

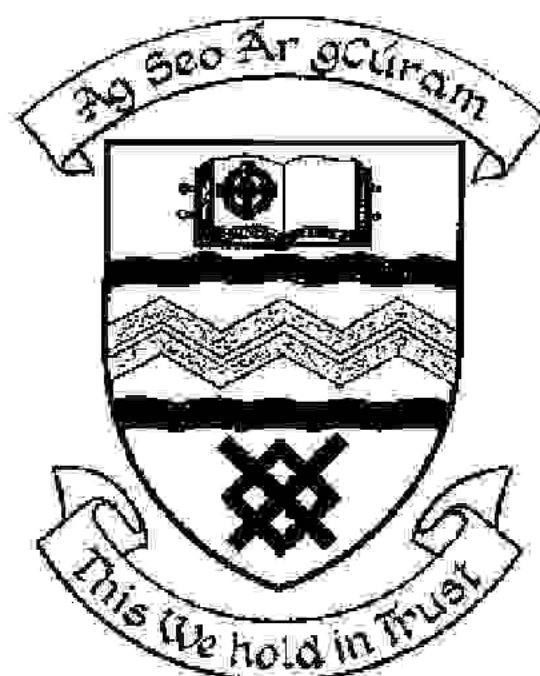
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0475	
1. Location	Apartments at Cookstown Road/Lannadale Lawns junction, Springfield, Tallaght, Dublin 24.		
2. Development	Revision to approved planning permission Reg. Ref. S97A/0027 Alteration to boundary.		
3. Date of Application	18/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: O Muineachain Associates, Address: 89 Hollybank Road, Dublin 9.		
5. Applicant	Name: Millstream Developments Ltd., Address: 97 Westbourne Lodge, Dublin 16.		
6. Decision	O.C.M. No. 4258  Date 11/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0125  Date 21/01/98	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

Bosca 4122,  
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O Muineachain Associates,  
89 Hollybank Road,  
Dublin 9.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0125	Date of Final Grant 21/01/98
Decision Order Number 4258	Date of Decision 11/12/97
Register Reference S97A/0475	Date 17th September 1997

**Applicant** Millstream Developments Ltd.,

**Development** Revision to approved planning permission Reg. Ref. S97A/0027  
Alteration to boundary.

**Location** Apartments at Cookstown Road/Lannadale Lawns junction,  
Springfield, Tallaght, Dublin 24.

**Floor Area** 0.000 Sq Metres

**Time extension(s)** up to and including 12/12/97

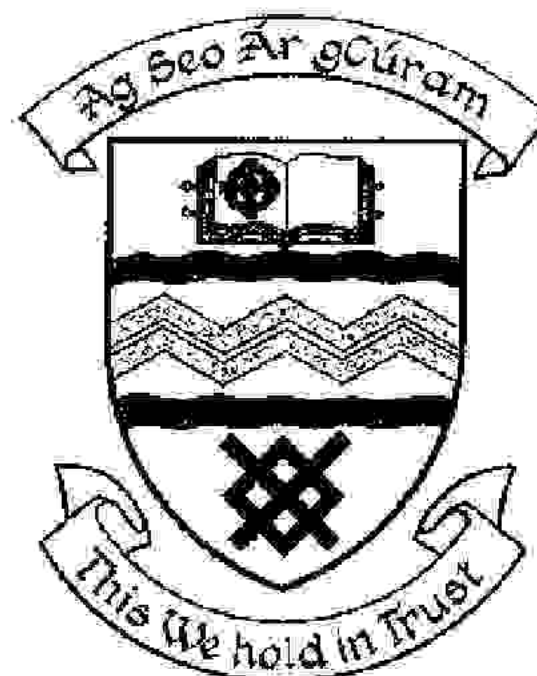
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (18) 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 That each proposed apartment 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 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.
- 6 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.  
**REASON:**  
 In the interest of the proper planning and development of the area.



