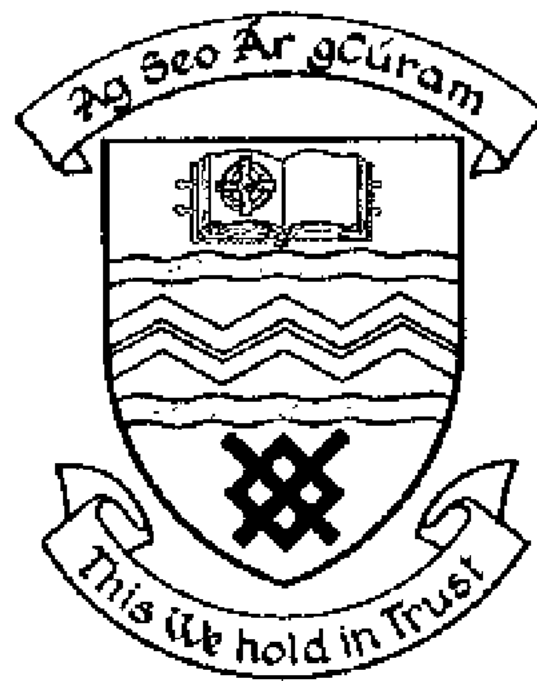


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0393	
1. Location	Site at Blessington Road, Killinarden, Tallaght, Dublin 24.		
2. Development	11 additional houses and change of house type from 57 already approved semi detached houses to 68 two-storey terraced houses in previously permitted development.		
3. Date of Application	16/06/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 30/11/1998 2.
4. Submitted by	Name: Laurence Pierce Architects, Address: 79 Eccles Street, Dublin 7.		
5. Applicant	Name: Rockbriar Ltd., Address: Harbourmaster Quay, Custom House Dock, Financial Services Centre, Dublin 1.		
6. Decision	O.C.M. No. 0164 Date 28/01/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 494 Date 11/03/1999	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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Laurence Pierce Architects,
79 Eccles Street,
Dublin 7.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 494	Date of Final Grant 11/03/1999
Decision Order Number 0164	Date of Decision 28/01/1999
Register Reference S98A/0393	Date 30th November 1998

Applicant Rockbriar Ltd.,

Development 11 additional houses and change of house type from 57 already approved semi detached houses to 68 two-storey terraced houses in previously permitted development.

Location Site at Blessington Road, Killinarden, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

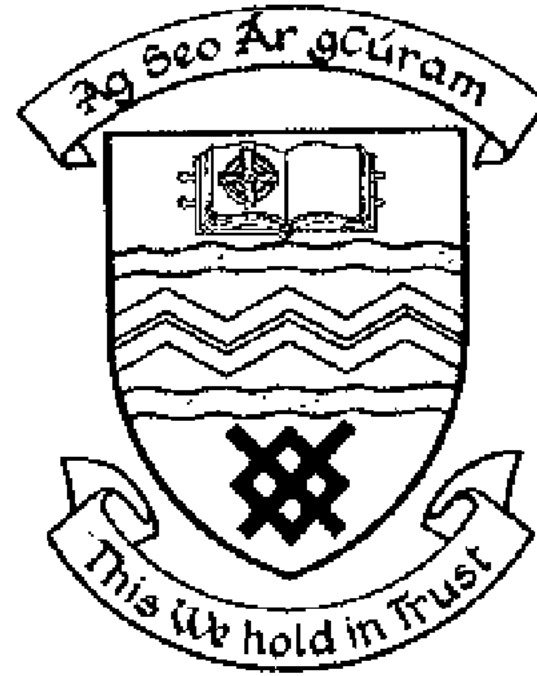
Additional Information Requested/Received /30/11/1998

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

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REG REF. S98A/0393

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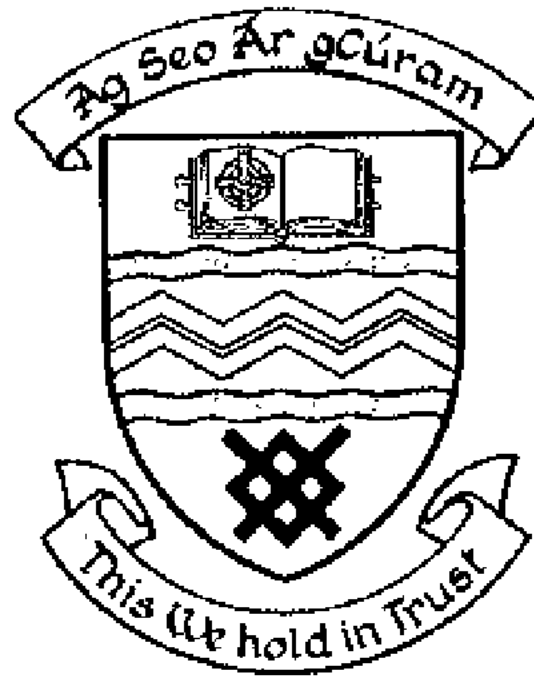
Conditions and Reasons

