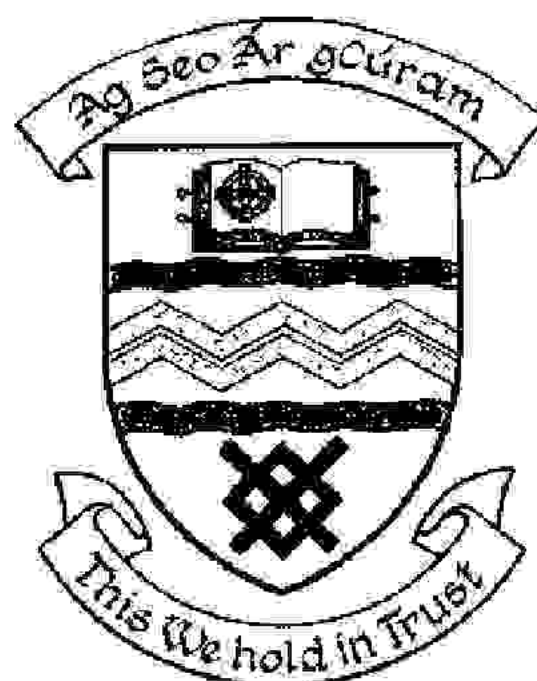


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0266	
1. Location	Balgaddy, Clondalkin, Dublin 22.		
2. Development	12 no. duplex apartments, comprising of 2 no. 1 bedroomed, 4 no. 2 bedroomed and 6 no. 3 bedroomed units, with access from the Lucan/Newlands Road.		
3. Date of Application	29/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/06/97 2.	1. 07/11/97 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road, Dublin 16.		
5. Applicant	Name: Rossmere Developments Ltd., Address: 28 Capel Street, Dublin 1.		
6. Decision	O.C.M. No. 4304  Date 17/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0243  Date 05/02/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged	15/01/98	Written Representations	
9. Appeal Decision	29/01/98	Appeal Withdrawn	
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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D. McCarthy & Co.,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 0243	<b>Date of Final Grant</b> 05/02/98
<b>Decision Order Number</b> 4304	<b>Date of Decision</b> 17/12/97
<b>Register Reference</b> S97A/0266	<b>Date</b> 7th November 1997

**Applicant** Rossmere Developments Ltd.,

**Development** 12 no. duplex apartments, comprising of 2 no. 1 bedroomed,  
4 no. 2 bedroomed and 6 no. 3 bedroomed units, with access  
from the Lucan/Newlands Road.

**Location** Balgaddy, Clondalkin, Dublin 22.

**Floor Area** 997.760 Sq Metres

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

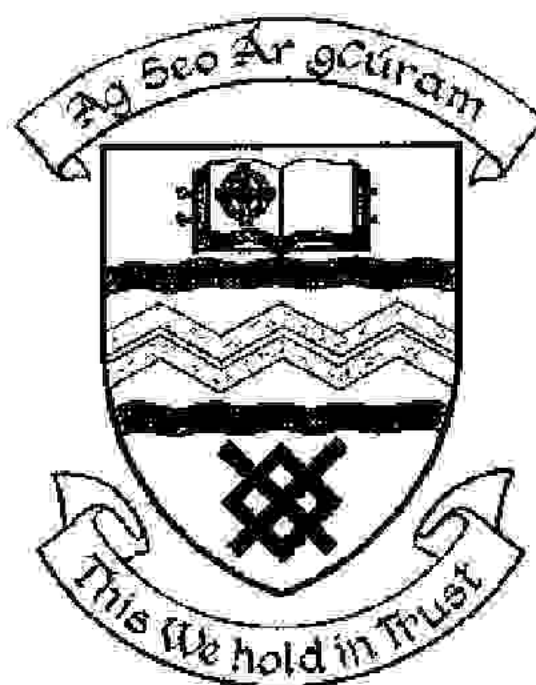
**Additional Information Requested/Received** 26/06/97 /07/11/97

A Permission has been granted for the development described above,  
subject to the following (21) conditions.