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- 7 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.
- 8 That an acceptable apartment numbering and naming scheme be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed development.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 9 That details of the external wall and roof colour scheme, be agreed in writing with the Planning Authority prior to the commencement of the development.  
 REASON:  
 In the interest of visual amenity.
- 10 That external roof and wall finishes to the proposed ancillary storage areas be compatible with those of the apartment building.  
 REASON:  
 In the interest of visual amenity.
- 11 That prior to the commencement of the development the developer to lodge and agree in writing with the Planning Authority a detailed landscaping plan with full works specification (including timescale and implementation) and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, drainage and tree and shrub planting.  
 REASON:  
 In the interest of the proper planning and development of the area.

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- 12 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

These requirements include, inter alia, the following:-

- (i) Details of the surface water outfall to the stream to be agreed before work commences on site;
- (ii) A watermain layout to be agreed before work commences on site;
- (iii) A detailed drainage layout shall be submitted for the agreement of the Planning Authority, including pipe sizes, gradients, invert and cover levels up to and including connection to the public mains;
- (iv) A maintenance wayleave agreement in respect of an area 8 metres either side of the 21" watermain to be agreed before work commences on site;
- (v) South Dublin County Council records indicate that a 750mm public foul sewer may encroach on the transferred area of the site at Lanndale Lawns. The applicant shall locate this sewer and submit a drawing showing the location. The applicant shall enter a wayleave agreement for the 750mm sewer with South Dublin County Council which shall be registered as a burden against the property.

**REASON:**

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

- 13 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:**

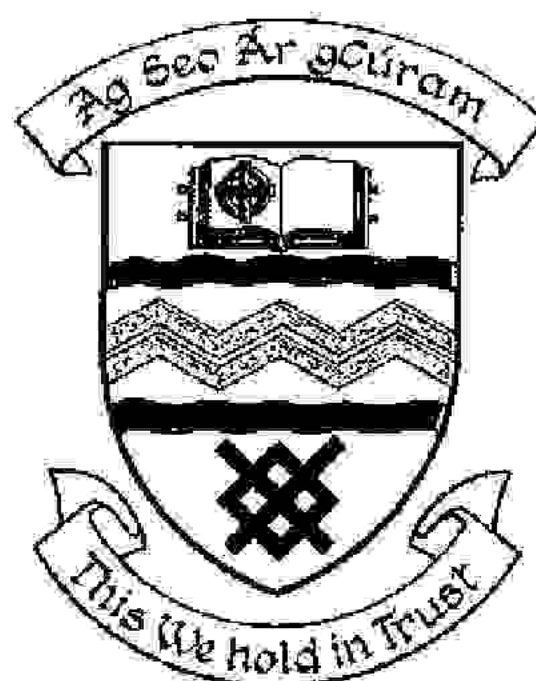
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.



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- 14 The proposed boundary plinth wall and railings shall be erected along the Lanndale Lawns, Cookstown Road and public park boundary of the site as far as the front building line of the apartments. Its height shall be not greater than 2.4m other than on Lanndale Lawns where its height shall not exceed 2.0m. The east boundary to the side and rear of the apartments shall be a 2.4m high concrete block wall capped and plastered on the external face to the park. The side boundary wall of No. 1 Lanndale Lawns shall be rendered or wet-dashed along its entire length.
- REASON:  
In the interest of visual amenity and the proper planning and development of the area.
- 15 That arrangements be made with regard to the payment of the financial contribution in the sum of £4,500 (four thousand five hundred pounds), in respect of the overall development, as required by Condition No. 3 of planning permission granted under Reg. Ref. S97A/0027; arrangements to be made prior to commencement of development on site.
- 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.
- 16 That arrangement be made with regard to the payment of the financial contribution in the sum of £13,600 (thirteen thousand six hundred pounds), in respect of the overall development, as required by Condition No. 15 of planning permission granted under Reg. Ref. S97A/0027; arrangements to be made prior to 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 road improvement works and traffic management schemes facilitating the proposed development.
- 17 That arrangements be made with regard to the payment of the financial contribution in the sum of £500 (five hundred pounds) per apartment (total ten thousand pounds), in

REG REF. S97A/0475 SOUTH DUBLIN COUNTY COUNCIL  
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respect of the overall development, as required by Condition No. 14 of planning permission granted under Reg. Ref. S97A/0027; arrangements to be made prior to 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.

- 18 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £10,000 (ten thousand pounds) or a Cash Lodgement in the sum of £10,000 (ten thousand pounds) as required by Condition No. 8 of planning permission granted under Reg. Ref. S97A/0027; these arrangements to be made prior to the commencement 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.