- 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 The proposed development shall otherwise strictly accord with the terms and conditions of planning permission PL.06S.098035 (South Dublin County Council reference S95A/0097).
REASON:
In the interest of the proper planning and development of the area.
- 3 Prior to commencement of development applicant to submit for agreement details of proposals for the protection of the 1200mm watermain crossing the site.
Details to include:-
 - a drawing to indicate the exact location of the 1200mm watermain along the southern boundary of the site;
 - details of the proposed structural protection of the watermain where located under the proposed roadway;
 - a drawing to indicate the exact location of washout chamber on the 1200mm watermain including details of disposal of water from the washout chamber;
 - details of the proposed location of the southern boundary wall/railing within the sterile area of the 1200mm watermain.REASON:
In the interest of the proper planning and development of the area.
- 4 Prior to the commencement of development applicant to submit construction details, including cross sections, of the proposed speed control island for the agreement of Roads Department.
REASON:
In the interests of the proper planning and development of the area.
- 5 Prior to commencement of development applicant to submit road design details, including cross section of existing and

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proposed, for the proposed upgrading of Killinarden Road from Killinarden Heights to the new estate entrance for the agreement of the Roads Department.

REASON:

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

- 6 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 3 and 29 of Register Reference S95A/0097 (An Bord Pleanála Order No. PL.06S.098035), arrangements to be made prior to commencement of development.

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.

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

REASON:

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

- 8 That a financial contribution in the sum of money equivalent to the value of #800 (eight hundred pounds) PER HOUSE for each additional house to that amount granted under planning permission Reg. Ref. S95A/0097 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:

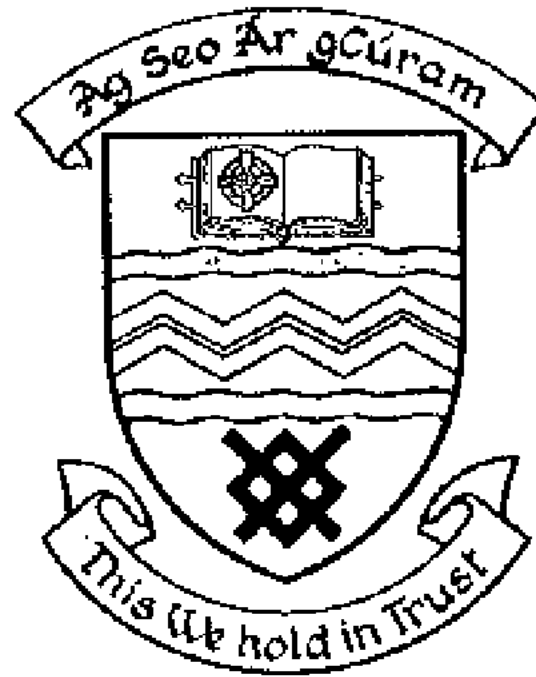
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 9 That a financial contribution in the sum of #1,000 (one thousand pounds) per each additional house be paid by the proposer to South Dublin County Council towards the cost of

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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.

- 10 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 #17,600 (seventeen thousand six 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 #11,000 (eleven 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./...
 - 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:

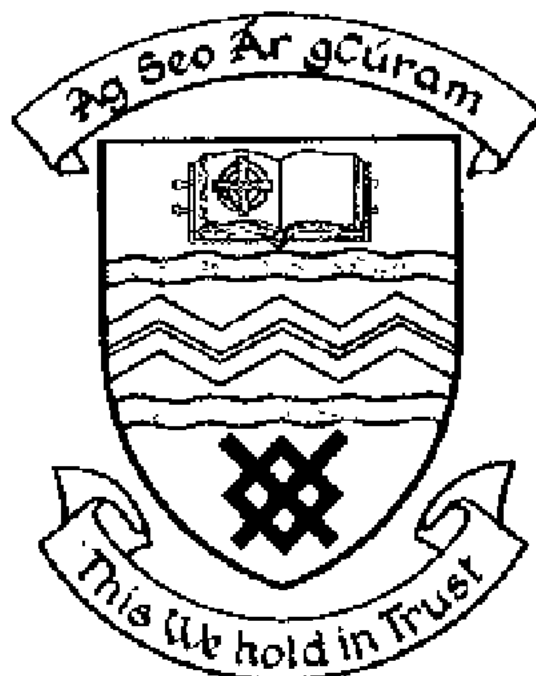
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.

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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.

E. A. O'Sullivan 15th March 1999
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2207	Date of Decision 02/11/98
Register Reference S98A/0393	Date 16th June 1998

Applicant Rockbriar Ltd.,
Development 11 additional houses and change of house type from 57 already approved semi detached houses to 68 two-storey terraced houses in previously permitted development.

