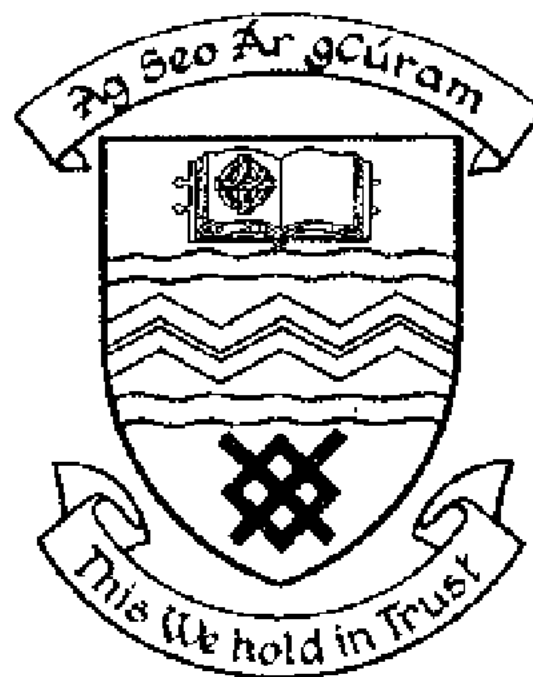


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0694	
1. Location	Killinarden Heights, Tallaght, Dublin 24.		
2. Development	Demolition of existing bungalow, site clearance, and the erection of 60 number 2 bed apartments in 10 number 3 storey blocks, construction of single storey residents laundry/drying facility, provision of car parking, bicycle area, bin area, landscaping, drainage, water and all associated site works.		
3. Date of Application	09/10/98	Date Further Particulars (a) Requested (b) Received	
4. Type of Application	Permission	1. 2.	1. 2.
5. Submitted by	Name: John A. Randall & Associates, Address: Kenlis, Greenfield Road,		
5. Applicant	Name: Bunty Property Ltd., Address: c/o Con O'Leary & Co. Solicitors, The Mill, Leixlip, Co.Kildare.		
6. Decision	O.C.M. No. 2456 Date 07/12/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0064 Date 13/01/99	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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John A. Randall & Associates,
Kenlis,
Greenfield Road,
Mount Merrion,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0064	Date of Final Grant 13/01/99
Decision Order Number 2456	Date of Decision 07/12/98
Register Reference S98A/0694	Date 9th October 1998

Applicant Bunty Property Ltd.,

Development Demolition of existing bungalow, site clearance, and the erection of 60 number 2 bed apartments in 10 number 3 storey blocks, construction of single storey residents laundry/drying facility, provision of car parking, bicycle area, bin area, landscaping, drainage, water and all associated site works.

Location Killinarden Heights, Tallaght, Dublin 24.

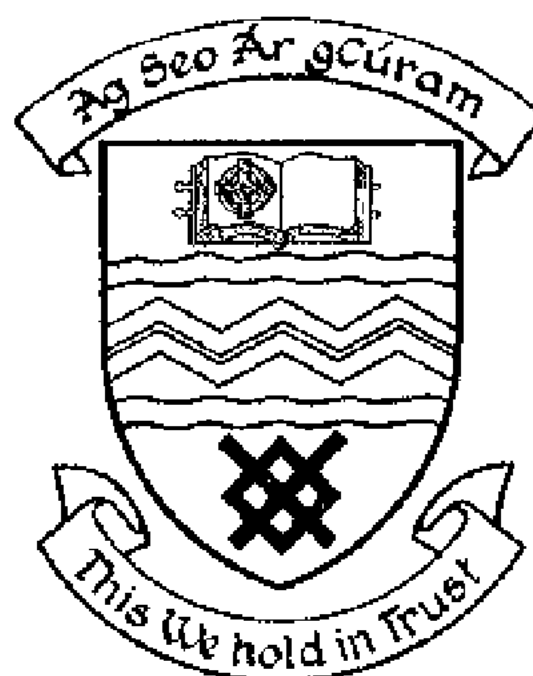
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (22) Conditions.