REG REF. S97A/0266 SOUTH DUBLIN COUNTY COUNCIL  
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**Conditions and Reasons**

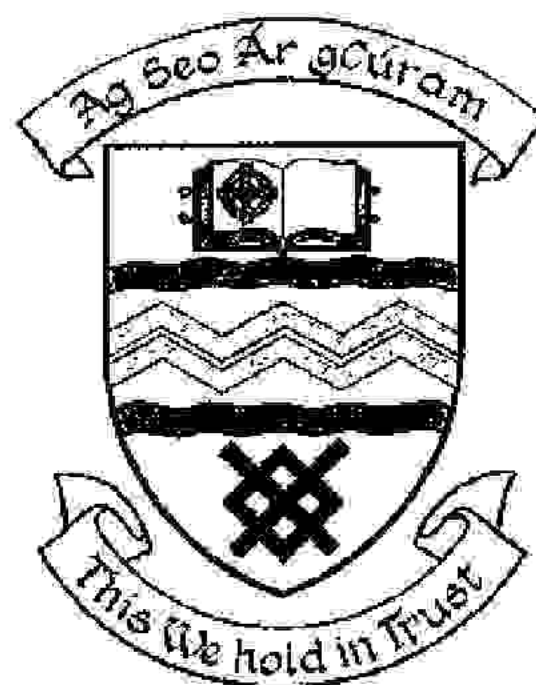
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information received 07.11.1997, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 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 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 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.



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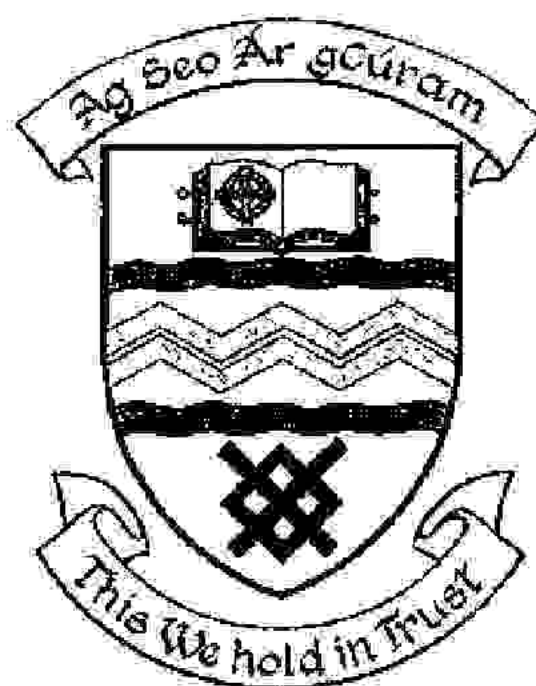
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- 
- 7 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.  
REASON:  
In the interest of the proper planning and development of the area.
- 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 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid by the developer 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.
- 10 That an acceptable street naming and apartment numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed apartment.  
REASON:  
In the interest of the proper planning and development of the area.
- 11 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed in writing with the County Council before construction. Timber fencing is not acceptable.

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**REASON:**

In the interest of visual amenity.

- 12 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.

**REASON:**

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

- 13 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.

- 14 That the proposed block be centrally located on the site and be provided with a minimum clearance of 3 metres from each side boundary. The building to be reduced in frontage to provide for this set back.. The kitchen windows in the first floor gable to be omitted from the development and the kitchen areas to be lit via roof lights. Gables on the two storey units at each end of the building to be fully hipped. Details for these alterations to be agreed in writing prior to commencement of development.

**REASON:**

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

- 15 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences. In this regard, specific proposals should be submitted for the boundary treatment proposed along the Lucan/Newlands Road Frontage.