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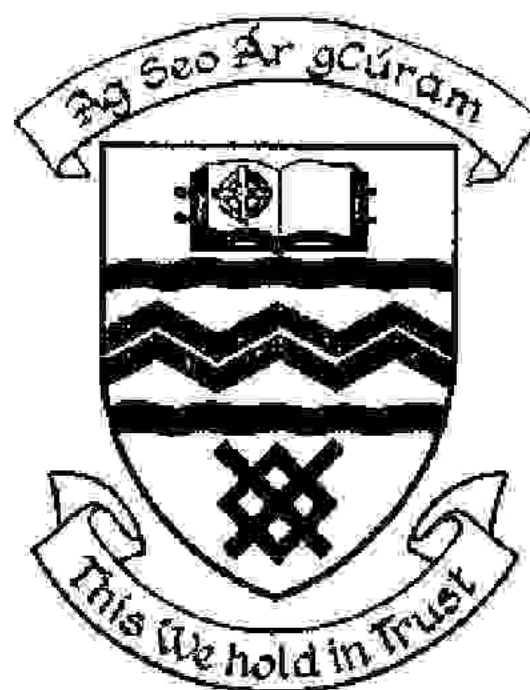
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..... January 1998  
for SENIOR ADMINISTRATIVE OFFICER



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

<b>Decision Order Number</b> 4072	<b>Date of Decision</b> 13/11/97
<b>Register Reference</b> S97A/0475	<b>Date</b> 18th July 1997

**Applicant** Millstream Developments Ltd.,  
**App. Type** Permission  
**Development** Revision to approved planning permission Reg. Ref. S97A/0027  
Alteration to boundary.

**Location** Apartments at Cookstown Road/Lannadale Lawns junction,  
Springfield, Tallaght, 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 12/12/97

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

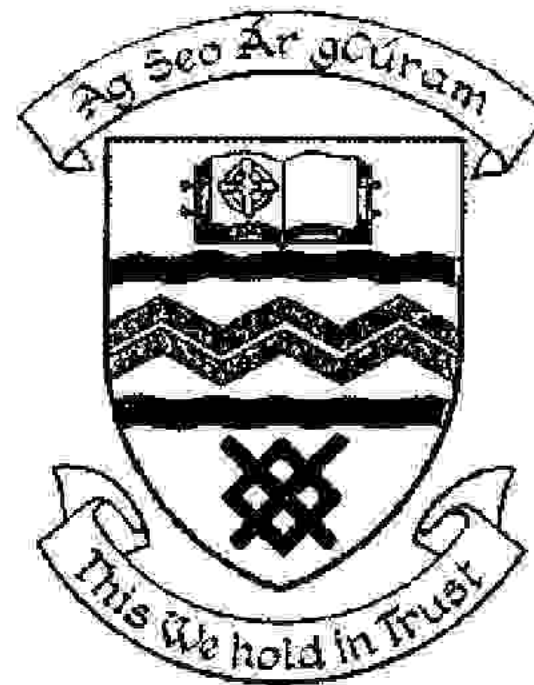
14/11/97

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

<b>Decision Order Number 1842</b>	<b>Date of Decision 12/09/97</b>
<b>Register Reference S97A/0475</b>	<b>Date 18th July 1997</b>

**Applicant** Millstream Developments Ltd.,  
**App. Type** Permission  
**Development** Revision to approved planning permission Reg. Ref. S97A/0027  
Alteration to boundary.

**Location** Apartments at Cookstown Road/Lannadale Lawns junction,  
Springfield, Tallaght, Dublin 24.

Dear sir / Madam,

With reference to your planning application , received on 18th July 1997 in connection with the above , I wish to inform you that in accordance with Section 10(2) (a) of the Local Government ( Planning and Development ) Act 1982 , it is proposed **NOT** to determine this planning application until the prescribed fee balance in respect of this planning application has been submitted to the Planning Authority.

Yours faithfully

.....  
for **SENIOR ADMINISTRATIVE OFFICER**

15/09/97

O Muineachain Associates,  
89 Hollybank Road,  
Dublin 9.