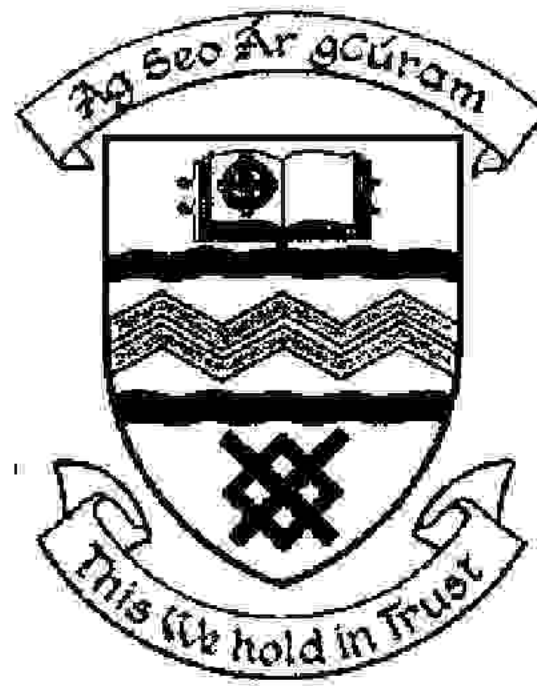


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0617	
1. Location	Site no. 57 Wainsfort Manor Drive, Wainsfort Manor, Dublin 6W.		
2. Development	Alterations to approved site layout (South Dublin County Council Reg. Ref. No. S95A/0359 and An Bord Pleanala Ref. PL 06S 098608) for one additional two storey dwelling and for change of house type for one of the approved houses.		
3. Date of Application	22/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: O'Muire Smyth Architects Address: Columbia Mills 14-15 Sir John Rogersons Quay		
5. Applicant	Name: Flynn and O'Flaherty Properties Ltd Address: 21 Pembroke Road, Ballsbridge, Dublin 2.		
6. Decision	O.C.M. No. 0017  Date 07/01/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0373  Date 27/02/98	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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O'Muire Smyth Architects  
Columbia Mills  
14-15 Sir John Rogersons Quay  
Dublin 2

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number 0373</b>	<b>Date of Final Grant 27/02/98</b>
<b>Decision Order Number 0017</b>	<b>Date of Decision 07/01/98</b>
<b>Register Reference S97A/0617</b>	<b>Date 22nd September 1997</b>

**Applicant** Flynn and O'Flaherty Properties Ltd

**Development** Alterations to approved site layout (South Dublin County Council Reg. Ref. No. S95A/0359 and An Bord Pleanála Ref. PL 06S 098608) for one additional two storey dwelling and for change of house type for one of the approved houses.

**Location** Site no. 57 Wainsfort Manor Drive, Wainsfort Manor, Dublin 6W.

**Floor Area** 0.000 Sq Metres

**Time extension(s) up to and including** 09/01/98

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (19) conditions.



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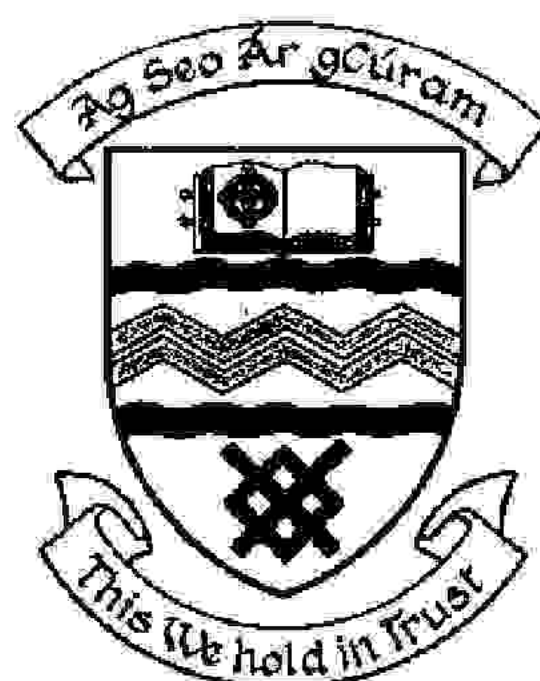
**Conditions and Reasons**

- 1     The proposed development shall be carried out in accordance with the plans particulars and specifications lodged with the application and as amended by unsolicited additional information received on 22nd December 1997 and shall otherwise be in accordance with conditions attached to the grant of permission under Reg. Ref. S95A/0359 and An Bord Pleanála Reg. Ref. PL.06S.098608 save as be required by 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 as constructed drawings shall be submitted to the Planning Authority prior to occupancy of dwellings.  
REASON:  
To ensure an accurate record of development is maintained by the Planning Authority.
  
