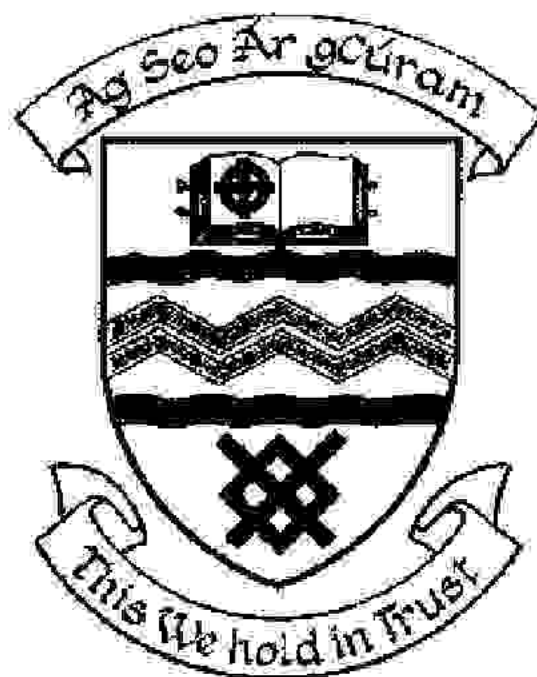


| | | |
|-------------------------|---|--|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0787 |
| 1. Location | The site is bounded by Kiltalown Road to the North, Kiltalown Court to the West and by Blessington Road to the South and East. | |
| 2. Development | One no. three storey dwelling consisting of 12 one bed units and 57 dwellings consisting of 8 no. single storey 2 bedroom dwellings, 14 no. single storey one bed terrace, 1 no. single storey 1 bedroom detached, 30 no. two storey 3 bedroom semi-detached, 4 no. 3 bedroom three storey semi detached dwelling and a three storey community centre accessed from Kiltalown Avenue in the townlands of Jobstown with the closure of the existing entrance to Kiltalown House. | |
| 3. Date of Application | 03/12/97 | Date Further Particulars (a) Requested (b) Received |
| 3a. Type of Application | Permission | 1. 2. |
| 4. Submitted by | Name: Anthony Reddy Associates Address: The Malt House, Grand Canal Quay, | |
| 5. Applicant | Name: St Pancras Housing Association Address: 26 Upper Sherrard Street, Dublin 1. | |
| 6. Decision | O.C.M. No. 0267 Date 12/02/98 | Effect AP GRANT PERMISSION |
| 7. Grant | O.C.M. No. 0544 Date 26/03/98 | Effect |

| | | |
|-----------------------------|-----------------|----------------------|
| 8. Appeal Notified | | |
| 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: 01-462 0000
Facs: 01-462 0104

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

Telephone: 01-462 0000
Fax: 01-462 0104

Anthony Reddy Associates
The Malt House,
Grand Canal Quay,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|------------------------------|
| Final Grant Order Number 0544 | Date of Final Grant 26/03/98 |
| Decision Order Number 0267 | Date of Decision 12/02/98 |
| Register Reference S97A/0787 | Date 3rd December 1997 |

Applicant St Pancras Housing Association

Development One no. three storey dwelling consisting of 12 one bed units and 57 dwellings consisting of 8 no. single storey 2 bedroom dwellings, 14 no. single storey one bed terrace, 1 no. single storey 1 bedroom detached, 30 no. two storey 3 bedroom semi-detached, 4 no. 3 bedroom three storey semi detached dwelling and a three storey community centre accessed from Kiltalown Avenue in the townlands of Jobstown with the closure of the existing entrance to Kiltalown House.

Location The site is bounded by Kiltalown Road to the North, Kiltalown Court to the West and by Blessington Road to the South and East.

