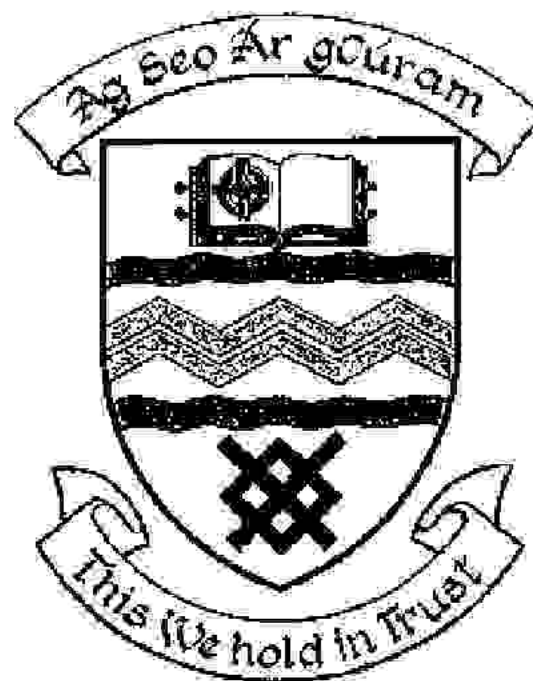


SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1303	Date of Final Grant 03/07/97
Decision Order Number 0978	Date of Decision 23/05/97
Register Reference S97A/0175	Date 27th March 1997

Applicant Flynn & O'Flaherty Properties Ltd.,

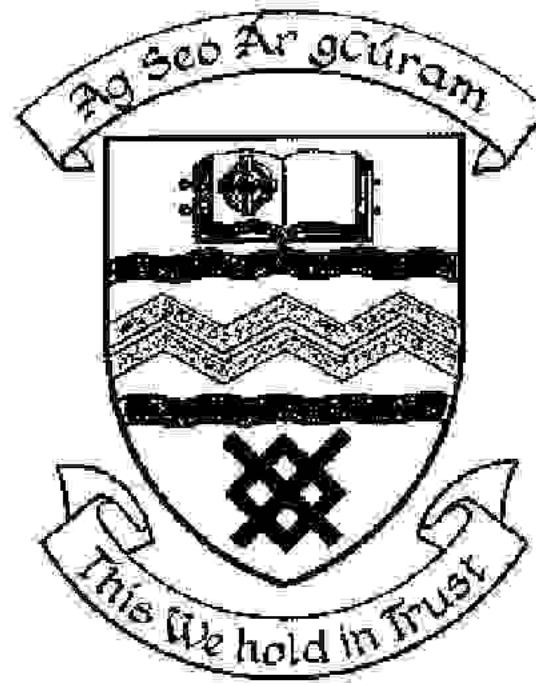
Development Alterations to approved site layout (South Dublin County Council reg. ref. no. S95A/0359 and An Bord Pleanála Ref. PL.06S.098608) to substitute 20 two storey semi-detached houses and one two storey detached house for 24 two storey semi-detached houses, including change of house type.

Location Along boundary to Grosvenor Court, on part of former Holy Ghost Fathers Lands at Kimmage Manor, with entrance off Wainsfort Road, Dublin 6W.

Floor Area 0.000 Sq Metres
Time extension(s) up to and including
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 proposed development shall be carried out in accordance with the plans, particulars and specifications lodged with the application and as amended by unsolicited additional information received on 11.04.1997 and shall otherwise be in accordance with conditions attached to the grant of permission under Reg. Ref. S95A/0359 and An Bord Pleanála Reg. Ref. PL.06S.098608 save as may be required by the other conditions attached hereto.

REASON:

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

- 2 That the materials, colour and finish of proposed dwellings and associated boundary treatment shall harmonise with the overall development of Kimmage Manor.

REASON:

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

- 3 A minimum separation of not less than 2.3m shall be provided between the side walls of adjacent houses .

REASON:

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

- 4 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.

- 5 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.

- 6 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.

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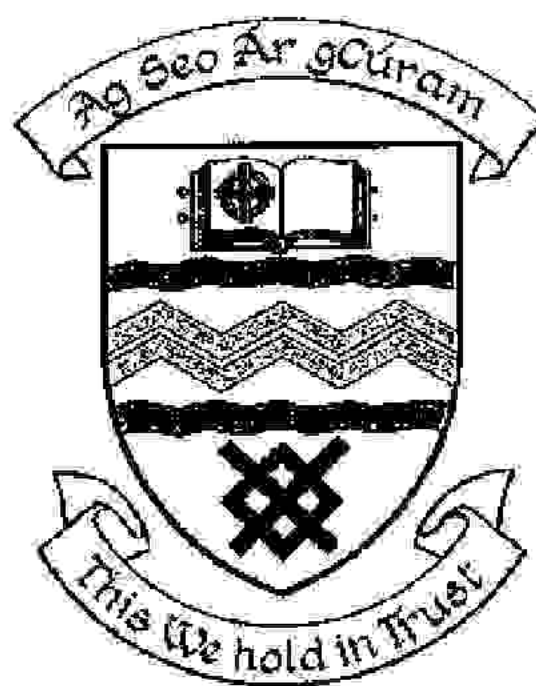


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-
- 7 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 8 That the area shown as open space be levelled, soiled and 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.
- 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 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 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.
- 11 That screen walls in regard to height location and materials must be fully discussed and agreed in writing with the Planning Authority before construction.
REASON:
In the interest of the proper planning and development of the area.
- 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

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development, until taken in charge by the Council.