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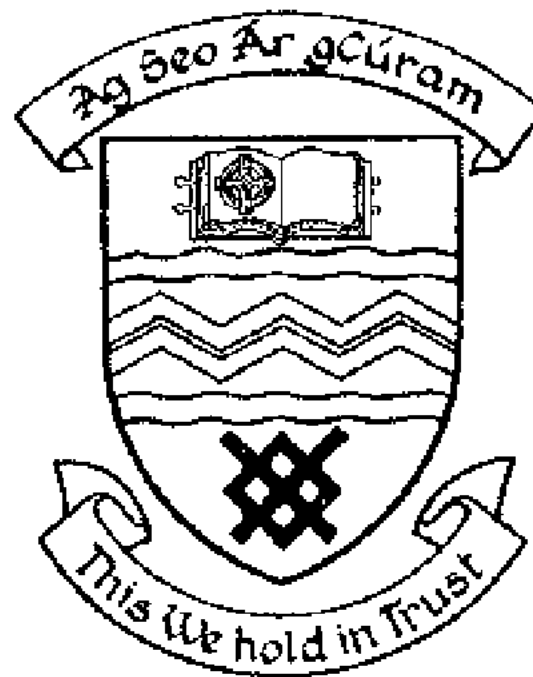
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 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.
- 3 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.
- 4 That public lighting be provided in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 5 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.
- 6 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.

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- 7 No building/structure shall be within 5.0m of any sewer or watermain capable of being taken in charge by South Dublin County Council. All such sewers shall be located in road reservations or public open space.

REASON:

In the interest of public health and in the interest of the proper planning and development of the area.

- 8 Applicant to upgrade the following pipelines as follows:-

- a) S2 to S7 - 225mm (rather than proposed 200mm)
- b) S7 to S8 - 225mm (rather than proposed 200mm)
- c) S8 to S9 - 300mm (rather than proposed 250mm)
- d) S13 to S15 and to S16 - 225mm (rather than proposed 200mm).

REASON:

In the interest of public health and in the interest of the proper planning and development of the area.

- 9 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.

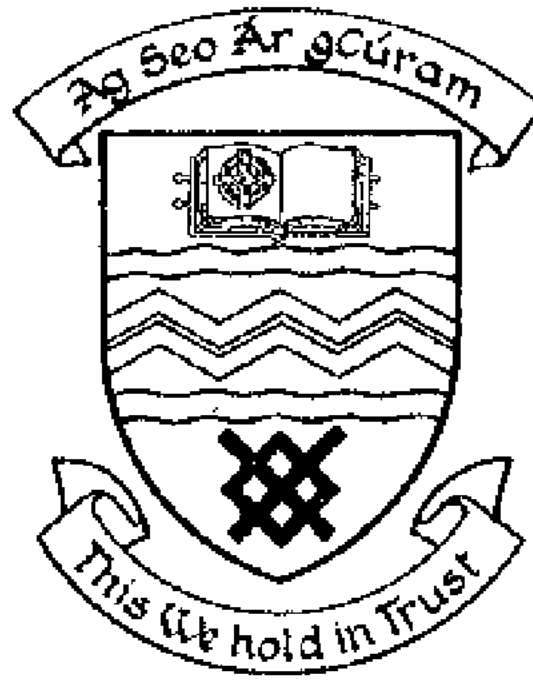
- 10 That an acceptable apartment naming and numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed apartments.

REASON:

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

- 11 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space,

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sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

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

- 12 All bathroom and utility room windows shall be fitted with obscure glazing only.

REASON:

In the interest of residential amenity.

- 13 A 2 metre grass verge and 1.5 metre footpath to be constructed on the Killinarden Heights road frontage to the requirements of the Council's Roads Department and to connect to existing footpath towards the north end of the site.

REASON:

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

- 14 Parking spaces at the north end of the site to be dimensioned 6 metres x 3 metres.

REASON:

To comply with the standards of the Planning Authority.

- 15 Prior to commencement of development, a detailed survey of trees on site shall be submitted. Details shall include number, location, description, species and condition of existing trees. The survey shall also indicate any trees which it is proposed to remove and shall include replacement proposals. Details to be agreed with the Planning Authority prior to commencement of development.

