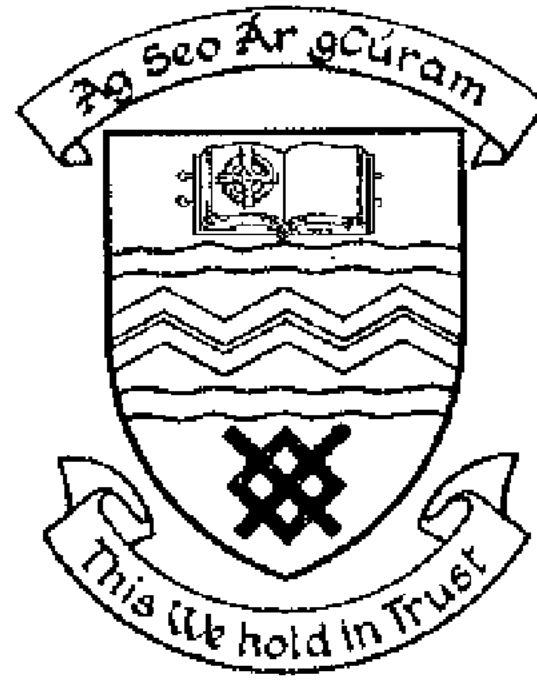


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0387	
1. Location	The Farm, Tymon Lane, Balrothery, Dublin 24.		
2. Development	Apartment development consisting of 12 X 1 bedroom units, 24 X 2 bedroom units and 4 X 3 bedroom units on site.		
3. Date of Application	15/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1.  2.	1.  2.
4. Submitted by	Name: B.G.D.A. Architect, Address: Amberwood, Washington Lane,		
5. Applicant	Name: Mrs. E. Brennan, Address: The Farm, Tymon Lane, Balrothery, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1587  Date 12/08/98	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 1928  Date 24/09/98	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



**PLANNING  
DEPARTMENT**

P.O. Box 4122  
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Baile Átha Cliath 24

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B.G.D.A. Architect,  
Amberwood,  
Washington Lane,  
Rathfarnham,  
Dublin 14.

**NOTIFICATION OF GRANT OF Outline Permission**

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

<b>Final Grant Order Number</b> 1928	<b>Date of Final Grant</b> 24/09/98
<b>Decision Order Number</b> 1587	<b>Date of Decision</b> 12/08/98
<b>Register Reference</b> S98A/0387	<b>Date</b> 15th June 1998

**Applicant** Mrs. E. Brennan,

**Development** Apartment development consisting of 12 X 1 bedroom units,  
24 X 2 bedroom units and 4 X 3 bedroom units on site.

**Location** The Farm, Tymon Lane, Balrothery, Dublin 24.

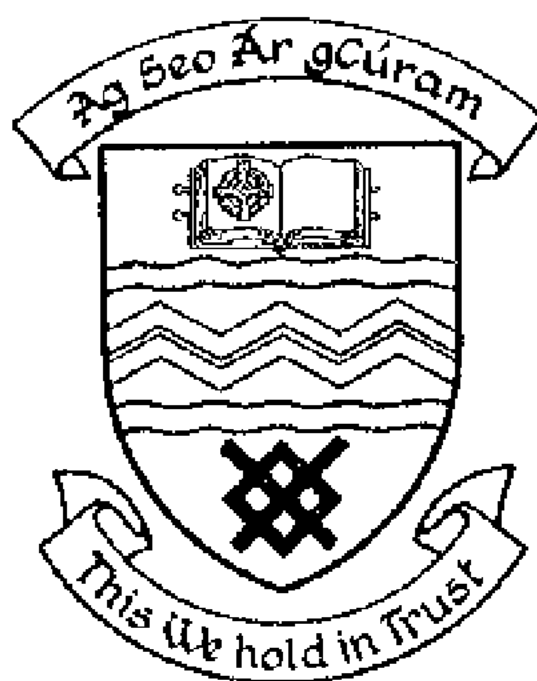
**Floor Area** 0.000 Sq Metres

**Time extension(s)** up to and including 25/09/98

**Additional Information Requested/Received** /

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

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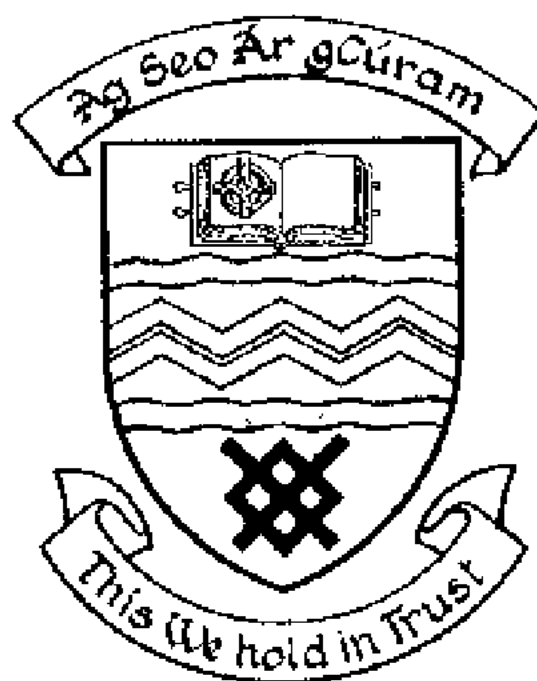
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**Conditions and Reasons**

- 1 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.  
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 the 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.
- 3 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit, a bond of an Insurance Company, or other security to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.  
REASON:  
To ensure the satisfactory completion of the development.
- 4 A revised site layout plan shall be submitted providing open space and car parking provision to serve the development in accordance with development plan standards.  
REASON:  
In the interest of the proper planning and development of the area.

NOTE : The applicant is advised to consult with the Area Planning Officer prior to lodging an application for approval on foot of this outline permission.

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- 5 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 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.

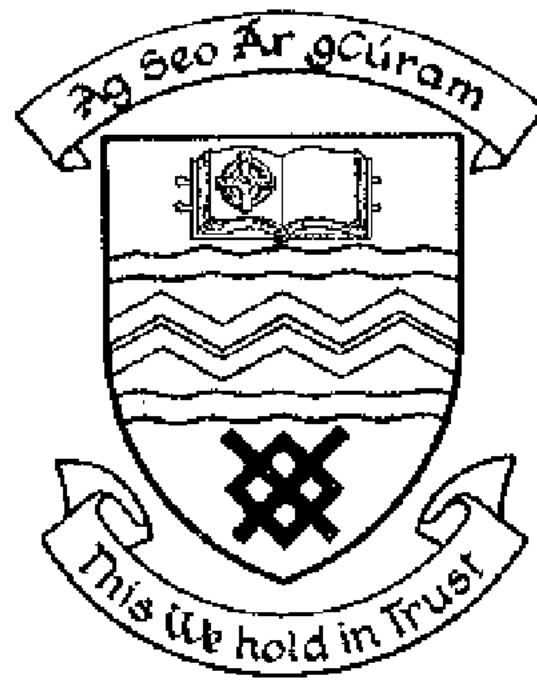
- 6 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development; this contribution 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.

- (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

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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.

  
..... 22 September 1998  
for SENIOR ADMINISTRATIVE OFFICER