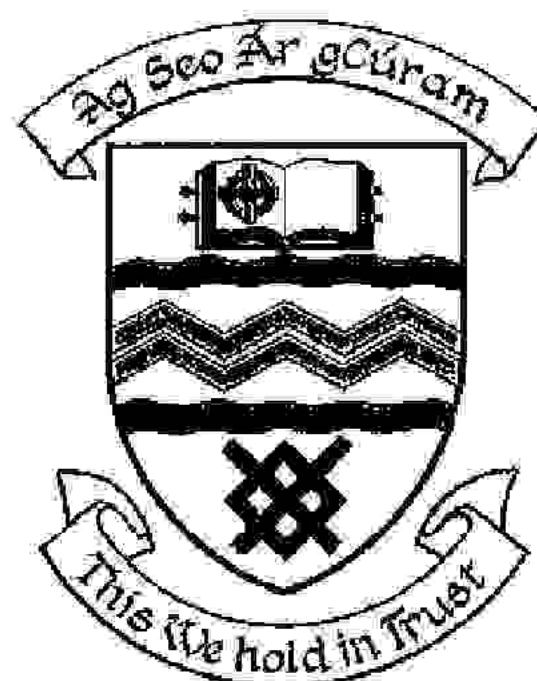
Floor Area 0.000 Sq Metres
Time extension(s) up to and including 13/02/98
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (21) Conditions.

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

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 in accordance with Unsolicited Additional Information received 05/02/98 and 10/02/98, 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 In the interest of clarity the layout of the proposed development shall be as shown on drawing no. 95-116-P003A received 10/02/98.
REASON:
In the interest of the proper planning and development of the area.

- 3 Prior to any development commencing on the site the developer shall lodge with the South Dublin County Council a bond of an insurance company in the sum of £30,000 (thirty thousand pounds), to ensure the protection of existing trees to be retained on site, and the group of trees located adjacent to the eastern side of the proposed community centre building within the remaining grounds of Kiltalown House, and to repair any damage caused during the construction period.
REASON:
In the interest of amenity.

- 4 All necessary measures shall be taken to protect the existing trees to be retained as indicated in condition no. 3 above from disturbance or other damage. Such measures shall include the provision prior to the commencement of development of post and rail fencing to enclose the area covered by the crown spread in accordance with the specific requirements of the Parks and Landscape Services Department, South Dublin County Council.
REASON:
In the interest of amenity.

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

5 Prior to the commencement of development on site the applicant shall submit the following details for the written agreement of the Planning Authority in accordance with the specific requirements of the Parks and Landscape Services Department:-

- a) a detailed landscape plan with full works specification including timescale for implementation, a maintenance programme for a period of at least 18 months and a bill of quantities, for the development of the open space within the site boundary;
- b) a specification and plan for street tree planting;
- c) proposals for the provision of a plinth stone wall and railing to be provided between the Blessington Road and the public open space.
- d) a scheme of tree felling and surgery works based on the applicants tree survey.
- e) details of the exact location of services (foul, surface water and watermain) through the public open space.

REASON:

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

6 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

7 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

REASON:

