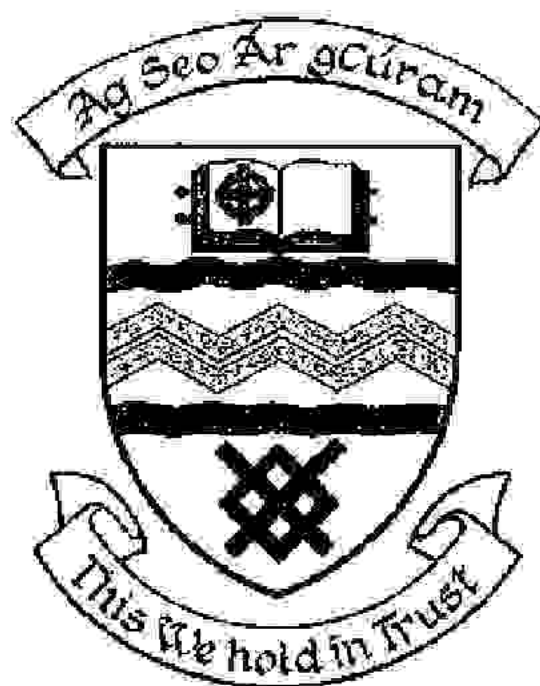


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0837	
1. Location	Rear of no's 2, 3, 4, 6 and 7 Newtown Park with access through existing development at 1 Newtown Park, Blessington Road, Tallaght, Dublin 24.		
2. Development	Amendment to already approved residential development Reg. Ref. S97A/0053 including the provision of six no. 2 bedroom and one no. 1 bedroom apartment in a 2/3 storey block.		
3. Date of Application	23/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Laurence Pierce Architects, Address: 79 Eccles Street, Dublin 7.		
5. Applicant	Name: Lismore Properties, Address: 17 Dame Court, Dublin 2.		
6. Decision	O.C.M. No. 0299  Date 19/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0752  Date 22/04/98	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.			

REG REF. S97A/0837 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
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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 0752	Date of Final Grant 22/04/98
Decision Order Number 0299	Date of Decision 19/02/98
Register Reference S97A/0837	Date 23rd December 1997

**Applicant** Lismore Properties,

**Development** Amendment to already approved residential development  
Reg. Ref. S97A/0053 including the provision of six no.  
2 bedroom and one no. 1 bedroom apartment in a 2/3 storey  
block.

**Location** Rear of no's 2, 3, 4, 6 and 7 Newtown Park with access  
through existing development at 1 Newtown Park, Blessington  
Road, Tallaght, Dublin 24.

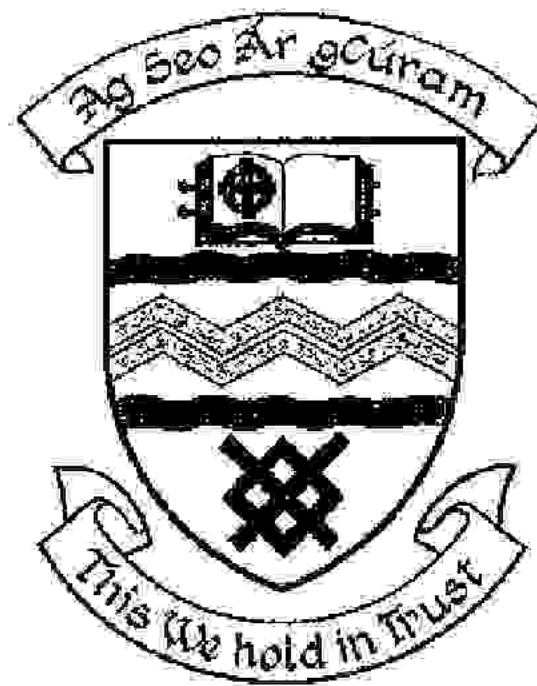
**Floor Area** 0.000 Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (16) Conditions.

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**Conditions and Reasons**

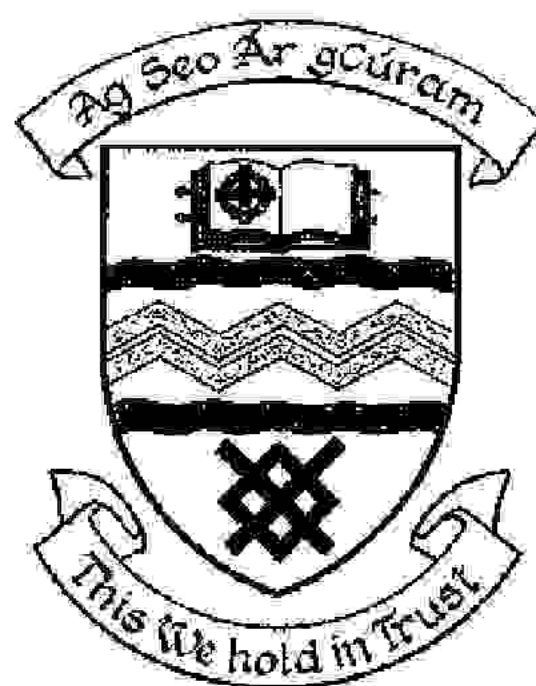
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Unsolicited Additional Information received by the Planning Authority on 13/01/98, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The external finish of Block C shall match that of Block A, B, D and E.  
REASON:  
In the interest of visual amenity.
- 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 each proposed apartment be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 6 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.



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- 7 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.
- 8 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.  
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.
- 9 A management company agreement broadly in line with that received by the Planning Authority with application Ref. S97A/0053 shall be put in place for this development.  
REASON:  
In the interest of the proper planning and development of the area.
- 10 That an acceptable name for the scheme and numbering of apartments be submitted for the written agreement of the Planning Authority prior to commencement of development on site.  
REASON:  
In the interest of the proper planning and development of the area.
- 11 The existing two-storey extension to the rear of No. 4 Newtown Park shall be demolished and the back of the house made good. The larger of the two sheds in the rear garden shall be demolished in its entirety.  
REASON:  
To facilitate the proposed new block of apartments in the interest of the proper planning and development of the area.

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- 12 The boundary wall with No. 5 Newtown Park shall be capped along its entire length and plastered or wet-dashed on the site side. The existing trees on the site side of this wall shall be retained but trimmed, if required.  
REASON:  
In the interest of visual amenity.
- 13 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 Nos. 11, 12, 13 and 14 of Register Reference S97A/0053, arrangements to be made prior to commencement of development.  
REASON:  
It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.
- 14 That a financial contribution in the sum of £1,020 (one thousand and twenty 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.
- 15 That a financial contribution in the sum of money equivalent to the value of £5,300 (five thousand three 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



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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.

- 16 That a financial contribution in the sum of £3,500 (three thousand five hundred 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 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.

- (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.

 ..... 23 April 1998  
for SENIOR ADMINISTRATIVE OFFICER