**REASON:**

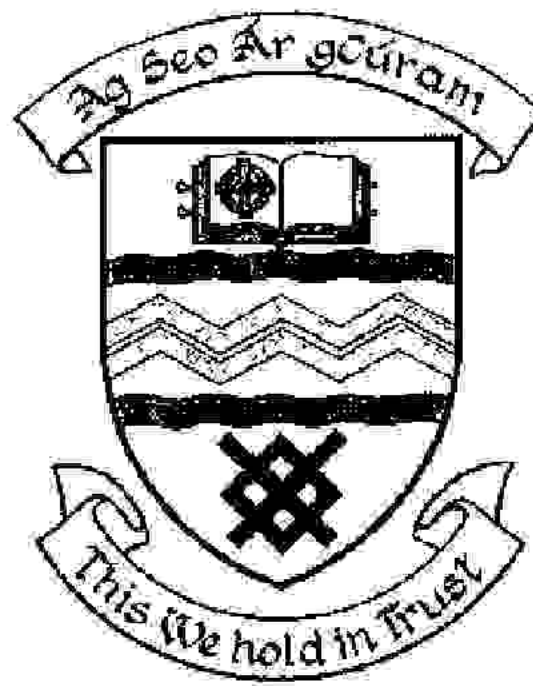
In the interest of the proper planning and development of the area.



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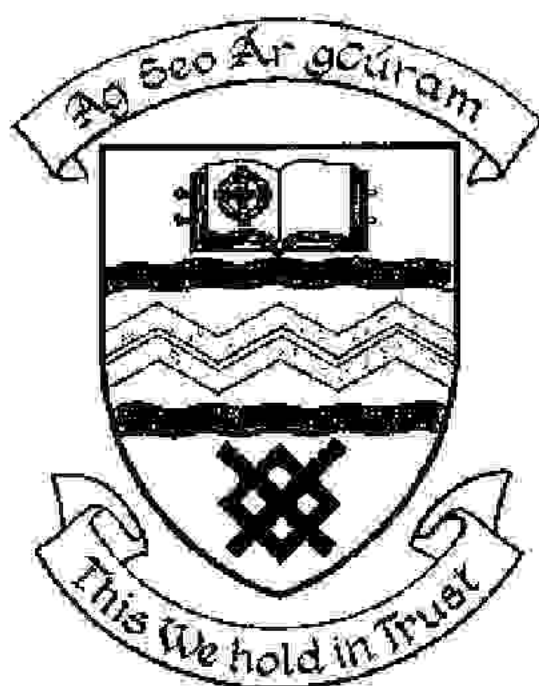
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- 16 That a financial contribution in the sum of £2,520 (two thousand five hundred and twenty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and 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.
- 17 That a financial contribution in the sum of money equivalent to the value of £15,975 (fifteen thousand nine hundred and seventy five 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.
- 18 That a financial contribution in the sum of £4,800 (four thousand eight hundred pounds) be paid towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme.
- 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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- 19 That a financial contribution in the sum of £6,000 (six thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of public open space at Griffeen Valley Regional Park and which will facilitate the 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.

- 20 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewers, watermains or drains has been given by:-

A. Lodgement with the Council of an approved bond or letter of guarantee in the sum of £10,000 (ten thousand pounds)

OR...../

B. Lodgement with the Council of a Cash Sum of £10,000 (ten thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

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.

- 21 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.

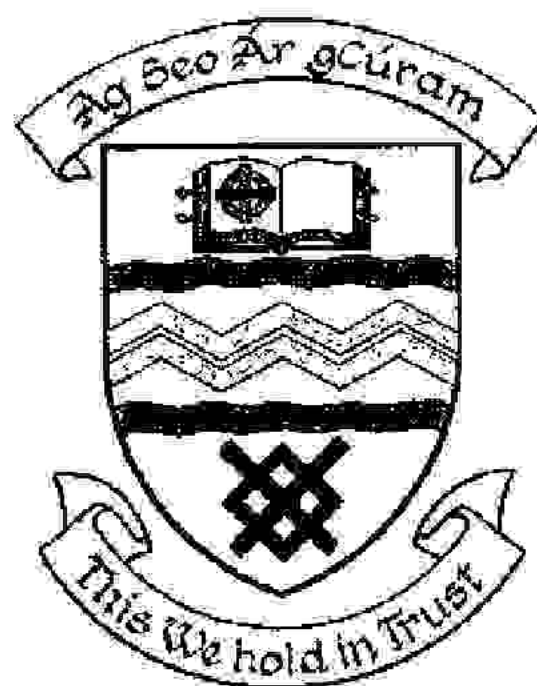
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.



