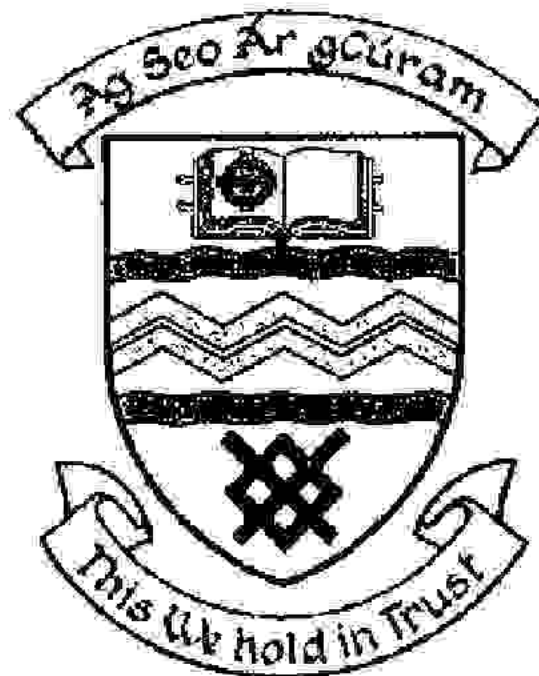


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No.  S97A/0618	
1. Location	Brookview, Tallaght, Dublin 24.			
2. Development	44 houses, 6 apartments, 1 group home and associated works together with a community building.			
3. Date of Application	22/09/97		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission		1. 11/12/97 2.	1. 15/05/98 2.
4. Submitted by	Name: National Building Agency Ltd Address: Richmond Ave. South, Milltown,			
5. Applicant	Name: National Building Agency Ltd Address: Richmond Ave South, Milltown, Dublin 6. On behalf of Respond! Voluntary Housing Association.			
6. Decision	O.C.M. No. 1381  Date 13/07/98		Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1743  Date 31/08/98		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.	



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



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National Building Agency Ltd  
Richmond Ave. South,  
Milltown,  
Dublin 6

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1743	Date of Final Grant 31/08/98
Decision Order Number 1381	Date of Decision 13/07/98
Register Reference S97A/0618	Date 15th May 1998

**Applicant** National Building Agency Ltd

**Development** 44 houses, 6 apartments, 1 group home and associated works together with a community building.

**Location** Brookview, Tallaght, Dublin 24.

**Floor Area** 134.200 Sq Metres

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

**Additional Information Requested/Received** 11/12/97 /15/05/98

A Permission has been granted for the development described above,  
subject to the following (12) conditions.

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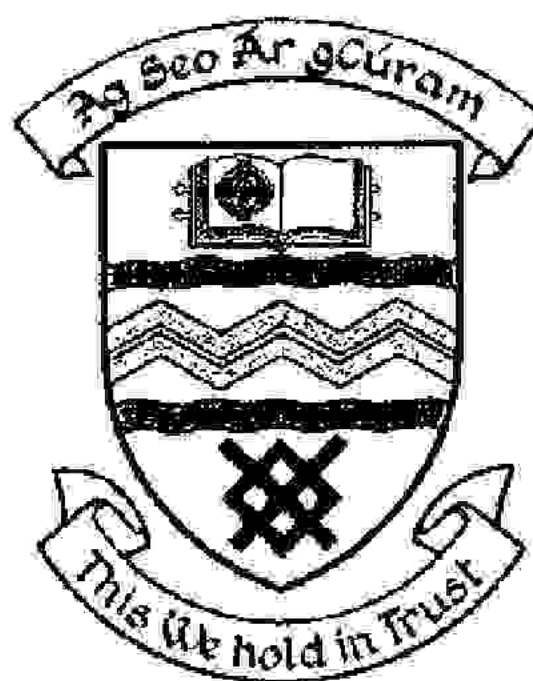
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**Conditions and Reasons**

- 1     The development to be carried out in its entirety in accordance with the plans as amended by Additional Information received by the Planning Authority on 15/05/98, 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     That each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3     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.
- 4     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.
- 5     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.
- 6     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.



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- 7 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.

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the following shall apply:-

- a) no building shall be within 5m of a foul or surface water sewer with the potential of being taken-in-charge;
- b) the applicant shall submit wayleaves 5m either side of the foul sewer and surface water sewer with potential of being taken-in-charge;
- c) a maximum of 8 dwellings for 150mm diameter foul sewer pipe shall be adhered to - see pipe run F22/1 to F18;
- d) diversion of the existing 525mm diameter surface water sewer shall be carried out by South Dublin County Council at the applicants expense;
- e) all redundant ditches or streams shall be piped with spigot and socket pipes laid open-jointed with granular bed and surround and connected into the proposed surface water drainage system;
- f) prior to the commencement of development on site the applicant shall submit details of the ditch crossing at the site entrance for the written agreement of the Planning Authority;
- g) the applicant shall ensure the complete separation of all foul and surface water drains.

**REASON:**

In order to comply with the Sanitary Services Acts, 1878-1964.

- 9 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

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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 All metal fencing shall be painted dark green.

**REASON:**

In the interest of visual amenity.

- 11 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 £70,000 (seventy 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 £44,000 (forty four 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.



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- (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.

