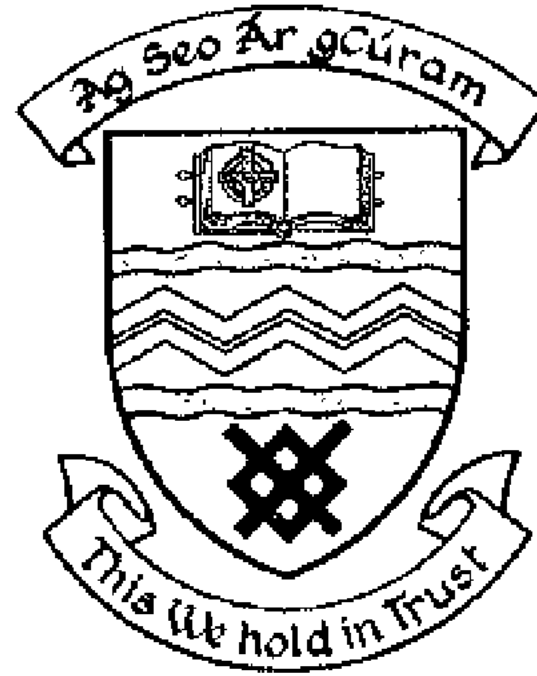


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0747	
1. Location	Watery Lane, Clondalkin, Dublin 22.		
2. Development	to construct 45 no. 2 storey dwellings and new site entrance		
3. Date of Application	04/11/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1.  2.	1.  2.
4. Submitted by	Name: Brian O'Donovan Architects Ltd., Address: 62 Gilford Road, Sandymount,		
5. Applicant	Name: M. Boylan, Address: Main Street, Celbridge, Co. Kildare.		
6. Decision	O.C.M. No. 2624  Date 22/12/1998	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 0215  Date 04/02/1999	Effect AO GRANT OUTLINE 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.	

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

Brian O'Donovan Architects Ltd.,  
62 Gilford Road,  
Sandymount,  
Dublin 4.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 0215	Date of Final Grant 04/02/1999
Decision Order Number 2624	Date of Decision 22/12/1998
Register Reference S98A/0747	Date 4th November 1998

Applicant M. Boylan,

Development to construct 45 no. 2 storey dwellings and new site entrance

Location Watery Lane, Clondalkin, Dublin 22.

Floor Area 0.00 Sq Metres

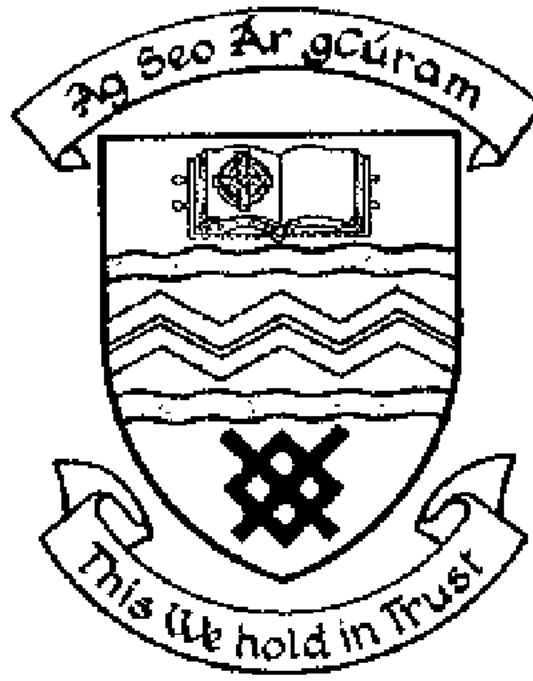
Time extension(s) up to and including

Additional Information Requested/Received /

A Outline Permission has been granted for the development described above,  
subject to the following (6) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S98A/0747 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104

PLANNING DEPARTMENT  
Applications/Registry/Appeals  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

Conditions and Reasons

- 1 That details relating to layout, siting, height, design and external appearance of the proposed housing and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun. In this regard the layout as submitted is considered to be unsatisfactory in that it does not provide suitable building line set backs from adjoining distributor roads and the Camac River and does not provide for suitable overlooking of the proposed areas of public open space and the Camac River.  
REASON:  
In the interest of the proper planning and development of the area.

