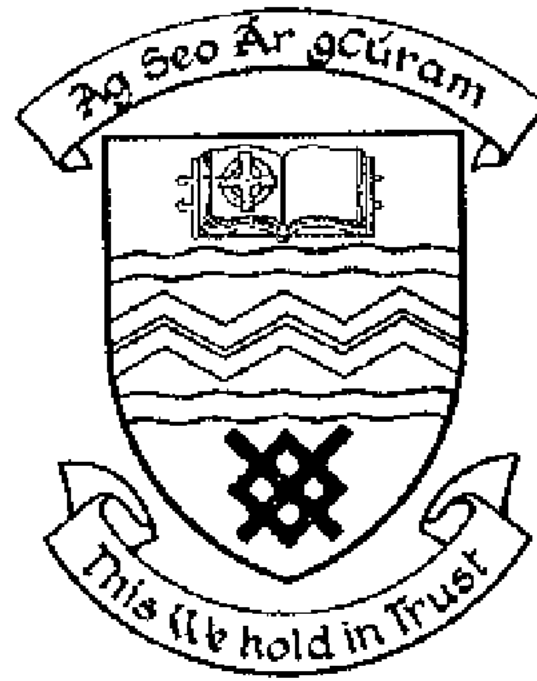


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0297	
1. Location	'Keadeen', 1 Main Road, Tallaght, Dublin 24.		
2. Development	Three storey extension to rear of existing dwelling consisting of six one bedroomed apartments, conversion of existing dwelling to two two bedroomed apartments, minor elevational changes to existing, provision of car parking to front and rear and alterations to existing entrance.		
3. Date of Application	11/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/08/98 2.	1. 31/08/98 2.
4. Submitted by	Name: Crean Salley Architects, Address: 9 Castlewood Place, Rathmines,		
5. Applicant	Name: Thornway Ltd., Address: 'Keadeen', 1 Main Road, Tallaght, Dublin 4.		
6. Decision	O.C.M. No. 2188  Date 23/10/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2437  Date 04/12/98	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.	

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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DEPARTMENT**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

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Crean Salley Architects,  
9 Castlewood Place,  
Rathmines,  
Dublin 6.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 2437	<b>Date of Final Grant</b> 04/12/98
<b>Decision Order Number</b> 2188	<b>Date of Decision</b> 23/10/98
<b>Register Reference</b> S98A/0297	<b>Date</b> 31st August 1998

**Applicant** Thornway Ltd.,

**Development** Three storey extension to rear of existing dwelling consisting of six one bedroomed apartments, conversion of existing dwelling to two two bedroomed apartments, minor elevational changes to existing, provision of car parking to front and rear and alterations to existing entrance.

**Location** 'Keadeen', 1 Main Road, Tallaght, Dublin 24.

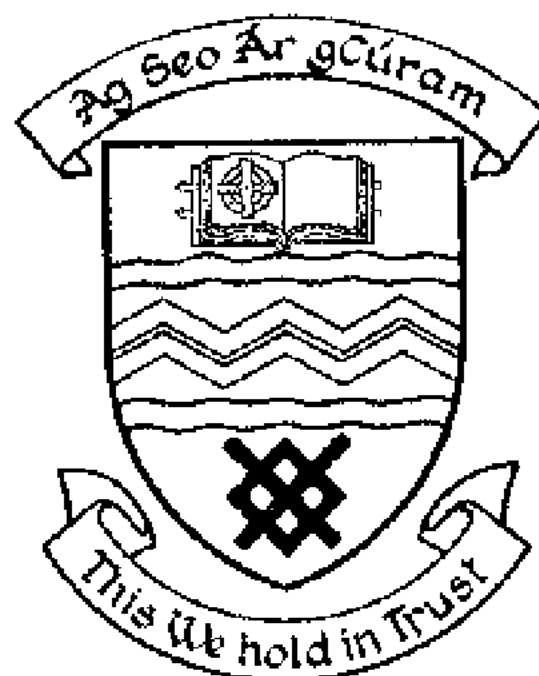
**Floor Area** 475.000 Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 12/08/98 /31/08/98

