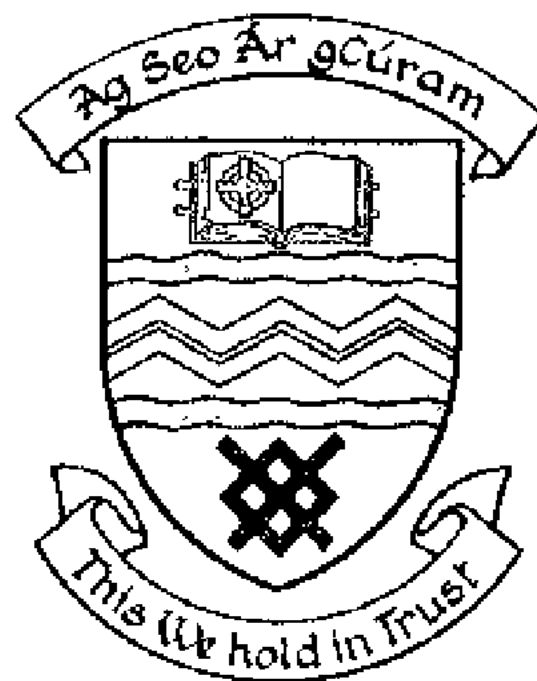


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0220	
1. Location	St. Columban's, Balrothery, Tallaght.		
2. Development	10 apartments in a 3/4 storey block.		
3. Date of Application	09/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/06/98 2.	1. 13/07/98 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour, Dublin 8.		
5. Applicant	Name: Aisling Properties Ltd. Address: 32 Laburnan Road, Clonskeagh, Dublin 14.		
6. Decision	O.C.M. No. 1816 Date 10/09/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2150 Date 21/10/98	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.	

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McCrossan O'Rourke Architects,  
12 Richmond Row,  
Portobello Harbour,  
Dublin 8.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2150	Date of Final Grant 21/10/98
Decision Order Number 1816	Date of Decision 10/09/98
Register Reference S98A/0220	Date 13th July 1998

**Applicant** Aisling Properties Ltd.

**Development** 10 apartments in a 3/4 storey block.

**Location** St. Columban's, Balrothery, Tallaght.

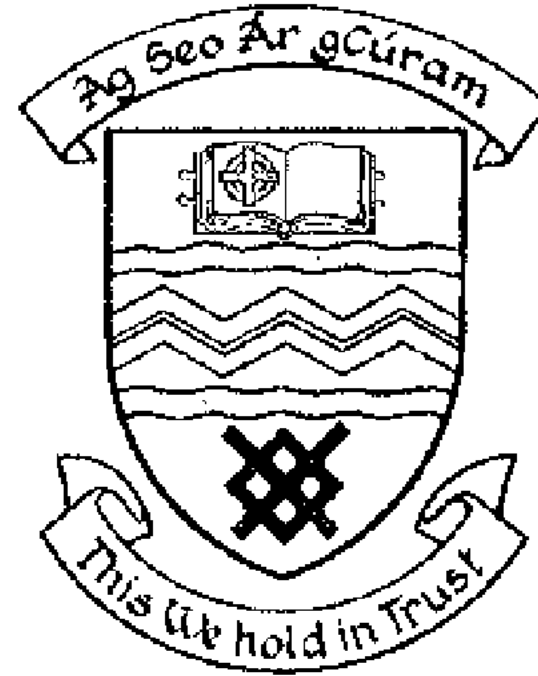
**Floor Area** 800.000 Sq Metres

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

**Additional Information Requested/Received** 04/06/98 /13/07/98

A Permission has been granted for the development described above,  
subject to the following (18) Conditions.

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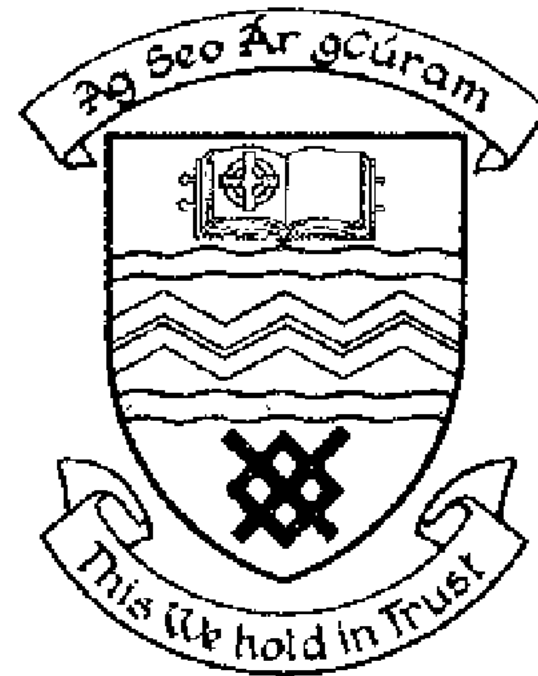
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**Conditions and Reasons**

