

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0636	
1. Location	Site bounded by No.1 Weston Heights to the east and No.s 9-13 Weston Meadow to the north at Weston Park, Cooldrinagh, Lucan, Co. Dublin.		
2. Development	2 no. two storey detached dwellings with vehicular access through adjacent site (on which permission has been sought for three houses Reg. Ref. S97A/0157)		
3. Date of Application	01/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/10/97 2.	1. 05/11/97 2.
4. Submitted by	Name: Philip J. Staunton Architects, Address: The Old Coach House, (Rear) 22 Aungier Street,		
5. Applicant	Name: Weston Properties Ltd., Address: Site Office, Weston Way, Weston Park, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 4154 Date 27/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0953 Date 08/05/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged	17/12/97	Written Representations	
9. Appeal Decision	16/04/98	Remove Condition(s) & Amend Condition(s)	
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.

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S97A/0636

APPEAL by Weston Properties Limited care of Philip J. Staunton Architects of The Old Coach House, 22 Aungier Street, Dublin against the decision made on the 27th day of November, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission for the construction of two number two-storey detached houses to site bounded by number 1 Weston Heights to the east and numbers 9-13 Weston Meadows to the north with vehicular access through adjacent site (on which permission has been sought for three houses under planning register reference S97A/157) to Weston Heights at Weston Park, Cooldrinagh, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 12, 13, 16, 17, 18 and 19 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to remove the said conditions numbers 16, 17 and 18 and the reasons therefor and to amend the said conditions numbers 12, 13 and 19 so that they shall be as follows for the reasons set out:

12. Prior to the commencement of development, the developer shall pay the sum of £2,840 (two thousand eight hundred and forty pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of road improvement works and traffic management facilitating the proposed development.

14

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

13. Prior to the commencement of development, the developer shall pay the sum of £ 2,000 (two thousand pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of Class 1 public open space in the area facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

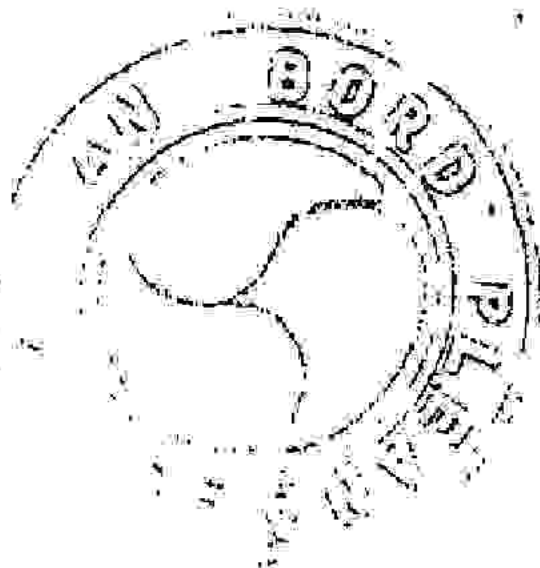
Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

19. Prior to the commencement of development, the developer shall pay the sum of £ 1,200 (one thousand two hundred pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of a public water supply and sewerage facilities facilitating the proposed development.



In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



Margaret Byrne

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 16th day of April 1998.

Order: NOTED

Senior Administrative Officer

Date:

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S97A/0636

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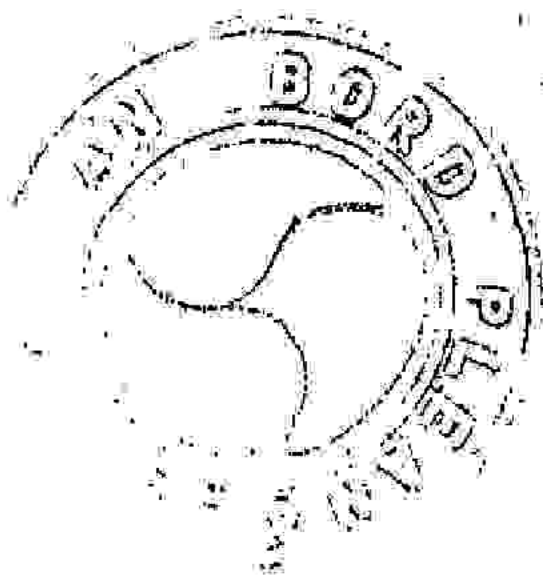
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In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

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Margaret Byrne

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 16th day of April 1998.