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

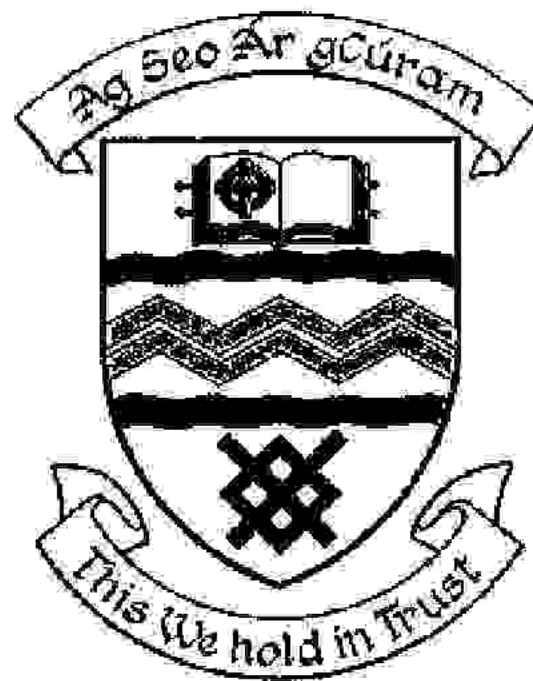
8 In relation to water supply:-

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

- a) All connections, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- b) 24 hour storage per unit shall be provided.
- c) A separate connection shall be provided for each unit, including each of the 12 units in the 3-storey apartment block.
- d) Applicant may need to install balancing tanks and booster pumps on rising main to the top storey of 3-storey units.
- e) Prior to the commencement of the works, applicant to submit revised watermain layout drawing for written agreement of the Planning Authority. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connection to existing watermains. Layout to be in accordance with Part B of 1991 Building Regulations. Layout to be revised in accordance with the following:-
 - (i) Applicant to increase diameter of spine main to 150mm from its point of connection to the existing main at Kiltalown Avenue to the blank flange at the entrance to Kiltalown House.
 - (ii) There is no indication on the proposed watermain layout how units nos. A1-8 will be served with water supply. Applicant shall note that no service pipe shall be taken across roads.
 - (iii) To ensure that no service connections are taken across roads, applicant shall lay a spur watermain in footpath between A-52 and B-33 and terminate the spur in a loop.
 - (iv) Spurs shall not end with a Duckfoot hydrant. To facilitate self-cleansing of watermains, spurs shall terminate with a loop. Refer to spur adjacent to unit no. A1-57.
 - (v) Watermains to be laid in public open space to ensure accessibility for maintenance and repair.
 - (vi) No building to lie within 5m of watermains less than 225mm diameter.
 - (vii) No unit shall be further than 50m from a fire hydrant.

REASON:

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
 Lár an Bhaile, Tamhlacht,
 Baile Átha Cliath 24.

Telefon: 01-462 0000
 Facs: 01-462 0104



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

Telephone: 01-462 0000
 Fax: 01-462 0104

- 9 In relation to foul and surface water drainage
- a) Applicant shall ensure full separation of foul and surface water systems.
 - b) No building shall be located within 5m of any sewer with the potential to be taken in charge.
 - c) All pipes shall be laid with a minimum of 1.2m cover in roads, footpaths and driveways, and 0.9m cover in open spaces. Where it is not possible to achieve these minimum cover levels pipes shall be bedded and surrounded in 150mm thick concrete.
 - d) A wayleave agreement to be entered into as a burden on the properties for the culvert from manhole No. C9 to the existing manhole.
 - e) Prior to development commencing on site a revised drainage layout shall be submitted to show all buildings located at least 5m from sewers with potential to be taken in charge.

REASON:

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

- 10 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 11 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.

- 12 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

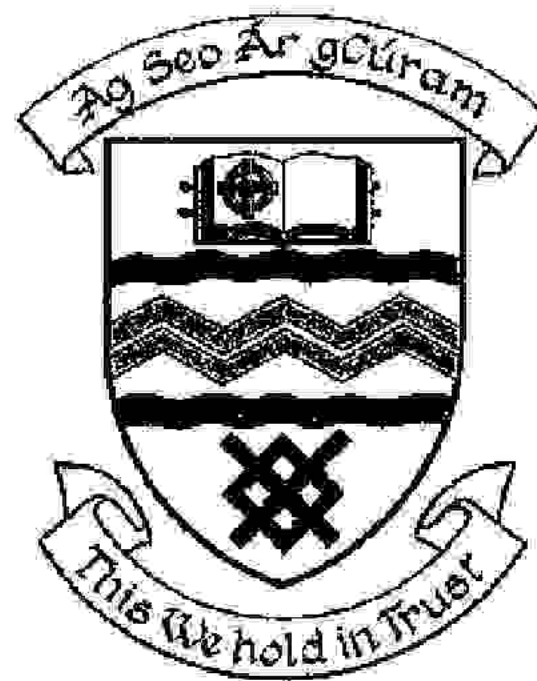
In the interest of amenity.

- 13 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

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

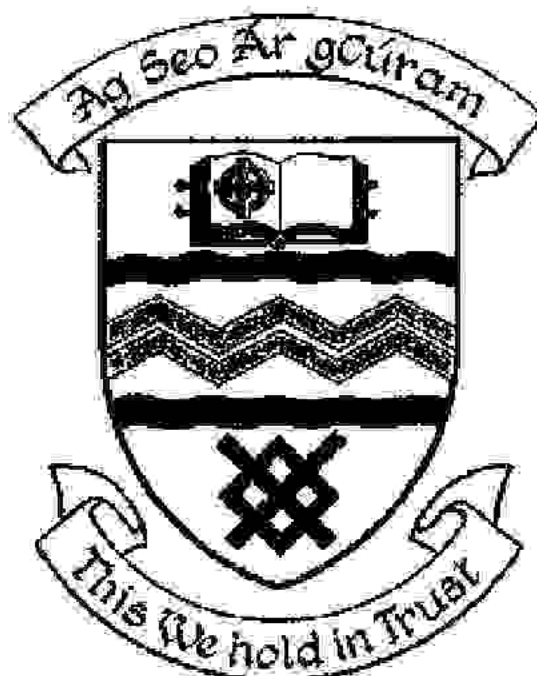
Telephone: 01-462 0000
Fax: 01-462 0104

- 14 That no dwellinghouse 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.
- 15 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.
- 16 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.
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.
- 17 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
REASON:
In the interest of the proper planning and development of the area.
- 18 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
REASON:
In the interest of visual amenity.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
 Lár an Bhaile, Tamhlacht,
 Baile Átha Cliath 24.

