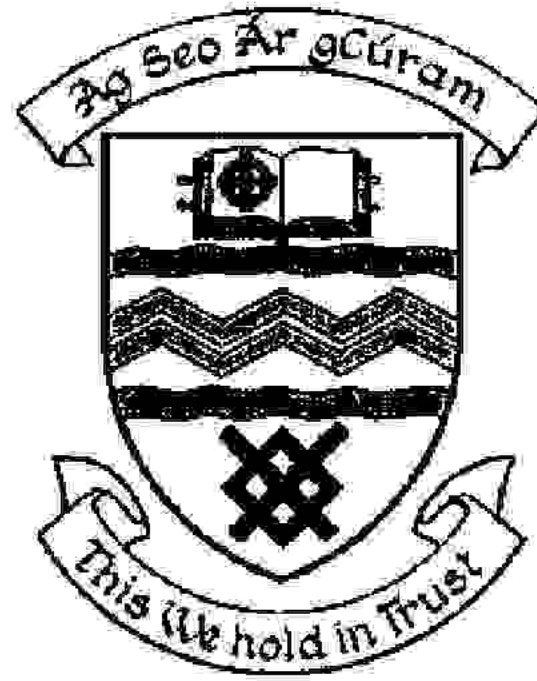


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0429	
1. Location	St. Columban's, Balrothery, Tallaght, Dublin 24		
2. Development	Application for outline permission for 12 No. two bedroom apartments in a three-storey block.		
3. Date of Application	04/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 02/09/97 2.	1. 03/10/97 2.
4. Submitted by	Name: Kiaran O'Malley & Co, Ltd Address: St Heliers, St Heliers Copse,		
5. Applicant	Name: Mr Anthony Brazil Address: Euroville, Ballyclough, Co. Limerick		
6. Decision	O.C.M. No. 4176  Date 01/12/97	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 0048  Date 15/01/98	Effect AO GRANT OUTLINE 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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Baile Átha Cliath 24.

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Kiaran O'Malley & Co, Ltd  
St Heliers,  
St Heliers Copse,  
Stilorgan Park, Blackrock,  
Co. Dublin

## NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 0048	Date of Final Grant 15/01/98
Decision Order Number 4176	Date of Decision 01/12/97
Register Reference S97A/0429	Date 3rd October 1997

**Applicant** Mr Anthony Brazil

**Development** Application for outline permission for 12 No. two bedroom apartments in a three-storey block.

**Location** St. Columban's, Balrothery, Tallaght, Dublin 24

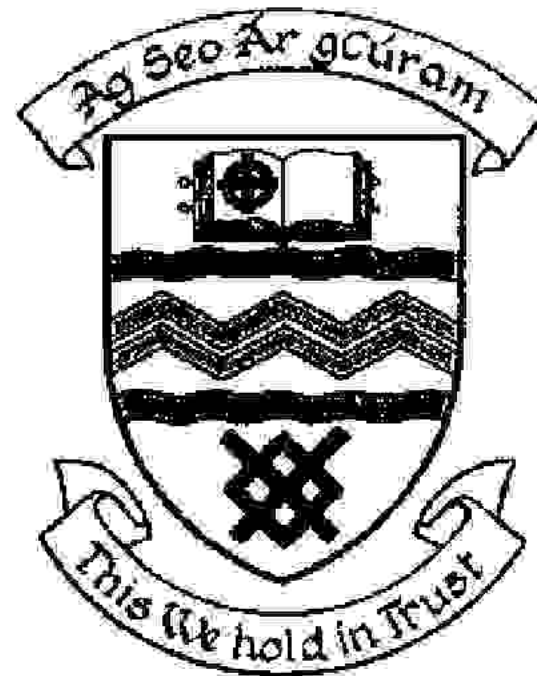
**Floor Area** 0.000 Sq Metres

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

**Additional Information Requested/Received** 02/09/97 /03/10/97

A Outline Permission has been granted for the development described above,  
subject to the following (14) Conditions.

