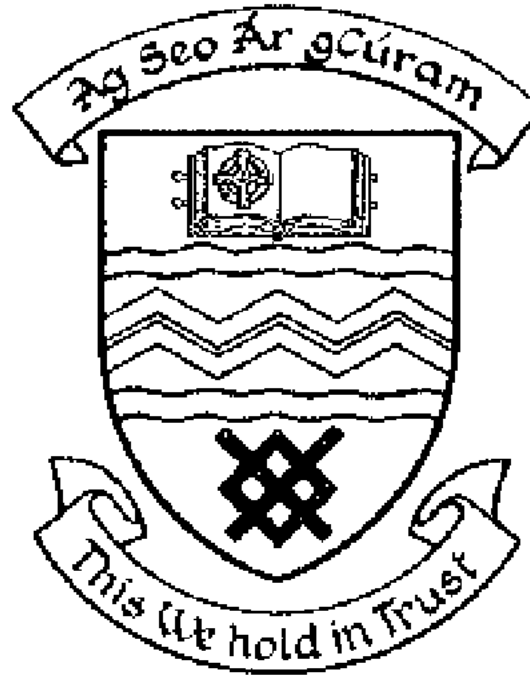


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0217	
1. Location	Newlands Cross, Clondalkin, Dublin 22.		
2. Development	Construction of two storeys of apartments (12 apartments) above showrooms and ancillary retail area totalling 810 sq.m. at ground floor level and two storeys of apartments (14 apartments) above three retail units totalling 1560 sq.m. at ground floor level in two detached buildings.		
3. Date of Application	08/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: DBFL Consulting Engineers, Address: 24 Holles Street, Dublin 2.		
5. Applicant	Name: McGoff Holdings Ltd., Address: Naas Shopping Mall, Main St., Naas, Co. Kildare.		
6. Decision	O.C.M. No. 1072 Date 04/06/98	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 1403 Date 15/07/98	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



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**

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

Telephone: 01-414 9000
Fax: 01-414 9104

DBFL Consulting Engineers,
24 Holles Street,
Dublin 2.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 1403	Date of Final Grant 15/07/98
Decision Order Number 1072	Date of Decision 04/06/98
Register Reference S98A/0217	Date 8th April 1998

Applicant McGoff Holdings Ltd.,

Development Construction of two storeys of apartments (12 apartments) above showrooms and ancillary retail area totalling 810 sq.m. at ground floor level and two storeys of apartments (14 apartments) above three retail units totalling 1560 sq.m. at ground floor level in two detached buildings.

Location Newlands Cross, Clondalkin, Dublin 22.

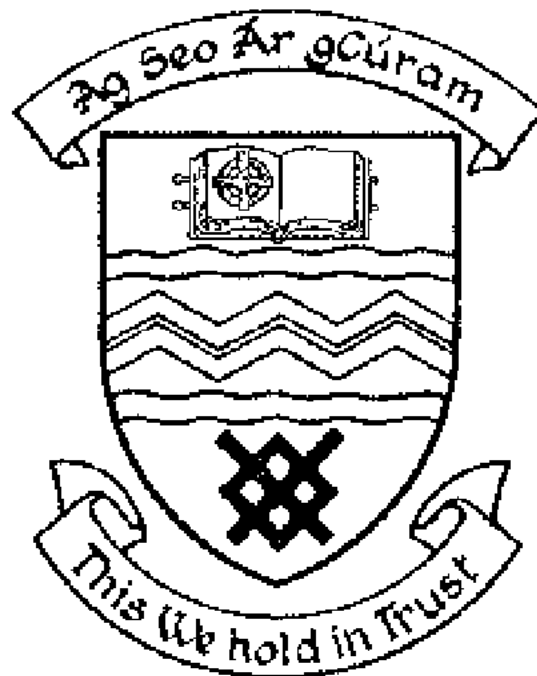
Floor Area 4333.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Outline Permission has been granted for the development described above, subject to the following (11) Conditions.