- 3     That one house shall be omitted from the overall development as indicated in unsolicited additional information received on 22nd December 1997 and the total number dwellings shall not exceed a total of 360 on the site as outlined in file register reference S95A/0359.  
REASON:  
To accord with the objective of the area in the interest of the proper planning and development of the area.
  
- 4     That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the county Council and in this regard the exact details of water supply and site layout as submitted as part of unsolicited additional information shall be agreed in writing with the Planning Authority prior to commencement of development on site.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.

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- 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 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.
- 7 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.
- 8 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.
- 9 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.
- 10 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.



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- 11 That all materials and finishes of both proposed dwellings and associated boundary treatment shall match each other and be harmonious with adjacent property.

REASON:

In the interest of visual amenity.

- 12 A minimum separation of not less than 2.3m shall be provided between the side walls of adjacent houses.

REASON:

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

- 13 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.

- 14 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.

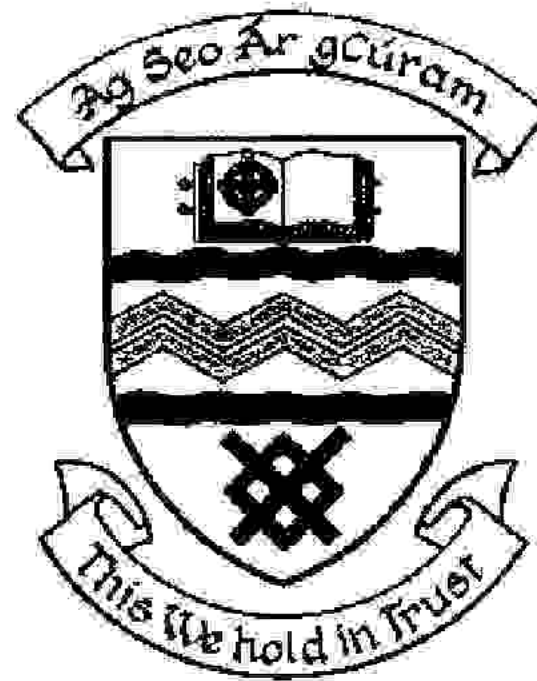
- 15 That the proposed bathroom windows in the gable elevations shall be of opaque glass.

REASON:

In the interest of residential amenity.

- 16 That the arrangements made with regard to the payment of the financial contribution in the sum of £214,200 (two hundred and fourteen thousand two hundred pounds) in respect of the overall development, as required by Condition No. 19 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0359 be strictly adhered to in respect of this

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proposal.

**REASON:**

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

- 17 That the arrangements made with regard to the payment of the financial contribution in the sum of £450 (four hundred and fifty pounds) PER UNIT in respect of the overall development and in respect of the additional house to which this application pertains, as required by Condition No. 21 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0359 be strictly adhered to in respect of this proposal.

**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.

- 18 That the arrangements made with regard to the payment of the financial contribution in the sum of £255,500 (two hundred and fifty five thousand five hundred pounds), in respect of the overall development, as required by Condition No. 20 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0359 be strictly adhered to in respect of this proposal.