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

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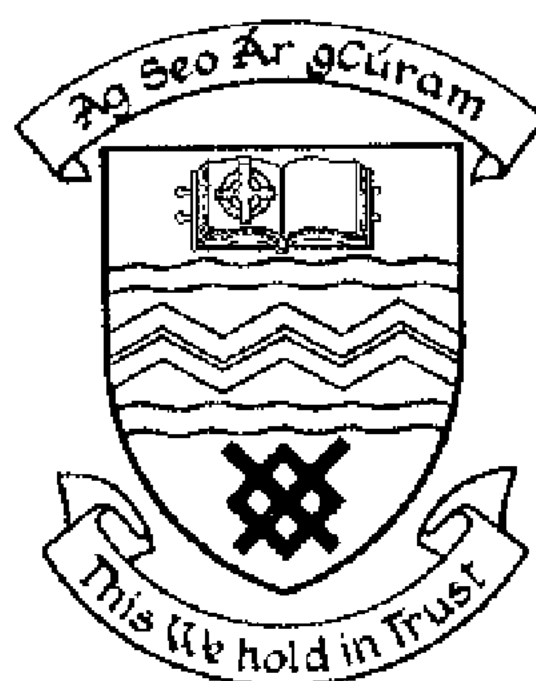
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**Conditions and Reasons**

- 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 Additional Information received by the Planning Authority on 31/08/98, 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 each apartment house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 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 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.
- 5 That the area shown as open space be levelled, soiled and seeded and landscaped to be available for use by residents on completion of their dwellings. A hedge shall be planted on the southern boundary of this space to screen it from view from the public road.  
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:

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In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 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. The proposed service connection for north-western apartments shall be rerouted around the building.

**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.

- 8 The proposed 2.4m high wall on the northern and western boundaries shall be capped along its entire length and plastered on the site side and the side facing public open space to the north.

**REASON:**

In the interest of visual amenity.

- 9 That all external finishes harmonise in colour and texture with the existing premises.

**REASON:**

In the interest of visual amenity.

- 10 All first and second floor kitchen and bathroom windows in the eastern and western elevations of the building shall be permanently fitted with obscure glazing.

**REASON:**

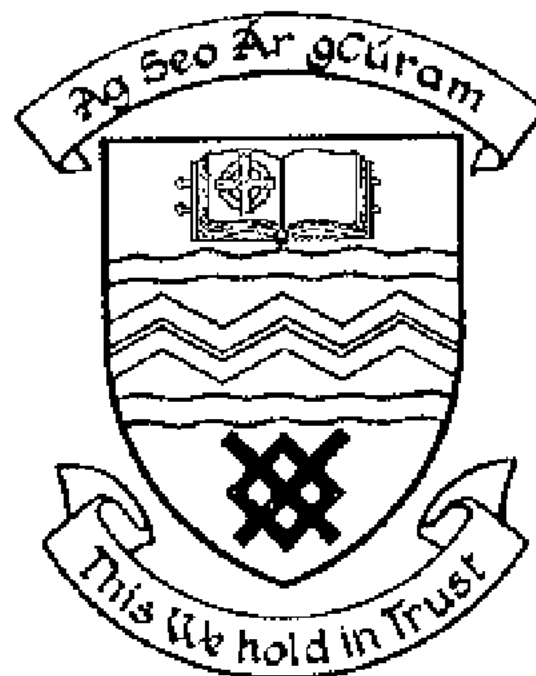
In the interest of the proper planning and development of the area.

- 11 An acceptable naming and numbering scheme shall be submitted for the written agreement of the Planning Authority prior to first occupation of any apartment.

**REASON:**

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

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- 12 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

**REASON:**

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

- 13 That a financial contribution in the sum of money equivalent to the value of £4,600 (four thousand six 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.