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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.

  
..... 10 February 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 1241</b>	<b>Date of Decision 26/06/97</b>
<b>Register Reference S97A/0266</b>	<b>Date 29th April 1997</b>

**Applicant**                      Rossmere Developments Ltd.,  
**Development**                12 no. duplex apartments, comprising of 2 no. 1 bedroomed,  
   4 no. 2 bedroomed and 6 no. 3 bedroomed units, with access  
   from the Lucan/Newlands Road.

**Location**                      Balgaddy, Clondalkin, Dublin 22.

**App. Type**                    Permission

Dear Sir/Madam,

With reference to your planning application, received on 29/04/97 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 revised drawings to show the following:
  - (a)      full details of the location and nature of all relevant existing property on adjoining sites in relation to the proposed development.
  - (b)      the full extent of the applicants ownership of any adjoining land.
  - (c)      full details of both existing and proposed ground levels and finished floor levels.

D. McCarthy & Co.,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S97A/0266

- 2 Revised public notices are required to be advertised to include the laying of services across adjoining land as part of the proposed development. Evidence of the permission of adjoining owners is also required.
- 3 In the opinion of the Planning Authority the proposed development constitutes an excessive density of development on this site and will overlook adjoining property to an excessive degree. The applicant is requested to submit revised plans to reduce the scale of the development and provide for a more acceptable relationship to adjoining property, and provide for both public and private open space requirements in accordance with Development Plan standards as set out in Paragraphs 3.5.5, 3.5.6, 3.5.7 and 3.5.8 of the Dublin County Development Plan 1993.
- 4 The applicant is requested to indicate the intentions of the owners with regard to the adjoining land to the south indicated as 'subject to a future planning application'. It is noted that the site of the present application encroaches upon the site of housing development at this location for which permission was granted under Reg. Ref. S96A/0378.

NOTE: The applicant is advised to consult with the Area Planning Officer prior to submitting the details requested.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

26/06/97



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0266	
1. Location	Balgaddy, Clondalkin, Dublin 22.		
2. Development	12 no. duplex apartments, comprising of 2 no. 1 bedroomed, 4 no. 2 bedroomed and 6 no. 3 bedroomed units, with access from the Lucan/Newlands Road.		
3. Date of Application	29/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road, Dublin 16.		
5. Applicant	Name: Rossmere Developments Ltd., Address: 28 Capel Street, Dublin 1.		
6. Decision	O.C.M. No.  Date	Effect	
7. Grant	O.C.M. No.  Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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 Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0266/C2	
1. Location	Balgaddy, Clondalkin, Dublin 22.		
2. Development	12 no. duplex apartments, comprising of 2 no. 1 bedroomed, 4 no. 2 bedroomed and 6 no. 3 bedroomed units, with access from the Lucan/Newlands Road. Compliance Re: Condition no. 15.		
3. Date of Application	06/07/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1.  2.	1.  2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road, Dublin 16.		
5. Applicant	Name: Rossmere Developments Ltd., Address: 28 Capel Street, Dublin 1.		
6. Decision	O.C.M. No. 1586  Date 19/07/2000	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
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.	



REG. REF. : S97A/0266/C2

DATE : 20.07.2000

**RE: 12 no. duplex apartments, comprising of 2 no. 1 bedroomed, 4 no. 2 bedroomed and 6 no. 3 bedroomed units, with access from the Lucan/Newlands Road at Balgaddy, Clondalkin, Dublin 22 for Rossmere Developments Ltd. Compliance re. Condition No. 15.**

Dear Sir,

I refer to your submission received on 06.07.1998 to comply with Condition No. 15 of Grant of Permission Order No. 0243, dated 05.02.1998, in connection with the above.

In this regard I wish to inform you that the details submitted are satisfactory.  
Yours faithfully,

*LA*  
-----  
for Senior Administrative Officer

D. McCarthy & Co.  
Lynwood House,  
Ballinteer Road,  
Dublin 16.