Location Site at Blessington Road, Killinarden, Tallaght, Dublin 24.

App. Type Permission

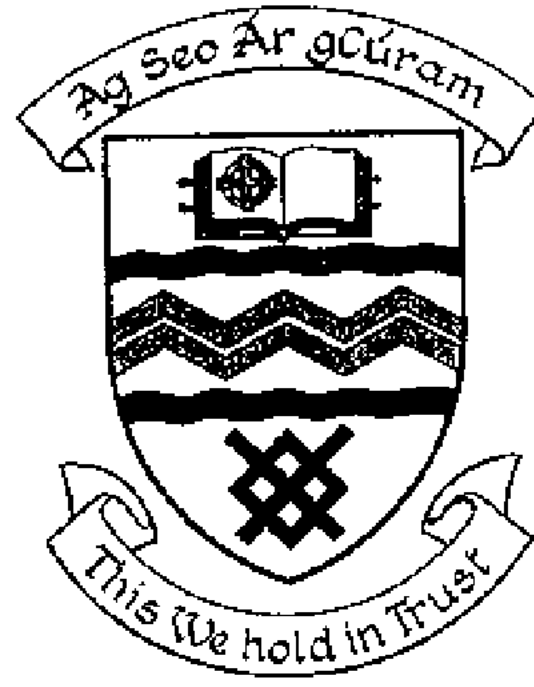
Dear Sir/Madam,

With reference to your planning application, received on 16/06/98 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 details of the speed control island which was required to be provided in place of the curve for the main access road, as per Condition No. 5 of Planning Permission granted under PL.06S.098035 (South Dublin County Council Reg. Ref. S95A/0097). The applicant is advised that the island should be mountable and shall have a radius of approximately 2.0m.
- 2 The applicant is requested to submit road design details (including cross sections existing and proposed) of the upgrading of Killinarden Road from Killinarden Heights to the new estate entrance. Proposed upgrading shall include the provision of a footpath and grass verge.

Laurence Pierce Architects,
79 Eccles Street,
Dublin 7.

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REG REF. S98A/0393

3 The applicant is advised that the Council's Roads Department require a building line set back of 9m to be provide for terraced dwellings. The applicant is requested to clarify whether or not it is feasible to provide the required setback without reducing the rear garden depth of the proposed dwellings to less that the Development Plan requirement of 11m. Where it is not possible to provide the required setback, the applicant is requested to show that 2 no. on-street parking spaces can be provided per dwelling.

4 The applicant is requested to submit the following details to satisfy the requirements of Dublin Corporation Water Division:-

- . a drawing to indicate the exact location of the 1200mm watermain along the southern boundary of the site;
- . details of the proposed structural protection of the watermain where located under the proposed roadway;
- . a drawing to indicate the exact location of washout chamber on the 1200mm watermain including details of disposal of water from the washout chamber;
- . details of the proposed location of the southern boundary wall/railing within the sterile area of the 1200mm watermain.

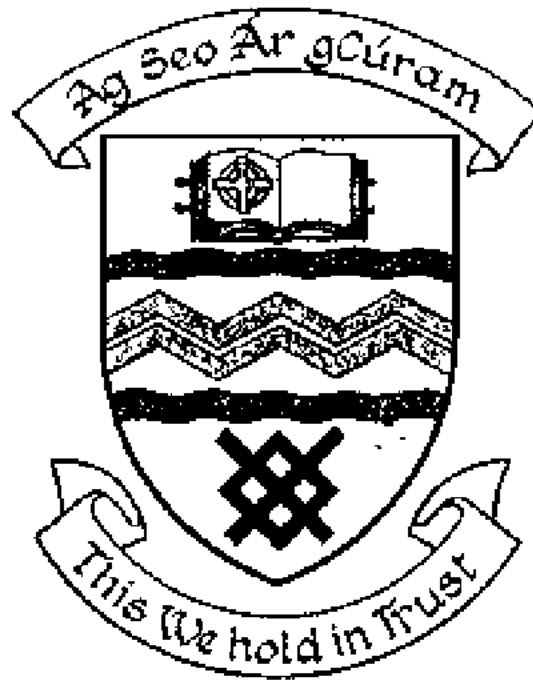
NOTE: Applicant should contact Gerry McCabe of Water Division, Marrowbone Lane : 4543444, Ext: 404, prior to submission of additional information in respect of Item No. 4.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

02/11/98

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

Order Number 1287	Date of order 01/07/98
Register Reference S98A/0393	Date 16th June 1998

Applicant Rockbriar Ltd.,

Development 11 additional houses and change of house type from 57
already approved semi detached houses to 68 two-storey
terraced houses in previously permitted development.

Location Site at Blessington Road, Killinarden, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 25/06/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Laurence Pierce Architects,
79 Eccles Street,
Dublin 7.

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-
- (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer. 01/07/98