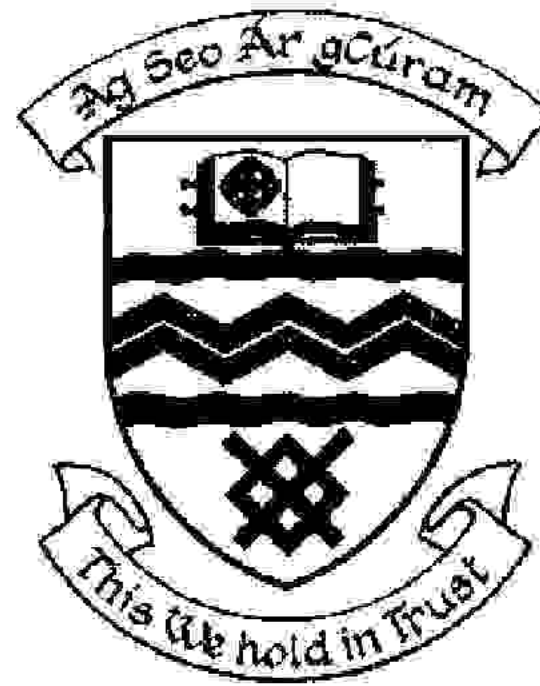


**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

<b>Decision Order Number</b> 1206	<b>Date of Decision</b> 19/06/97
<b>Register Reference</b> S97A/0252	<b>Date</b> 23rd April 1997

**Applicant** Jim Monahan,  
**Development** 1 3-storey block of 2 no. 2-storey townhouses over 2  
apartments and 1 3-storey block of 6 no. 2 storey town-  
houses over 6 apartments on lands.

**Location** The Old Mill, Edmondstown Road, Rathfarnham, Dublin 14.  
opposite entrance to Springvale Mondale Developments Ltd.

**App. Type** Permission

Dear Sir/Madam,

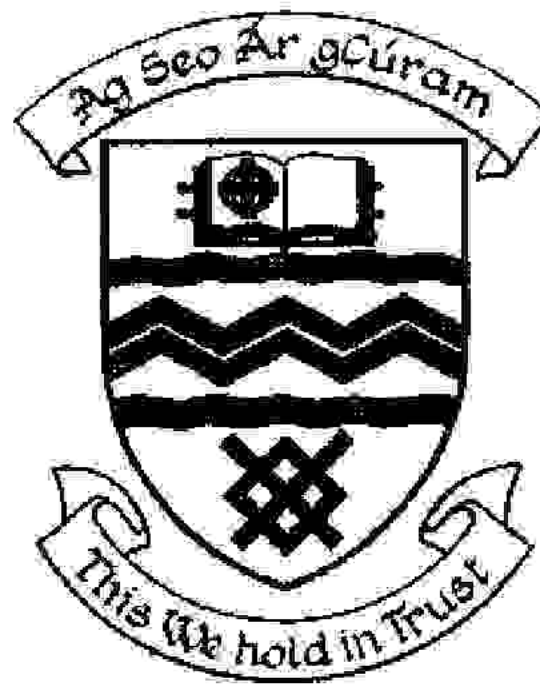
With reference to your planning application, received on 23/04/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 It is considered that the density of the proposed development is excessive. The applicant is requested to confirm whether or not he is willing to substantially reduce the density to a more acceptable level. If so the applicant is requested to submit a revised layout plan. Such details should have regard to the following items.
- 2 The proposed entrance is substandard. The applicant is requested to consult with the Roads Department of the Planning Authority and to submit revised drawings showing:

- . one vehicular access only located west of proposed location.
- . 6.5m wide entrance.

6m depth of carriageway as a link between the  
Conroy Crowe Kelly Architects,  
65 Merrion Square,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S97A/0252

- existing road and the internal road.
- . 3m radius entrance kerbs.
- . footpath along the site frontage.
- . maintenance of 7.5m carriageway (existing road).

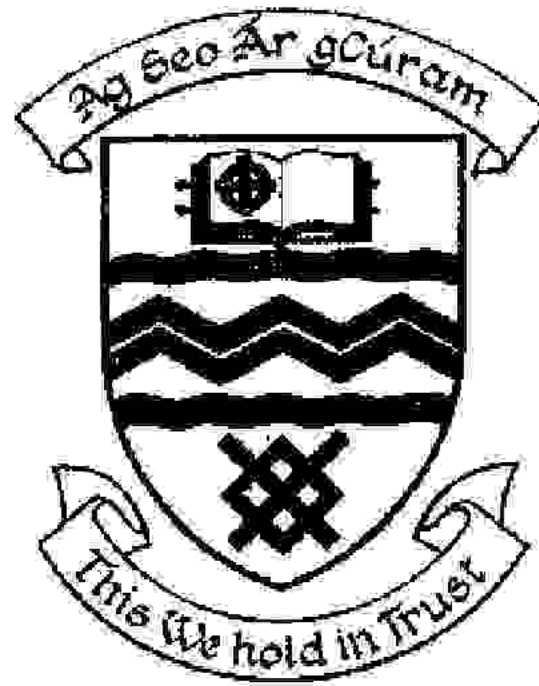
- 3 The eastern and part of the southern boundaries of the site are formed by a steep escarpment. The applicant is asked to demonstrate the safety and stability of this escarpment for its full height and extent. In this regard the applicant is requested to submit evidence from a structural engineer stating how it is proposed to ensure the safety and stability of this escarpment so that it will not pose a danger to the proposed development. Details of any required works which will have to be undertaken including information with regard to the height and extent of any proposed retaining wall should be submitted in this regard.
- 4 The applicant is requested to submit cross sections of the site showing existing and proposed levels and boundary treatment.
- 5 The applicant is requested to submit a survey of all mature trees on the site (details to include location, height, species, condition and span). The applicant is requested to indicate how the proposed development will affect any trees on site.
- 6 The applicant is requested to submit elevational drawings of boundary treatment along the road frontage (Edmondstown Road).

**SOUTH DUBLIN COUNTY COUNCIL**  
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Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

19/06/97



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0252	
1. Location	The Old Mill, Edmondstown Road, Rathfarnham, Dublin 14. opposite entrance to Springvale Mondale Developments Ltd.		
2. Development	1 3-storey block of 2 no. 2-storey townhouses over 2 apartments and 1 3-storey block of 6 no. 2 storey town- houses over 6 apartments on lands.		
3. Date of Application	23/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Conroy Crowe Kelly Architects, Address: 65 Merrion Square, Dublin 2.		
5. Applicant	Name: Jim Monahan, Address: c/o Ian Kenny Boyd, Morehampton Road, Dublin 4.		
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 0	Compensation 0	Purchase Notice 0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	