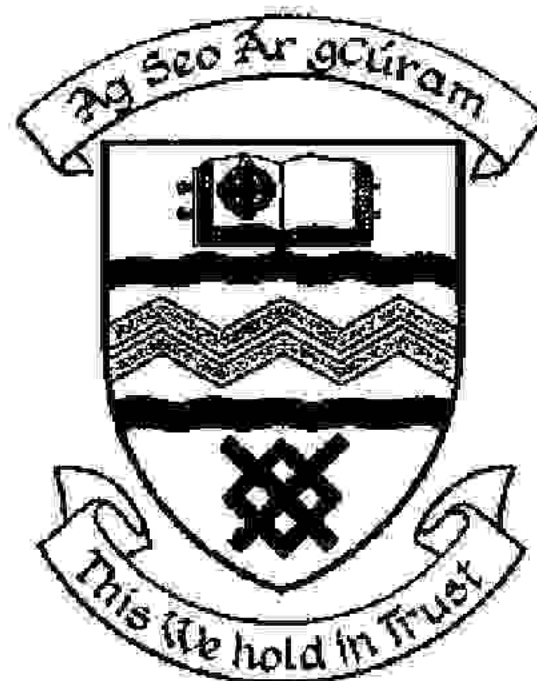
**REASON:**

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 of these services.

- 19 That arrangements made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £576,000 (five hundred and seventy six thousand pounds) or a Cash Lodgement in the sum of £360,000 (three hundred and sixty thousand pounds) as required by Condition No. 18 of planning permission granted under Reg. Ref. S95A/0359; be strictly adhered to in respect



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of this proposal.

**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.

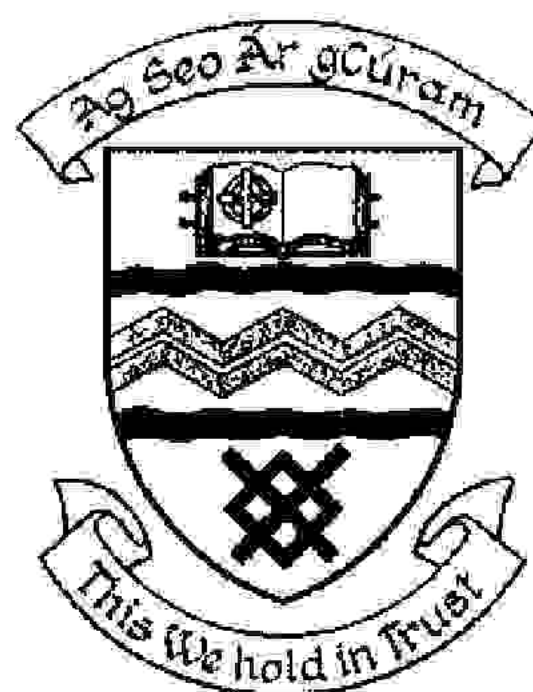
Signed on behalf of South Dublin County Council.

.....<sup>27</sup> February 1998  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0017	Date of Decision 07/01/98
Register Reference S97A/0617	Date 22nd September 1997

**Applicant** Flynn and O'Flaherty Properties Ltd

**Development** Alterations to approved site layout (South Dublin County Council Reg. Ref. No. S95A/0359 and An Bord Pleanála Ref. PL 06S 098608) for one additional two storey dwelling and for change of house type for one of the approved houses.

**Location** Site no. 57 Wainsfort Manor Drive, Wainsfort Manor, Dublin 6W.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 09/01/98

**Additional Information Requested/Received** /

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

08/01/98

O'Muire Smyth Architects  
Columbia Mills  
14-15 Sir John Rogersons Quay  
Dublin 2