- 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 13/07/98, 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 A total of 20 car-parking spaces shall be provided for this development as indicated on Drawing No. 01 A received by the Planning Authority on 13/07/98.  
REASON:  
In the interest of traffic safety and the proper planning and development of the area.
- 3 No gates shall be erected on the entrance to the car-parking area.  
REASON:  
In the interest of traffic safety.
- 4 That portion of the site required for road-widening shall be reserved free from development or site compounds. If this land, or any portion of it is not required for road widening in the future, then it shall be reincorporated into the overall site and used as open space/landscaped area.  
REASON:  
In the interest of the proper planning and development of the area and visual amenity.
- 5 That each proposed apartment be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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**REASON:**

In the interest of amenity.

- 7 That no unit 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.

- 8 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.

- 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. A separate water connection shall be provided for each unit.

**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 naming and numbering scheme shall be submitted for the written agreement of the Planning Authority prior to the occupation of any of the units.

**REASON:**

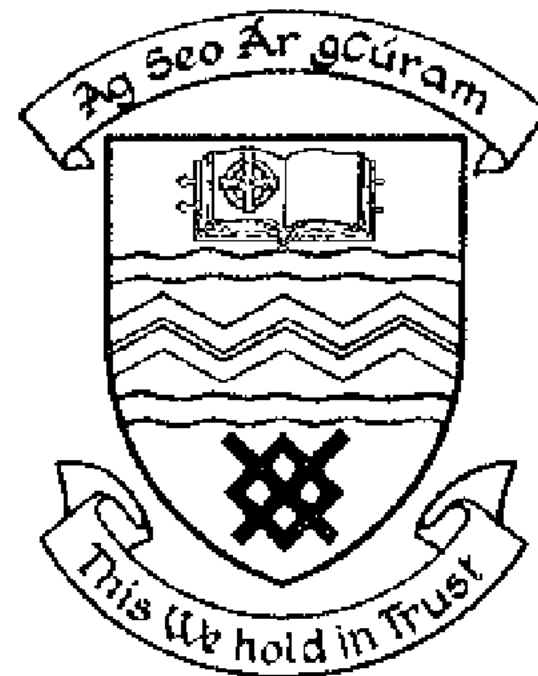
In the interest of the proper planning and development of the area.

- 11 All first and second floor gable elevation windows facing the adjacent Doddervale House shall be in permanent obscure glazing.

**REASON:**

To preserve the residential amenities of adjoining property

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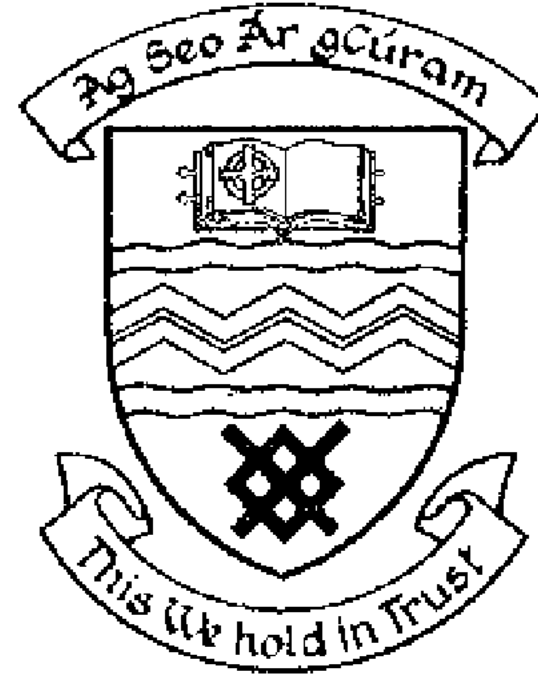
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in the interest of the proper planning and development of  
the area.

