

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0226	
1. Location	On part of former Holy Ghost Fathers lands at Kimmage Manor, with entrance off Whitehall Road, Dublin 12.		
2. Development	Alterations to approved site layout (South Dublin County Council Reg. Ref. S95A/0359 and An Bord Pleanála Ref. PL.06S.098608) to substitute 46 two-storey semi detached houses and 2 two-storey detached houses for 52 two-storey semi detached houses and 1 two-storey detached house, including change of house type.		
3. Date of Application	14/04/97	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 Rogerson Quay, Dublin 2.		
5. Applicant	Name: Flynn & O'Flaherty Properties Ltd., Address: 21 Pembroke Road, Ballsbridge, Dublin 2.		
6. Decision	O.C.M. No. 1239  Date 26/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1576  Date 06/08/97	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.

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REG REF. S97A/0226 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

O'Muire Smyth Architects,  
Columbia Mills,  
14-15 Sir John Rogerson Quay,  
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1576	Date of Final Grant 06/08/97
Decision Order Number 1239	Date of Decision 26/06/97
Register Reference S97A/0226	Date 14th April 1997

Applicant Flynn & O'Flaherty Properties Ltd.,

Development Alterations to approved site layout (South Dublin County Council Reg. Ref. S95A/0359 and An Bord Pleanála Ref. PL.06S.098608) to substitute 46 two-storey semi detached houses and 2 two-storey detached houses for 52 two-storey semi detached houses and 1 two-storey detached house, including change of house type.

Location On part of former Holy Ghost Fathers lands at Kimmage Manor, with entrance off Whitehall Road, Dublin 12.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including 27/06/97

Additional Information Requested/Received /

A Permission has been granted for the development described above,  
subject to the following (13) 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 and shall be in accordance with conditions attached to the previous grant of permission (Reg. Ref. S96A/0359. PL 06S.098608) specifically conditions no.'s 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, and 21 shall apply 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 the area of land in the North East abutting the house No. 50 Whitehall Road and designated for storm overflow tanks in the submitted plans received on 23rd May, 1997 shall be landscaped and finished to an acceptable standard. Details of boundary treatment, and landscaping shall be agreed in writing with the Planning Authority prior to commencement of development.

**REASON:**

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

- 3 In regard to the proposed detached house backing onto Whitehall Gardens the following shall apply:

- (a) The gable side shall be set back at least 2m from its side boundary which abuts the proposed busway reservation line to the south.
- (b) Details of boundary treatment along the south boundary to be submitted for written agreement with the Planning Authority prior to commencement of development.

**REASON:**

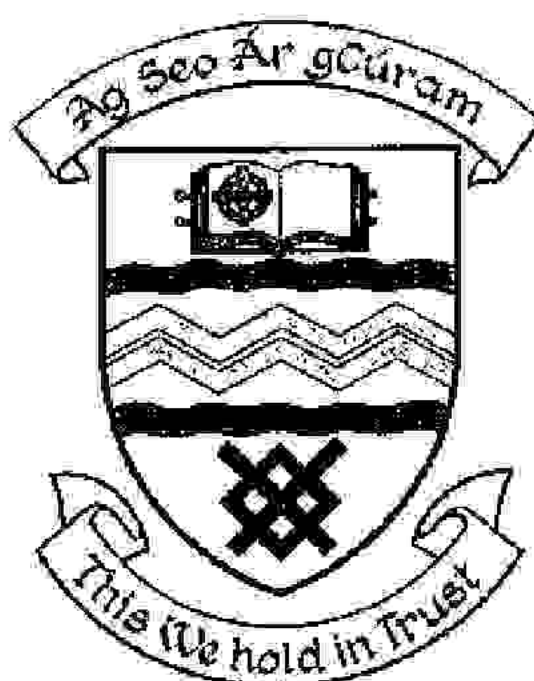
In the interest of the proper planning and development of the area.

- 4 The existing postbox on Whitehall Road be retained and located in accordance with the requirements of An Post and

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Facs: 01-462 0104



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the Planning Authority. Details to be agreed in writing with the Planning Authority prior to commencement of development.

**REASON:**

In the interest of the amenities of the area.

- 5 That the residual open space i.e. the area abutting the detached house fronting Whitehall Road and the area adjoining the end houses fronting 'open space C' as indicated on the submitted plans shall be incorporated into the adjacent garden.

**REASON:**

In the interest of orderly development of the area.

- 6 That in respect of water supply and drainage arrangements including the disposal of surface water all requirements of the Environmental Services Department shall be ascertained and all details shall be agreed in writing with the Planning Authority prior to commencement of development. All requirements to be strictly adhered to in the development.

**REASON:**

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

- 7 No building to be within 5m of sewers with the potential to be taken in charge.

**REASON:**

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

- 8 All sewers with the potential to be taken in charge be in roads or public open space unless otherwise agreed in writing with the Planning Authority prior to commencement of development.