  
.....<sup>1</sup>.....September 1998  
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 2045	Date of order 15/10/97
Register Reference S97A/0618	Date 22nd September 1997

**Applicant** National Building Agency Ltd

**Development** 44 houses, 6 apartments, 1 group home and associated works together with a community building.

**Location** Brookview, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 02/10/97 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:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

National Building Agency Ltd  
Richmond Ave. South,  
Milltown,  
Dublin 6

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- 
- (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.

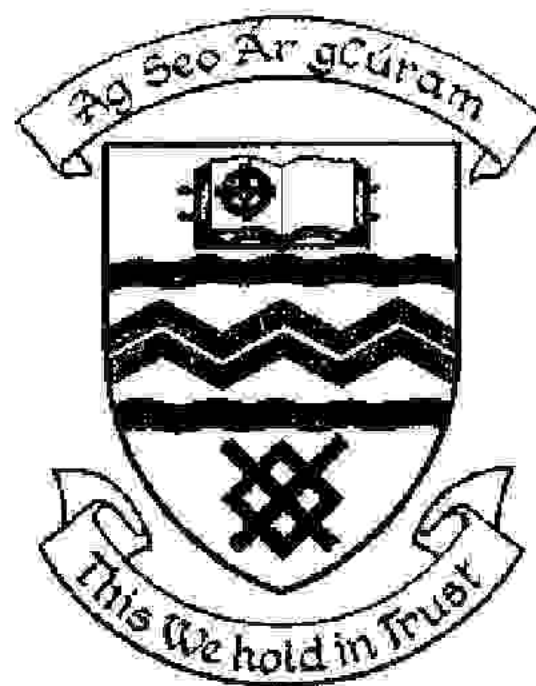
Yours faithfully,

.....  
for Senior Administrative Officer.

15/10/97



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

<b>Decision Order Number 4260</b>	<b>Date of Decision 11/12/97</b>
<b>Register Reference S97A/0618</b>	<b>Date 22nd September 1997</b>

**Applicant**                      **National Building Agency Ltd**  
**Development**                **44 houses, 6 apartments, 1 group home and associated works**  
   **together with a community building.**

**Location**                      **Brookview, Tallaght, Dublin 24.**

**App. Type**                    **Permission**

Dear Sir/Madam,

With reference to your planning application, received on 22/09/97 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 the following information in relation to foul drainage :-
  - (a)      revised outfall details, as those proposed are not acceptable;
  - (b)      revised drainage layout to show all foul sewers with the potential for being taken-in-charge located in footpaths, roadways or public open space;
  - (c)      revised proposals to show not more than 8 houses connected to 150mm diameter sewers.

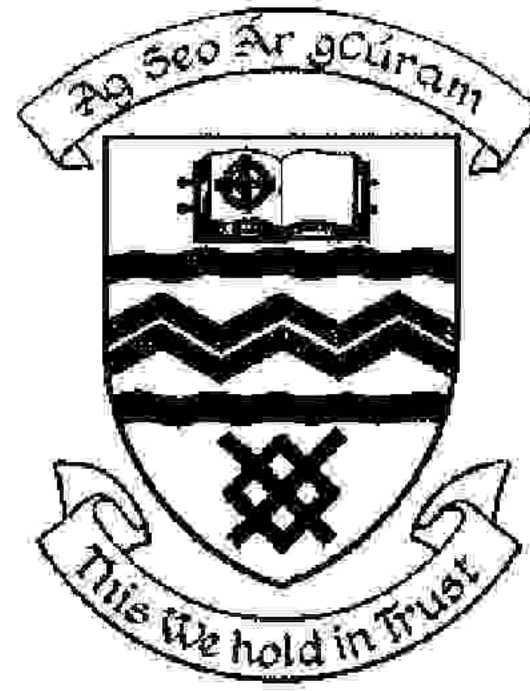
- 2      The applicant is requested to submit the following information in relation to surface water drainage :-

(a)      cover and invert levels for all manholes;  
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Milltown,  
Dublin 6

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- (b) revised proposals for gradients to achieve adequate cover at the start of pipe runs e.g S6, S11;
  - (c) revised proposals to indicate a minimum cover of 1.2m for pipes in roads.
- 3 The applicant is requested to submit a detailed watermain layout indicating watermain sizes, valve, meter and hydrant layout and proposed points of connection to existing watermains. If the applicants propose a connection to a watermain which is not taken-in-charge by the Council, then the written permission of the owner of the watermain should be submitted.
- 4 The applicant is requested to submit revised proposals for the access road from the site boundary to the junction in the vicinity of house no. 16 to eliminate the kink and to bring the road up to the standard of South Dublin County Council in terms of width and footpaths. The three cul-de-sac roads off this main access should be a minimum of 5.0m in width and have 2.0m grass margins on both sides to accommodate services. In the shared cul-de-sac areas, two parking spaces should be provided within the curtilage of each site.
- 5 The applicant is requested to comment on the fact that no public open space is proposed for this development, and to indicate further where public open space is located that is to serve this development.
- 6 The applicant is requested to submit samples and colour brochures of the proposed brick paving for footpaths and driveways.
- 7 The applicant is requested to provide details of the extensive planting proposed for this site and to indicate if a management plan is to be instituted for these areas.
- 8 The applicant is requested to submit details of the west north and east boundaries of the site.



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NOTE : The applicant is advised to contact the Roads  
Department, Environmental Services Department and  
Parks Department of South Dublin County Council  
prior to submission of the information requested  
above.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

11/12/97