- 2 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed 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 providing the services.

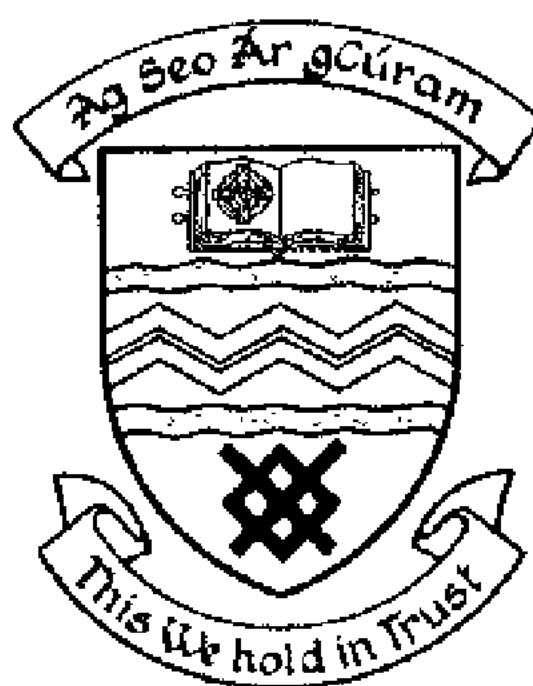
- 3 That financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to be 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 road improvement works and traffic management schemes facilitating the proposed development.

- 4 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for

SOUTH DUBLIN COUNTY COUNCIL  
REG. REF. S98A/0747 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104



**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed 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.

- 5 That security to be determined by the Planning Authority on submission of detailed plans for approval be lodged by the applicant to South Dublin County Council; arrangements to be made prior to the commencement of development on the site.

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.

- 6 That an acceptable house numbering and street naming scheme be submitted to and approved by South Dublin County Council before any constructional work takes place on the proposed development.

REASON:

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

- (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.

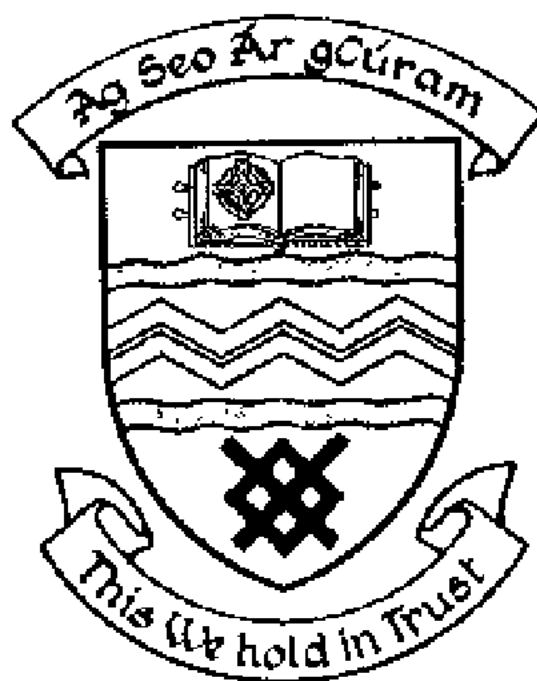
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S98A/0747