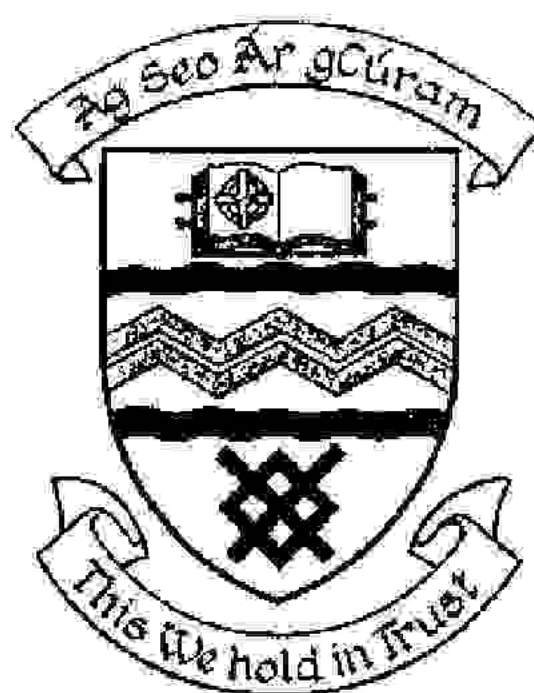


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**Conditions and Reasons**

- 1 The proposed development shall be carried out in accordance with the plans particulars and specifications lodged with the application and as amended by unsolicited additional information received on 22nd December 1997 and shall otherwise be in accordance with conditions attached to the grant of permission under Reg. Ref. S95A/0359 and An Bord Pleanála Reg. Ref. PL.06S.098608 save as be required by 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 as constructed drawings shall be submitted to the Planning Authority prior to occupancy of dwellings.  
REASON:  
To ensure an accurate record of development is maintained by the Planning Authority.
- 3 That one house shall be omitted from the overall development as indicated in unsolicited additional information received on 22nd December 1997 and the total number dwellings shall not exceed a total of 360 on the site as outlined in file register reference S95A/0359.  
REASON:  
To accord with the objective of the area in the interest of the proper planning and development of the area.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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REG. REF. S97A/0617

requirements of the County Council and in this regard the exact details of water supply and site layout as submitted as part of unsolicited additional information shall be agreed in writing with the Planning Authority prior to commencement of development on site.

REASON:

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

- 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 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.

- 7 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.

- 8 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.

- 9 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

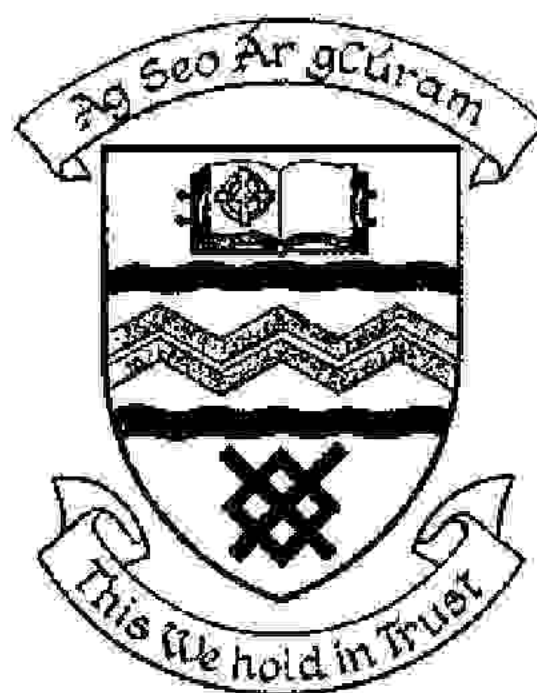


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completion of their dwellings.

**REASON:**

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

- 10 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.

- 11 That all materials and finishes of both proposed dwellings and associated boundary treatment shall match each other and be harmonious with adjacent property.

**REASON:**

In the interest of visual amenity.

- 12 A minimum separation of not less than 2.3m shall be provided between the side walls of adjacent houses.

**REASON:**

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

- 13 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.

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- 14 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.

- 15 That the proposed bathroom windows in the gable elevations shall be of opaque glass.

REASON:

In the interest of residential amenity.

- 16 That the arrangements made with regard to the payment of the financial contribution in the sum of £214,200 (two hundred and fourteen thousand two hundred pounds) in respect of the overall development, as required by Condition No. 19 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0359 be strictly adhered to in respect of this proposal.

REASON:

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

- 17 That the arrangements made with regard to the payment of the financial contribution in the sum of £450 (four hundred and fifty pounds) PER UNIT in respect of the overall development and in respect of the additional house to which this application pertains, as required by Condition No. 21 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0359 be strictly adhered to in respect of this proposal.