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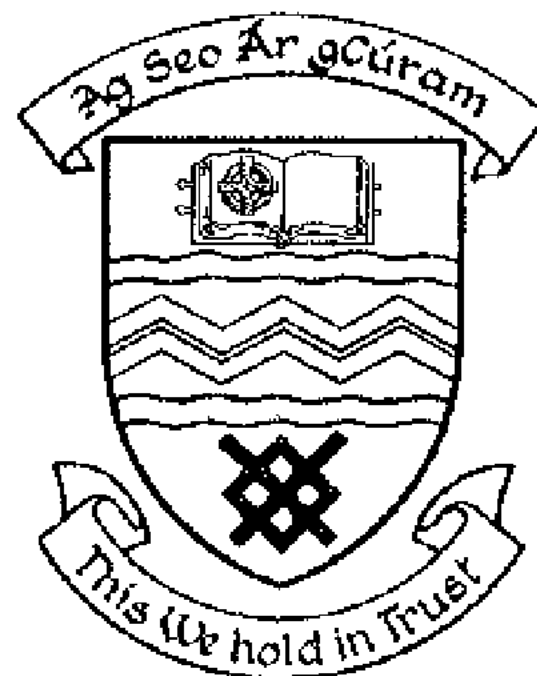
**PLANNING
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Conditions and Reasons

- 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 detailed layout plans for each floor shall be submitted to the planning authority for approval before any works begin on site.
REASON:
In the interest of the proper planning and development of the area.
 - 3 That a detailed layout for the proposed watermain to include pipe sizes, valves, meter, hydrant layout, proposed point of connection shall be submitted to the planning authority at Approval stage.
REASON:
In the interest of the proper planning and development of the area.
 - 4 That the car parking layout to include number of spaces to be provided and to include circulation aisles shall be commensurate with current Development Plan standards. Details to be submitted at Approval stage.
REASON:
In the interest of the proper planning and development of the area.
- NOTE: The applicant is advised to consult with the Roads Department prior to submission.
- 5 That screen walling matching the external finishes of each building shall be erected around the perimeter of the entire roof garden spaces. Full details to include elevation drawings shall be submitted at Approval stage.

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REASON:

In the interest of the amenity of surrounding residential properties.

- 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.

- 7 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.

- 8 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 of public services in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

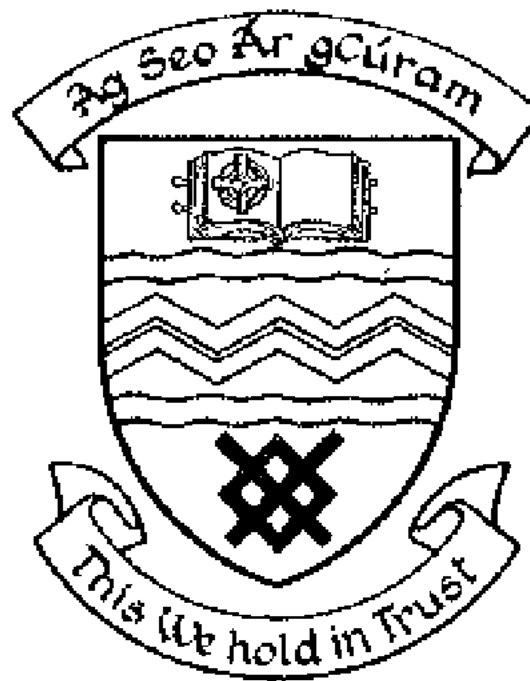
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 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.

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- 10 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.

- 11 That security to be determined by the Planning Authority on submission of detailed plans for Approval be lodged by the applicant to South Dublin County Council; arrangements to be made prior to the commencement of development on the site.

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.
- (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.

.....16 July 1998
for SENIOR ADMINISTRATIVE OFFICER