Telefon: 01-462 0000
 Facs: 01-462 0104



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

Telephone: 01-462 0000
 Fax: 01-462 0104

-
- 19 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
 REASON:
 In the interest of the proper planning and development of the area.
- 20 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
 REASON:
 In the interest of reducing air pollution.
- 21 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £95,000 (ninety five thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
 Or./...
 - b. Lodgement with the Council of a Cash Sum of £60,000 (sixty thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
 Or./...
 - c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

- (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.

..........³⁰ March 1998
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

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

Telephone: 01-462 0000
Fax: 01-462 0104

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

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 0193 | Date of Decision 30/01/98 |
| Register Reference S97A/0787 | Date 3rd December 1997 |

Applicant St Pancras Housing Association
App. Type Permission
Development One no. three storey dwelling consisting of 12 one bed units and 57 dwellings consisting of 8 no. single storey 2 bedroom dwellings, 14 no. single storey one bed terrace, 1 no. single storey 1 bedroom detached, 30 no. two storey 3 bedroom semi-detached, 4 no. 3 bedroom three storey semi detached dwelling and a three storey community centre accessed from Kiltalown Avenue in the townlands of Jobstown with the closure of the existing entrance to Kiltalown House.

Location The site is bounded by Kiltalown Road to the North, Kiltalown Court to the West and by Blessington Road to the South and East.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 13/02/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

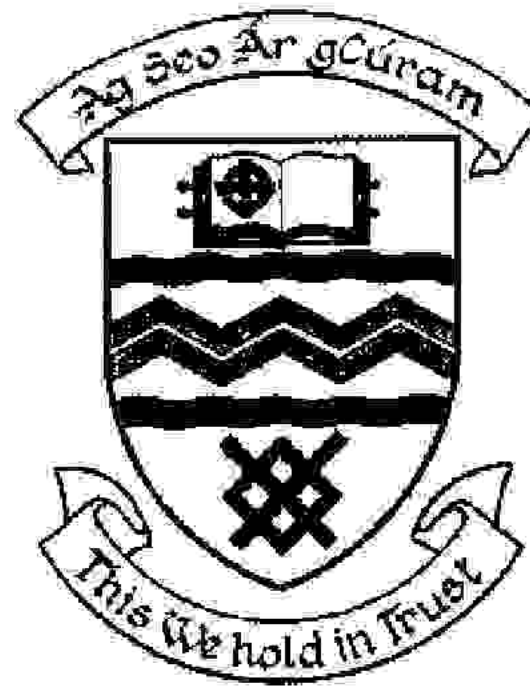
30/01/98

Anthony Reddy Associates
The Malt House,
Grand Canal Quay,
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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

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

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

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 0179 | Date of Decision 29/01/98 |
| Register Reference S97A/0786 | Date 2nd December 1997 |

Applicant Phase 3 Limited Partnership
App. Type Permission
Development A 28 bedroom hotel containing dining room, bar and function rooms (c. 3085 sq.m) including change of use of existing retail area (c.382 sq.m.) to hotel; 3 level car park containing 883 spaces (573 additional spaces) including the creation of a public space outside the west entrance with the loss of 56 car spaces; 3 storey offices (c. 4063 sq.m) all with associated landscaping.

Location The Square Towncentre, Tallaght, Old Blessington Road, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 27/03/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