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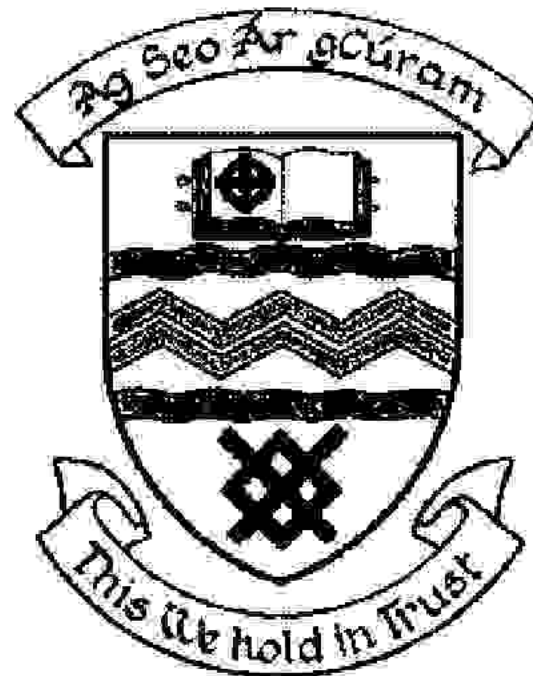
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by the Additional Information received by the Planning Authority on 03.10.1997, 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 No development shall take place on site until such time as approval is granted on foot of this outline planning permission or a new permission is granted.  
**REASON:**  
 In the interest of clarity and proper planning and development of the area.
  
- 3 The exact number of apartments to be constructed on this site shall be the subject of approval but in any case shall not exceed 12.  
**REASON:**  
 In the interest of the proper planning and development of the area.
  
- 4 The design of the proposed apartment block as outlined in this application is not acceptable. Revised drawings to be submitted at approval stage shall be for a building of high quality and finish to address the Bypass and the Old Blessington Road in recognition of the prominent location of the site. The building line for the Old Blessington Road shall conform to the established building line of Doddervale House. The building line on the By-pass shall be set back 8.0m from the road acquisition line for the Balrothery interchange.  
**REASON:**  
 To preserve residential amenities and in the interest of proper planning and development of the area.
  
- 5 The area of the site required for road realignment and widening and construction at the Balrothery interchange shall be preserved free of any development.  
**REASON:**  
 In the interest of the proper planning and development of the area.



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- 6 At least 2 on-site car parking spaces shall be provided for two or three bed units. One bedroom apartments shall have 1.5 car parking spaces per unit.  
REASON:  
In the interest of traffic safety and proper planning and development.
- 7 Full details of bin and fuel storage, bicycle rack and clothes drying facilities shall be clearly detailed at approval stage.  
REASON:  
In the interest of the proper planning and development and residential amenity.
- 8 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.
- 9 Details of all boundary treatments shall be submitted for approval.  
REASON:  
In the interest of the proper planning and development and visual amenity.
- 10 The area of the site required for road works shall, if returned on the completion of the Balrothery interchange, be used for landscaping and car parking only.  
REASON:  
In the interest of visual amenity and proper planning and development of the area.
- 11 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the 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 developer should contribute towards the cost of providing the services.

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- 12 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to be paid before the 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.

- 13 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development; this contribution to be paid before the 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.

- 14 That security to be determined by the Planning Authority on submission of detailed plans for approval be lodged by the applicant to South Dublin County Council; arrangements to be made prior to the commencement of development on the site.

**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.

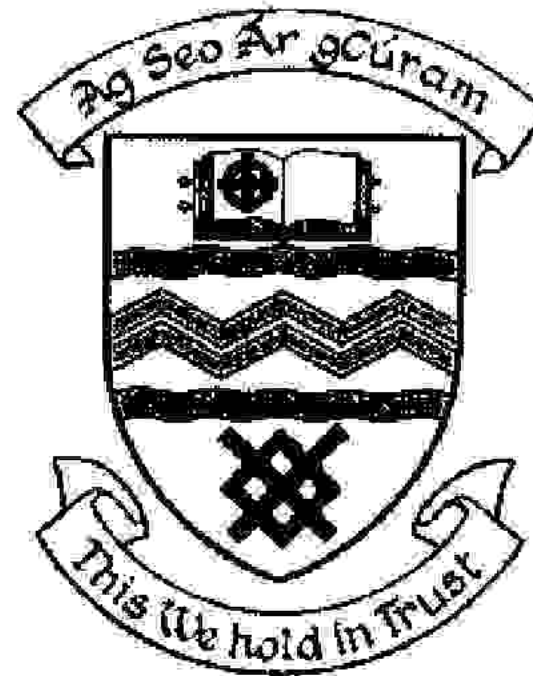
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.