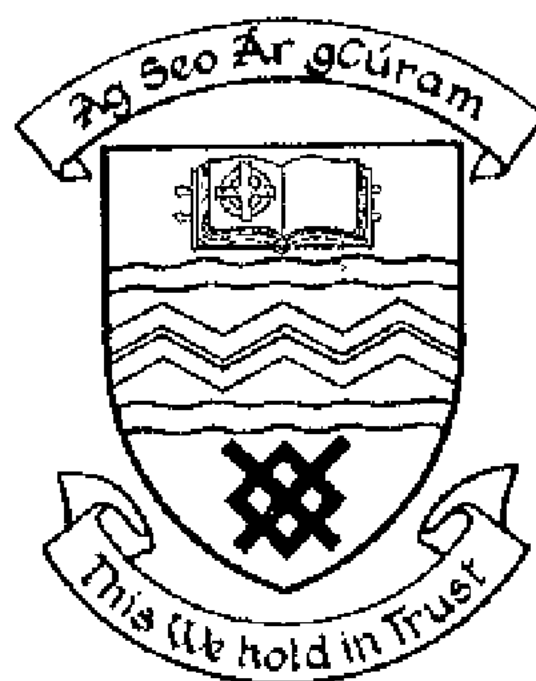
- 14 That a financial contribution in the sum of £3,000 (three thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in Sean Walsh Park and which will facilitate the development; this contribution to be paid 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.

- 15 That a financial contribution in the sum of £1,500 (one thousand five 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

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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.

- (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.

 ..... 7 December 1998  
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1583	Date of Decision 12/08/98
Register Reference S98A/0297	Date 11th May 1998

**Applicant** Thornway Ltd.,  
**Development** Three storey extension to rear of existing dwelling consisting of six one bedroomed apartments, conversion of existing dwelling to two two bedroomed apartments, minor elevational changes to existing, provision of car parking to front and rear and alterations to existing entrance.

**Location** 'Keadeen', 1 Main Road, Tallaght, Dublin 24.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/05/98 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 a complete foul surface water drainage layout and watermain layout to include pipe sizes, gradients, invert and cover levels up to and including connection points to public mains.
- 2 The applicant is requested to submit proposals to remove the palisade fencing on the north and west boundaries of the site and replace it with a wall 2.4m high - capped and plastered.
- 3 The applicant is requested to submit a numbering scheme for the proposed apartments.
- 4 The applicant is requested to submit proposals for:

(a) clothes drying facility;  
(b) bin storage area;  
Crean Salley Architects,  
8 Bridge Court,  
City Gate,  
Dublin 8.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S98A/0297

- (c) bicycle storage area;
- (d) fuel storage area.

- 5 The applicant is requested to submit revised proposals for daylighting rooms on the west side of the building. The existing and proposed are located 1.0m from the site boundary. The possibility of development on the adjoining site could result in little or no daylighting available to some rooms.

Signed on behalf of South Dublin County Council

*LA*  
.....  
for Senior Administrative Officer

13/08/98



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

Order Number 1108	Date of Order 08/06/98
Register Reference S98A/0297	Date 11th May 1998

**Applicant** Thornway Ltd.,

**Development** Three storey extension to rear of existing dwelling consisting of six one bedroomed apartments, conversion of existing dwelling to two two bedroomed apartments, minor elevational changes to existing, provision of car parking to front and rear and alterations to existing entrance.

**Location** 'Keadeen', 1 Main Road, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 03/06/98 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:

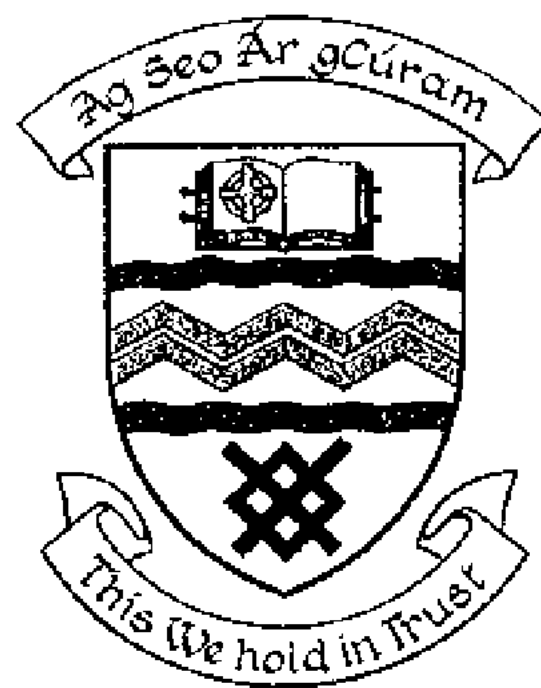
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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:

Crean Salley Architects,  
8 Bridge Court,  
City Gate,  
Dublin 8.

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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,

.....DC.....  
for Senior Administrative Officer.

08/06/98