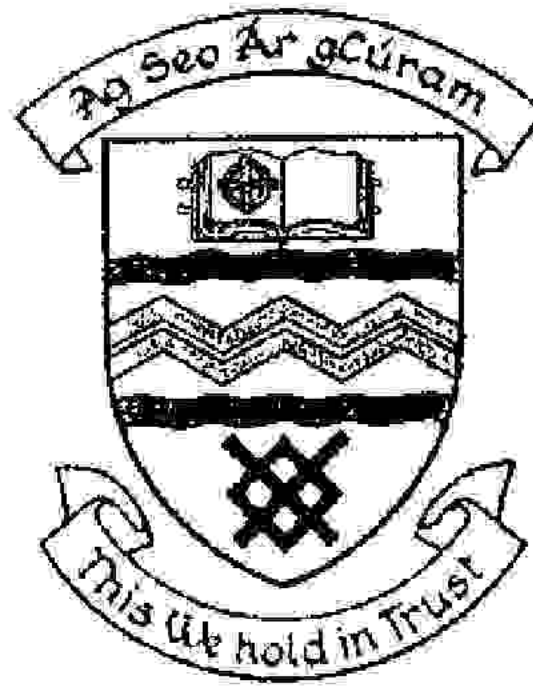
29/01/98

Lafferty Design and Development Ltd
1 Upper Rathmines Road,
Dublin 6.

| | | | |
|-----------------------------|--|--|----|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. 997A/0787/C1 | |
| 1. Location | The site is bounded by Kiltalown Road to the North, Kiltalown Court to the West and by Blessington Road to the South and East. | | |
| 2. Development | One no. three storey dwelling consisting of 12 one bed units and 57 dwellings consisting of 8 no. single storey 2 bedroom dwellings, 14 no. single storey one bed terrace, 1 no. single storey 1 bedroom detached, 30 no. two storey 3 bedroom semi-detached, 4 no. 3 bedroom three storey semi detached dwelling and a three storey community centre accessed from Kiltalown Avenue in the townlands of Jobstown with the closure of the existing entrance to Kiltalown House. Compliance Re. Condition No. s 8, 9 & 15. | | |
| 3. Date of Application | 23/10/98 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Compliance with Conditions | 1. | 1. |
| | | 2. | 2. |
| 4. Submitted by | Name: O'Connor Sutton Cronin Address: 9 Prussia Street, Dublin 7. | | |
| 5. Applicant | Name: St Pancras Housing Association Address: 26 Upper Sherrard Street, Dublin 1. | | |
| 6. Decision | O.C.M. No. 1585 Date 23/07/1999 | Effect CR COMPLIANCE NOT ACCEPTABLE | |
| 7. Grant | O.C.M. No. Date | Effect CR COMPLIANCE NOT ACCEPTABLE | |
| 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
Facs: 01-414 9104

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

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

REG. REF. : S97A/0787/C1

DATE : 26.07.1999

RE: One no. three storey dwelling consisting of 12 one bed units and 57 dwellings consisting of 8 no. single storey 2 bedroom dwellings, 14 no. single storey one bed terrace, 1 no. single storey 1 bedroom detached, 30 no. two storey 3 bedroom semi-detached, 4 no. 3 bedroom three storey semi-detached dwelling and a three storey community centre accessed from Kiltalown Avenue in the townlands of Jobstown with the closure of the existing entrance to Kiltalown House at the site bounded by Kiltalown Road to the North, Kiltalown Court to the West and by Blessington Road to the South and East for St. Pancras Housing Association. Compliance re. Condition No's. 8, 9 and 15.

Dear Sirs,

I refer to your submission received on 23.10.1998 to comply with Condition No's. 8, 9 and 15 of grant of permission, Order No. 0544, dated 26.03.1998, in connection with the above.

In this regard I wish to inform you that:-

In relation to Condition No. 8

The Environmental Services Department advise that the condition is not complied with because the submitted drawings indicate 8 houses within 5 metres of a watermain and 8 houses greater than 50 meters from a fire hydrant.

It is recommended that the applicant re-position the watermain where necessary and that reference is made to the Chief Fire Officers report regarding the number and location of hydrants.

This compliance is therefore not satisfactory.

In relation to Condition No. 9

The Environmental Services Department advise that the condition is not complied with because the submitted drawings indicate manhole S20 within 5 metres of a house. The applicant is recommended to move manhole S20 to ensure inlet and outlet pipelines are over 5 meters from the adjacent house.

This compliance is therefore not satisfactory.

In relation to Condition No. 15

The Environmental Services Department advise that the condition is not complied with because the submitted drawings indicate surface water manhole S20 within 5 metres of a house, 8 houses within 5 metres of a watermain and 8 houses greater than 50 metres from a fire hydrant.

This compliance is therefore not satisfactory.

Yours faithfully,

Bernadine Heavin

for Senior Administrative Officer

O'Connor Sutton Cronin,
9 Prussia Street,
Dublin 7.