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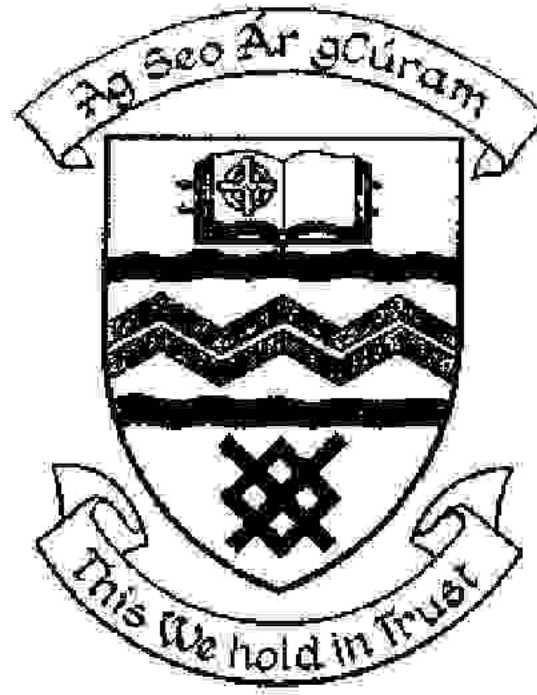
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- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must 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.

.....15 January 1998  
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1744	Date of Decision 02/09/97
Register Reference S97A/0429	Date 4th July 1997

**Applicant** Mr Anthony Brazil  
**Development** Application for outline permission for 12 No. two bedroom apartments in a three-storey block.

**Location** St. Columban's, Balrothery, Tallaght, Dublin 24

**App. Type** Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 04/07/97 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 advised that a strip of land along the Tallaght Bypass frontage of the site and a portion of the proposed car park area are required for the construction of the proposed Southern Cross Motorway interchange at Balrothery. Furthermore a 15m set back is required from the Tallaght Bypass, and a maximum of two car spaces per unit is required, in accordance with Council standards.

The applicant is requested to submit revised drawings to show how the proposed development can be carried out having regard to the above constraints and requirements. In the event that it is not possible to carry out the development as proposed the applicant is invited to submit details of a revised proposal for a similar development on a reduced scale.

The applicant is advised to consult with the Councils Roads Department prior to submitting additional information.

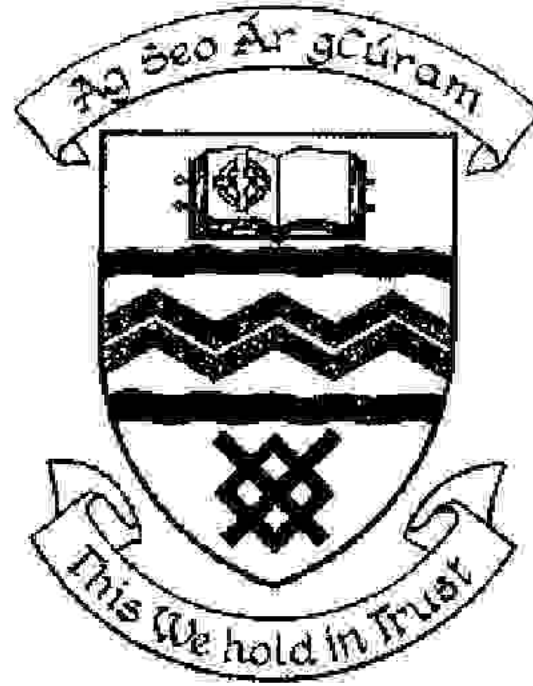
Kiaran O'Malley & Co, Ltd  
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REG REF. S97A/0429



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Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

02/09/97