Order: NOTED

Senior Administrative Officer

Date:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Philip J. Staunton Architects,
The Old Coach House,
(Rear) 22 Aungier Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0953	Date of Final Grant 08/05/98
Decision Order Number 4154	Date of Decision 27/11/97
Register Reference S97A/0636	Date 1st October 1997

Applicant Weston Properties Ltd.,

Development 2 no. two storey detached dwellings with vehicular access through adjacent site (on which permission has been sought for three houses Reg. Ref. S97A/0157)

Location Site bounded by No.1 Weston Heights to the east and No.s 9-13 Weston Meadow to the north at Weston Park, Cooldrinagh, Lucan, Co. Dublin.

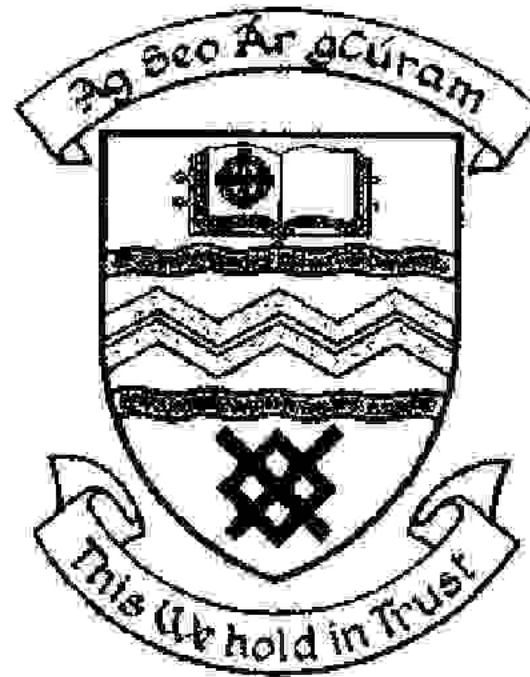
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 28/10/97 /05/11/97

A Permission has been granted for the development described above,
subject to the following (19) 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, 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 External finishes to the proposed dwellings, including roof materials and colours, shall be in keeping with finishes on the adjacent dwellings of Weston Heights.
REASON:
In the interests of residential amenity.
- 3 Boundary treatment to the sites shall be in keeping with boundary treatment on existing adjacent sites of Weston Heights.
REASON:
In the interests of the proper planning and development of the area.
- 4 Prior to the first occupation of each dwelling front side and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow. Details for tree planting in the front gardens of dwellings, including specifications, shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area, visual and residential amenity.
- 5 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.
REASON:
In the interest of residential amenity.

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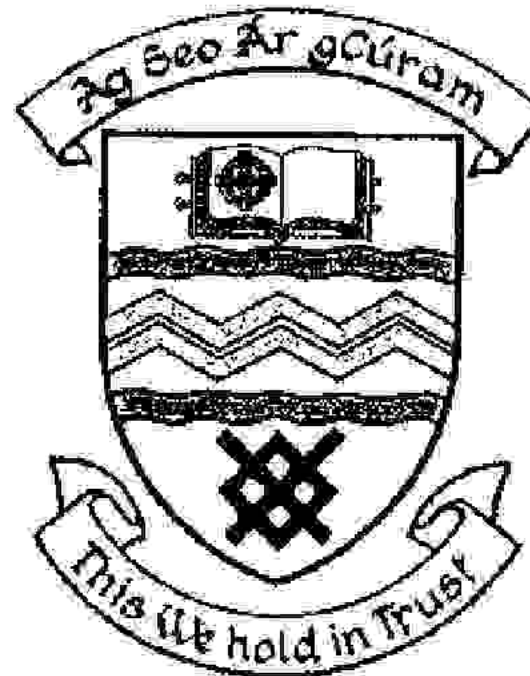
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- 6 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 7 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 8 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.
- 9 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.
- 10 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. In the interests of the proper planning and development of the area and public health.
- 11 The footpath and kerb at the site frontages shall be dished and ramped to the satisfaction of the Planning Authority. A kerb shall be provided at the road edge of the existing grass margin.
REASON:
In the interest of the proper planning and development of the area.
- 12 As amended by Order of An Bord Pleanála dated 08.05.1998 Ref. PL 06S.105117.