- 12 The proposed bicycle/bin store shall be not greater than  
2.0m in height.  
REASON:  
In the interest of visual amenity.
- 13 The roof of the proposed building shall be black or blue/  
black concrete roof tiles or slates.  
REASON:  
In the interest of visual amenity.
- 14 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 the  
development.  
REASON:  
In the interest of the proper planning and development of  
the area.
- 15 That a financial contribution in the sum of money equivalent  
to the value of £8,000 (eight thousand pounds) 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.

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- 16 That a financial contribution in the sum of £500 (five hundred pounds) per apartment be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space and recreational facilities at Tymon 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.

- 17 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 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.

- 18 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 £5,000 (five thousand pounds) or lodgement with the Council of a cash sum of £5,000 (five thousand pounds).

**REASON:**

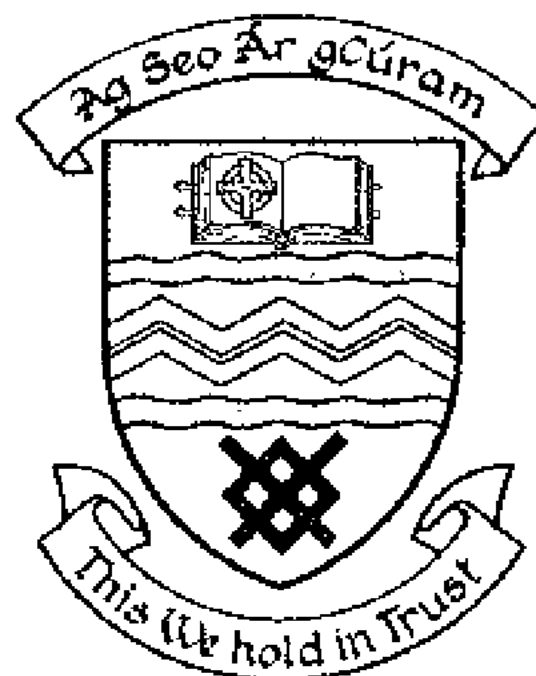
To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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- (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.

..... 22 October 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 1091	Date of Decision 04/06/98
Register Reference S98A/0220	Date 9th April 1998

**Applicant**                      Aisling Properties Ltd.  
**Development**                10 apartments in a 3/4 storey block.  
**Location**                    St. Columban's, Balrothery, Tallaght.  
**App. Type**                    Permission

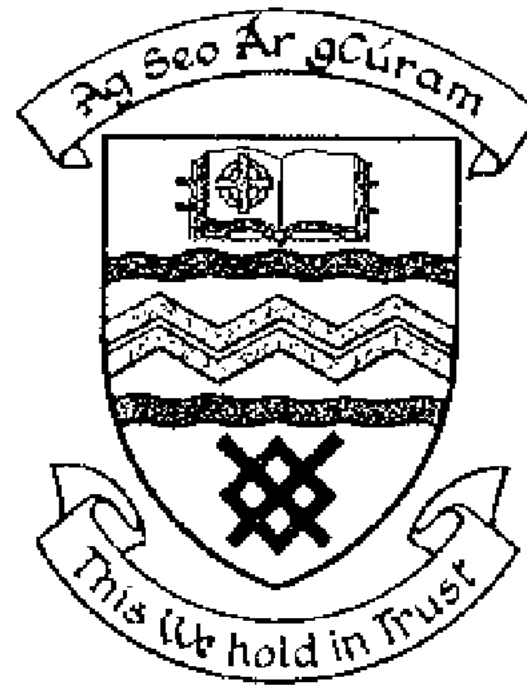
Dear Sir/Madam,  
With reference to your planning application, received on 09/04/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1      The applicant is requested to submit proposals to screen from view the private open space area both from the Tallaght by-pass and the Old Blessington Road by way of fence/wall/planting and to indicate the height and design of any proposed walls/fences by way of sample elevation and section drawings.
- 2      The applicant is requested to submit a revised foul drainage layout to include pipe sizes, invert levels, gradients and cover levels up to and including the connection point to public mains.
- 3      The applicant is requested to submit written permission to connect to a surface water drain which is for road drainage only. This permission to be obtained from the Roads Department, South Dublin County Council.

McCrossan O'Rourke Architects,  
12 Richmond Row,  
Portobello Harbour,  
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- 4 The applicant is requested to submit a detailed site watermain layout indicating watermain sizes, valve, meter and hydrant layout and the proposed point of connection to the existing watermain network.

Signed on behalf of South Dublin County Council

.....*D.C.*.....  
for Senior Administrative Officer

05/06/98