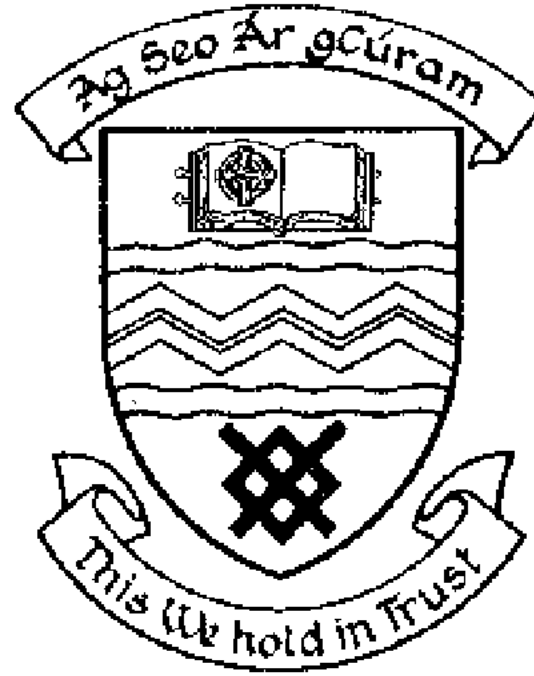
REASON:

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

- 16 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences.

REASON:

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

- 17 That a financial contribution in the sum of money equivalent to the value of £48,000 (forty eight thousand 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.

- 18 That a financial contribution in the sum of £14,100 (fourteen thousand one hundred 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:

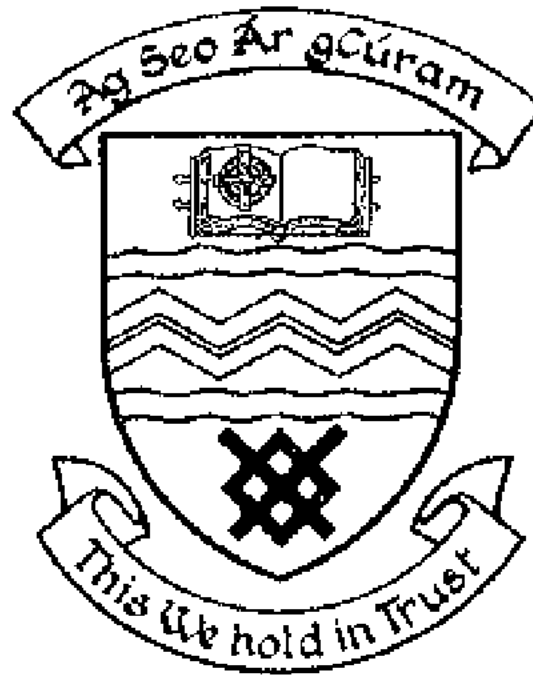
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 19 That a financial contribution in the sum of £30,000 (thirty 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

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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.

- 20 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development of the area.

REASON:

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

- 21 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £45,000 (forty five thousand pounds) or lodgement with the Council of a cash sum of £30,000 (thirty thousand pounds).

REASON:

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

- 22 That a Bond or Cash Lodgement of £20,000 (twenty thousand pounds) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

REASON:

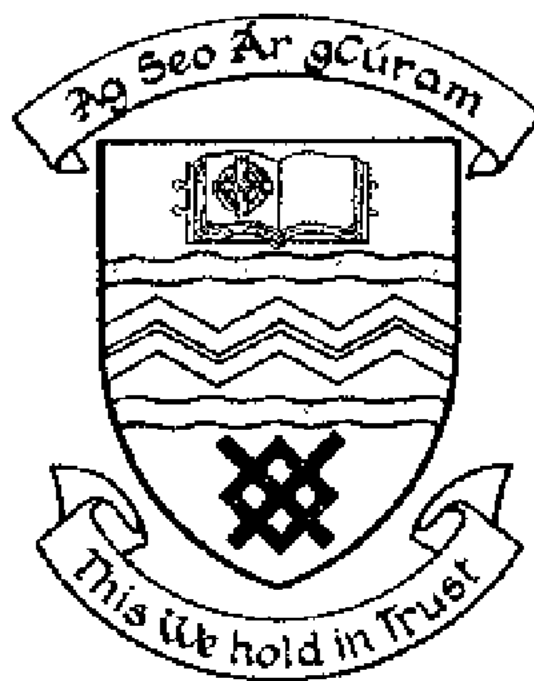
In the interest of the proper planning and development of the area.

- (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.

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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.

 18 January 1999
for SENIOR ADMINISTRATIVE OFFICER