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104



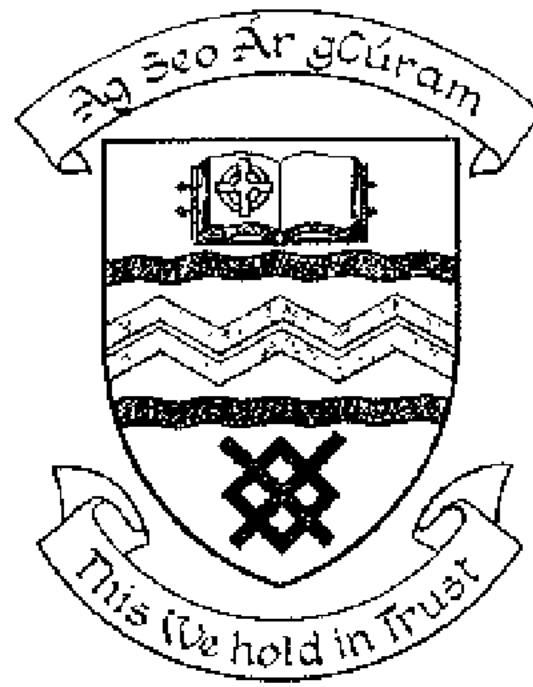
**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

Signed on behalf of South Dublin County Council.

 ..... 5 February 1999  
for SENIOR ADMINISTRATIVE OFFICER

**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

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

<b>Decision Order Number</b> 2624	<b>Date of Decision</b> 22/12/98
<b>Register Reference</b> S98A/0747	<b>Date</b> 4th November 1998

**Applicant** M. Boylan,  
**Development** to construct 45 no. 2 storey dwellings and new site entrance  
**Location** Watery Lane, Clondalkin, Dublin 22.  
**Floor Area** Sq Metres  
**Time extension(s)** up to and including  
**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 OUTLINE PERMISSION** in respect of the above proposal.

Subject to the conditions ( 6 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

14  
..... 23/12/98  
for SENIOR ADMINISTRATIVE OFFICER

Brian O'Donovan Architects Ltd.,  
62 Gilford Road,  
Sandymount,  
Dublin 4.

**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.

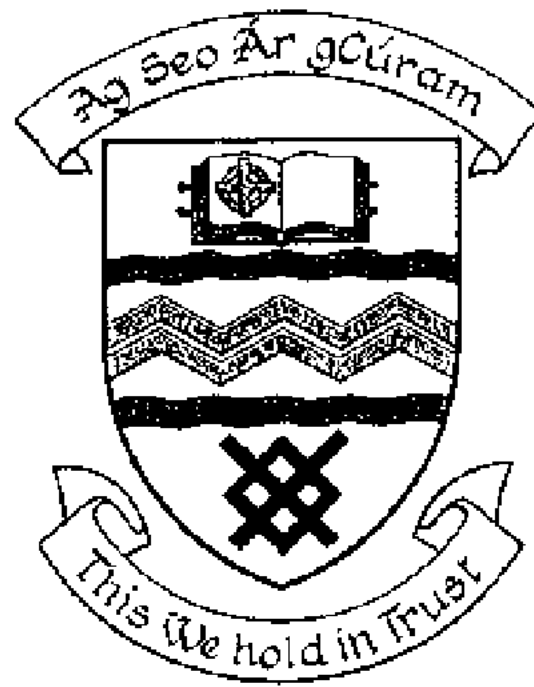
Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S98A/0747

**Conditions and Reasons**

- 1 That details relating to layout, siting, height, design and external appearance of the proposed housing and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun. In this regard the layout as submitted is considered to be unsatisfactory in that it does not provide suitable building line set backs from adjoining distributor roads and the Camac River and does not provide for suitable overlooking of the proposed areas of public open space and the Camac River.  
REASON:  
In the interest of the proper planning and development of the area.
- 2 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed 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 providing the services.
- 3 That financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road

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

REG. REF. S98A/0747

improvement works and traffic management schemes  
facilitating the proposed development.

- 4 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed 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.
- 5 That security to be determined by the Planning Authority on submission of detailed plans for approval be lodged by the applicant to South Dublin County Council; arrangements to be made prior to the commencement of development on the site.  
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.
- 6 That an acceptable house numbering and street naming scheme be submitted to and approved by South Dublin County Council before any constructional work takes place on the proposed development.  
REASON:  
In the interest of the proper planning and development of the area.