REASON:

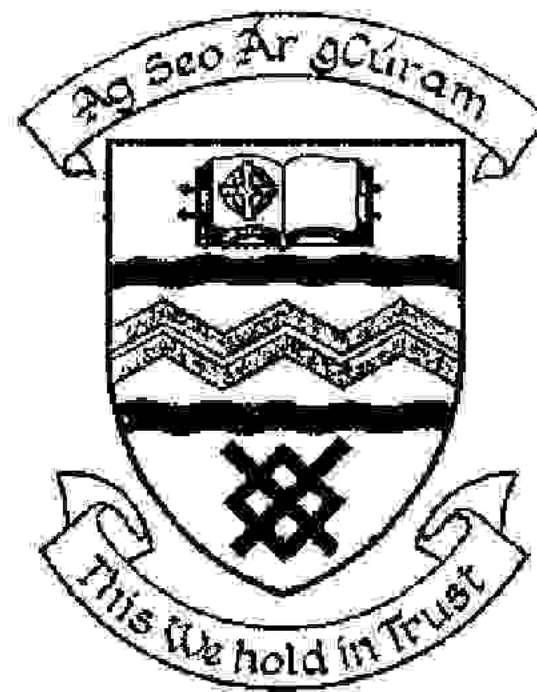
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road



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improvement works and traffic management schemes  
facilitating the proposed development.

- 18 That the arrangements made with regard to the payment of the financial contribution in the sum of £255,500 (two hundred and fifty five thousand five hundred pounds), in respect of the overall development, as required by Condition No. 20 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0359 be strictly adhered to in respect of this proposal.

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 of these services.

- 19 That arrangements made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £576,000 (five hundred and seventy six thousand pounds) or a Cash Lodgement in the sum of £360,000 (three hundred and sixty thousand pounds) as required by Condition No. 18 of planning permission granted under Reg. Ref. S95A/0359; be strictly adhered to in respect of this proposal.

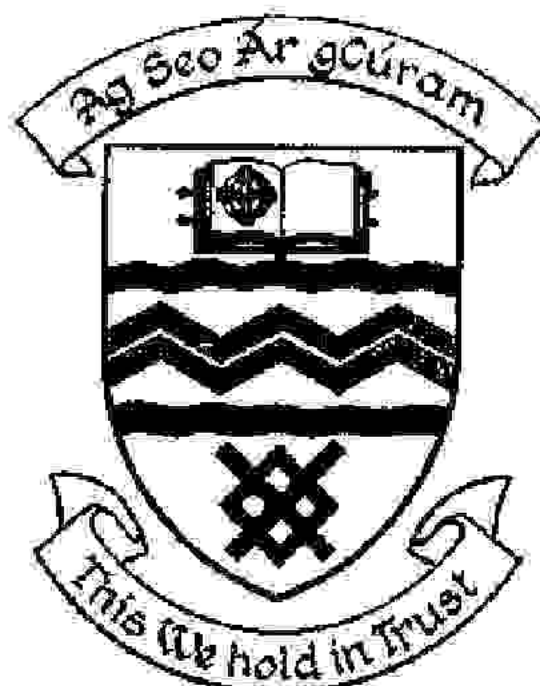
REASON:

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

<b>Decision Order Number</b> 4180	<b>Date of Decision</b> 03/12/97
<b>Register Reference</b> S97A/0617	<b>Date</b> 22nd September 1997

**Applicant** Flynn and O'Flaherty Properties Ltd  
**App. Type** Permission  
**Development** Alterations to approved site layout (South Dublin County Council Reg. Ref. No. S95A/0359 and An Bord Pleanála Ref. PL 06S 098608) for one additional two storey dwelling and for change of house type for one of the approved houses.  
**Location** site no. 57 Wainsfort Manor Drive, Wainsfort Manor, Dublin 6W.

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 09/01/98

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

03/12/97

O'Muire Smyth Architects  
Columbia Mills  
14-15 Sir John Rogersons Quay  
Dublin 2



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

<b>Decision Order Number 4106</b>	<b>Date of Decision 20/11/97</b>
<b>Register Reference S97A/0617</b>	<b>Date 22nd September 1997</b>

**Applicant** Flynn and O'Flaherty Properties Ltd  
**App. Type** Permission  
**Development** Alterations to approved site layout (South Dublin County Council Reg. Ref. No. S95A/0359 and An Bord Pleanála Ref. PL 06S 098608) for one additional two storey dwelling and for change of house type for one of the approved houses.  
**Location** Site no. 57 Wainsfort Manor Drive, Wainsfort Manor, Dublin 6W.

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 04/12/97

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

20/11/97

O'Muire Smyth Architects  
Columbia Mills  
14-15 Sir John Rogersons Quay  
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