Prior to the commencement of development, the developer shall pay the sum of £2,840 (two thousand eight hundred and

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forty pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of road improvement works and traffic management facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

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Ref. PL 06S.105117.

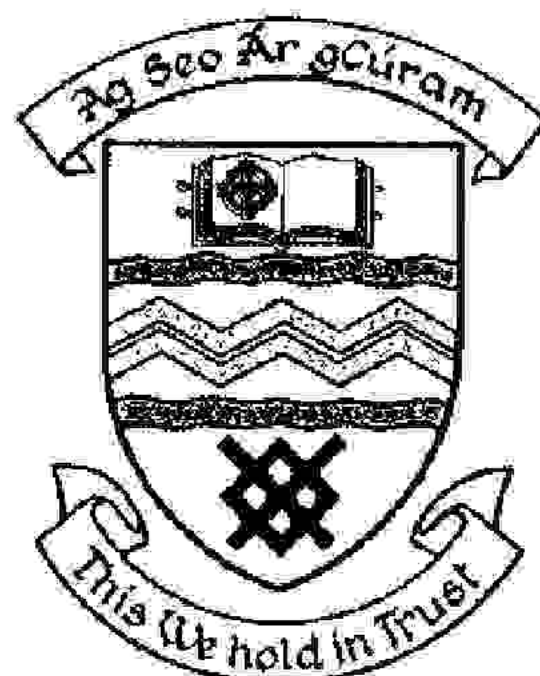
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In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

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- 14 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 £3,200 (three thousand two hundred 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 £2,000 (two 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.

- 15 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.

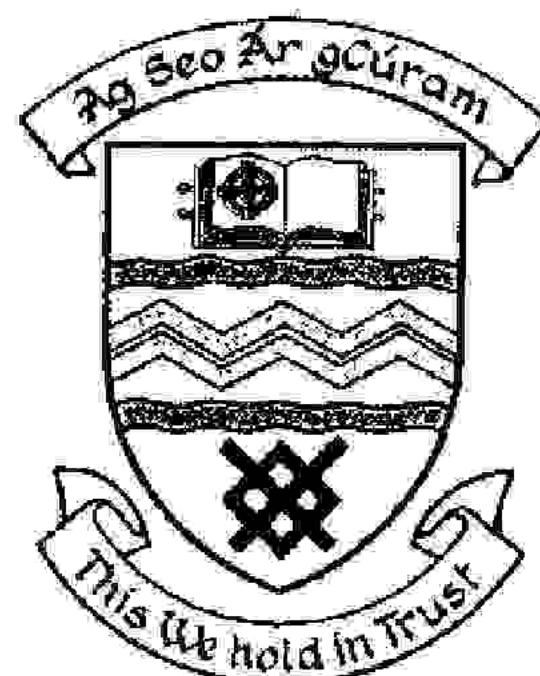
REASON:

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

- 16 As removed by Order of An Bord Pleanála dated 08.05.1998
Ref. PL 06S.105117.

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Ref. PL 06S/105117.

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- 18 As removed by Order of An Bord Pleanála dated 08.05.1998
Ref. PL 06S.105117.

- 19 As amended by Order of An Bord Pleanála dated 08.05.1998
Ref. PL 06S.105117.