**REASON:**

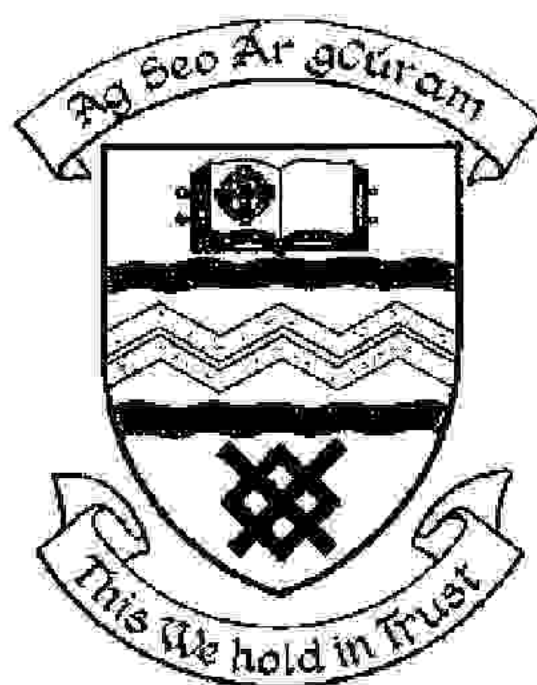
In the interest of the proper planning and development of the area.



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- 9 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.
- 10 That arrangements be 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 under Reg. Ref. S95A/0359 (An Bord Pleanála's Decision to grant permission Reference PL.06S.098608); 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.
- 11 That arrangement be made with regard to the payment of the financial contribution in the sum of £450 (four hundred and fifty pounds) PER UNIT as on 1/1/1991 (updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office) in respect of the overall development, as required by Condition No. 21 of planning permission granted under Reg. Ref. S95A/0459 (An Bord Pleanála's Decision to grant permission Reference PL.06S.098608); 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.

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- 12 That arrangements be 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 under Reg. Ref. S95A/0359 (An Bord Pleanála's Decision to grant permission Reference PL.06S.098608); 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.

- 13 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 £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; these arrangements to be made prior to the commencement of this proposal.

REASON:

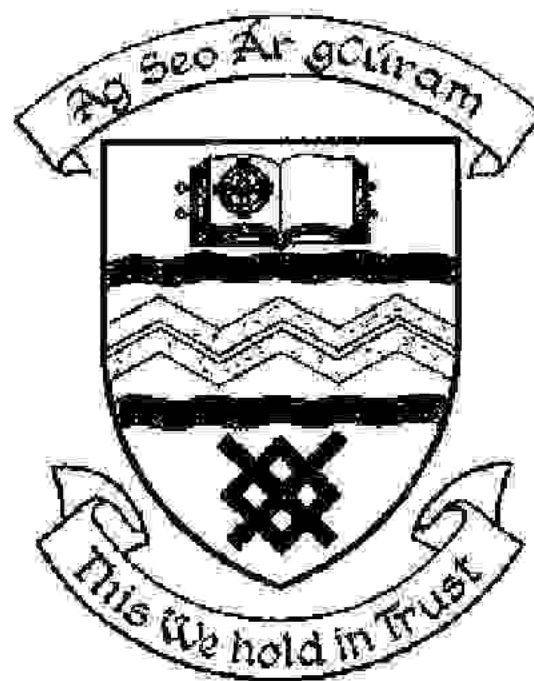
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.

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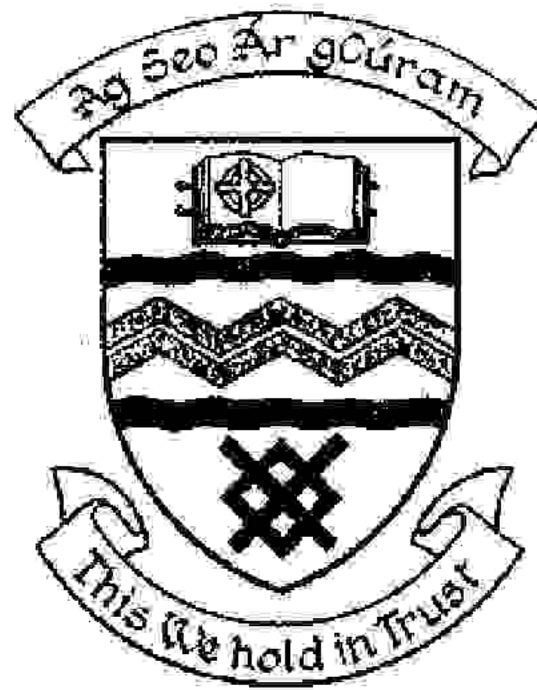
- (4) Free standing walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

 ..... 7. August 1997  
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 1142</b>	<b>Date of Decision 12/06/97</b>
<b>Register Reference S97A/0226</b>	<b>Date 14th April 1997</b>

**Applicant** Flynn & O'Flaherty Properties Ltd.,  
**App. Type** Permission  
**Development** Alterations to approved site layout (South Dublin County Council Reg. Ref. S95A/0359 and An Bord Pleanála Ref. PL.06S.098608) to substitute 46 two-storey semi detached houses and 2 two-storey detached houses for 52 two-storey semi detached houses and 1 two-storey detached house, including change of house type.

**Location** On part of former Holy Ghost Fathers lands at Kimmage Manor, with entrance off Whitehall Road, Dublin 12.

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 applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 27/06/97

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

12/06/97

O'Muire Smyth Architects,  
Columbia Mills,  
14-15 John Rogerson Quay,  
Dublin 2.

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5. Applicant	Name: Flynn & O'Flaherty Properties Ltd., Address: 21 Pembroke Road, Ballsbridge, Dublin 2.		
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