Prior to the commencement of development, the developer shall pay the sum of £1,200 (one thousand two hundred pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of a public water supply and sewerage facilities facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

REASON:

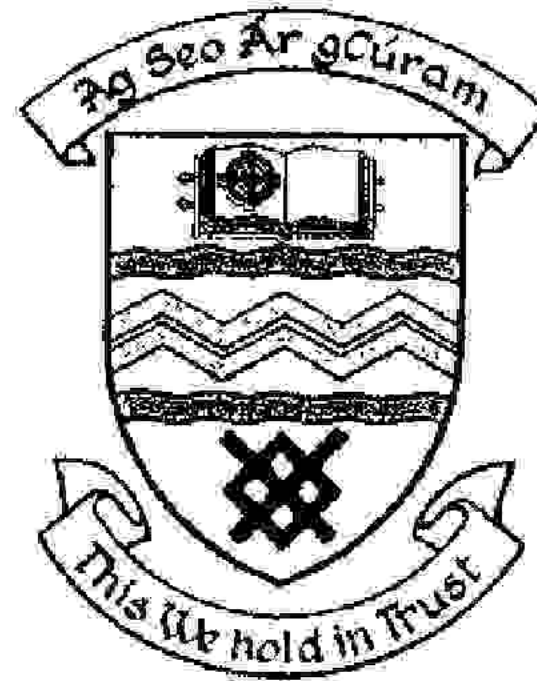
It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

- (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.

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signed on behalf of South Dublin County Council.

.....*J. Keenan*.....*JD* May 1998
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 4154	Date of Decision 27/11/97
Register Reference S97A/0636	Date 1st October 1997

Applicant Weston Properties Ltd.,

Development 2 no. two storey detached dwellings with vehicular access through adjacent site (on which permission has been sought for three houses Reg. Ref. S97A/0157)

Location Site bounded by No.1 Weston Heights to the east and No.s 9-13 Weston Meadow to the north at Weston Park, Cooldrinagh, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 28/10/97 /05/11/97

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (19) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

27/11/97

Philip J. Staunton Architects,
The Old Coach House,
(Rear) 22 Aungier Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S97A/0636

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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, 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 External finishes to the proposed dwellings, including roof materials and colours, shall be in keeping with finishes on the adjacent dwellings of Weston Heights.
REASON:
In the interests of residential amenity.
- 3 Boundary treatment to the sites shall be in keeping with boundary treatment on existing adjacent sites of Weston Heights.
REASON:
In the interests of the proper planning and development of the area.
- 4 Prior to the first occupation of each dwelling front side and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow. Details for tree planting in the front gardens of dwellings, including specifications, shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:

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REG. REF. S97A/0636

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In the interest of the proper planning and development of the area, visual and residential amenity.

- 5 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.
REASON:
In the interest of residential amenity.
- 6 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 7 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.
- 8 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.
- 9 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.
- 10 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. In the interests of the proper planning and development of the area and public health.

- 11 The footpath and kerb at the site frontages shall be dished and ramped to the satisfaction of the Planning Authority. A kerb shall be provided at the road edge of the existing grass margin.

REASON:

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

- 12 That a financial contribution in the sum of money equivalent to the value of £2,840 (two thousand eight hundred and forty 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.

- 13 That a financial contribution in the sum of £2,000 (two 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 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:

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

REG. REF. S97A/0636

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

Telephone: 01-462 0000
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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.

- 14 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 £3,200 (three thousand two hundred 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 £2,000 (two 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.

- 15 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:

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

- 16 That a financial contribution in the sum of £200 (two hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of proposed improvements to Esker Pumping Station 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.

- 17 That a financial contribution in the sum of £100 (one hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of proposed improvements to the Griffeen River drainage catchment. 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 a financial contribution in the sum of £800 (eight hundred pounds) per house be paid by the proposer to South Dublin County Council towards the cost of the Lucan/ Palmerstown Water Supply Improvement Scheme. 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

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 19 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.

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

Order Number 3024	Date of order 28/10/97
Register Reference S97A/0636	Date 1st October 1997

Applicant Weston Properties Ltd.,

Development 2 no. two storey detached dwellings with vehicular access
 through adjacent site (on which permission has been sought
 for three houses Reg. Ref. S97A/0157)

Location Site bounded by No.1 Weston Heights to the east and No.s
 9-13 Weston Meadow to the north at Weston Park, Cooldrinagh,
 Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 22/10/97 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 the 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:
Philip J. Staunton Architects,
The Old Coach House,
(Rear) 22 Aungier Street,
Dublin 2.

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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,

.....
for Senior Administrative Officer.

29/10/97