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 arrangements 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 by An Bord Pleanála under Reg. Ref. S95A/0359 be strictly adhered to in respect of this proposal.

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.

- 15 That the arrangements 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 By An Bord Pleanála under Reg. Ref. S95A/0359 be strictly adhered to in respect of this proposal.

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.

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- 16 That the arrangements made with regard to the payment of the financial contribution in the sum of £450 (four hundred and fifty pounds) PER HOUSE in respect of the overall development as required by Condition No. 21 of planning permission granted by An Bord Pleanála under Reg. Ref. S95A/0359 be strictly adhered to in respect of this proposal.

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.

- 17 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £576,000 (five thousand and seven six thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

b. Lodgement with the Council of a Cash Sum of £360,000 (three hundred and sixty thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...

c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

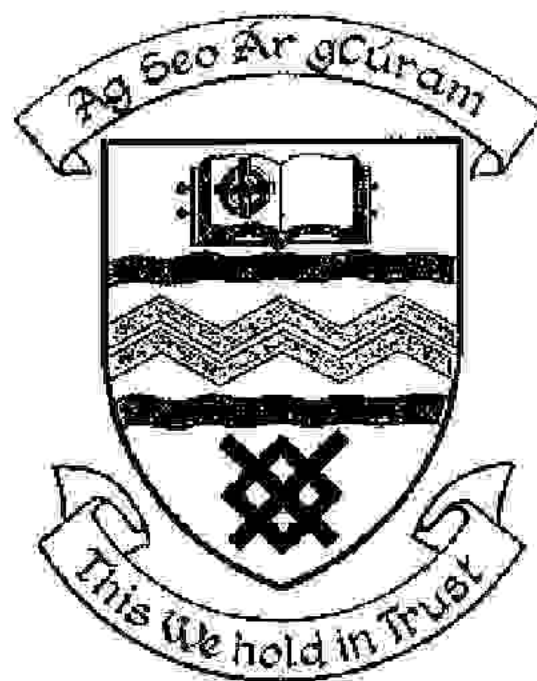
REASON:

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

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- 18 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

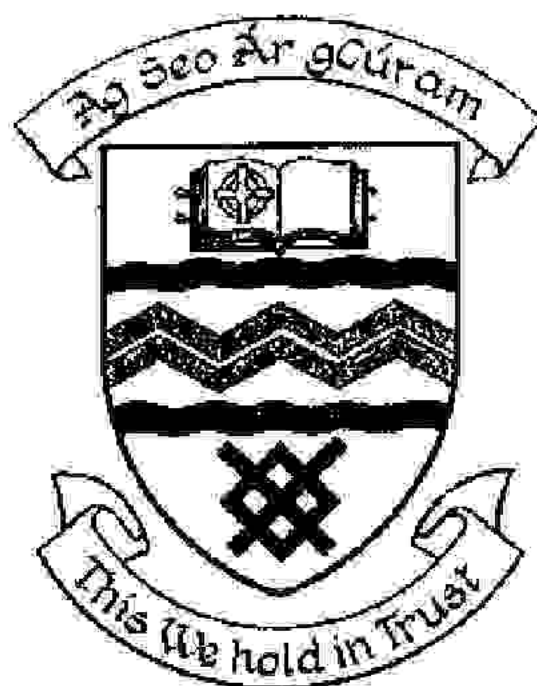
In the interest of the proper planning and development of the area.

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


..... 3 July 1997
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0978	Date of Decision 23/05/97
Register Reference S97A/0175	Date 27th March 1997

Applicant Flynn & O'Flaherty Properties Ltd.,

Development Alterations to approved site layout (South Dublin County Council reg. ref. no. S95A/0359 and An Bord Pleanála Ref. PL.06S.098608) to substitute 20 two storey semi-detached houses and one two storey detached house for 24 two storey semi-detached houses, including change of house type.

Location Along boundary to Grosvenor Court, on part of former Holy Ghost Fathers Lands at Kimmage Manor, with entrance off Wainsfort Road, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

subject to the conditions (18) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

23/05/97

O'Muire Smyth Architects,
Columbia Mills,
14-15 Sir John Rogersons Quay,
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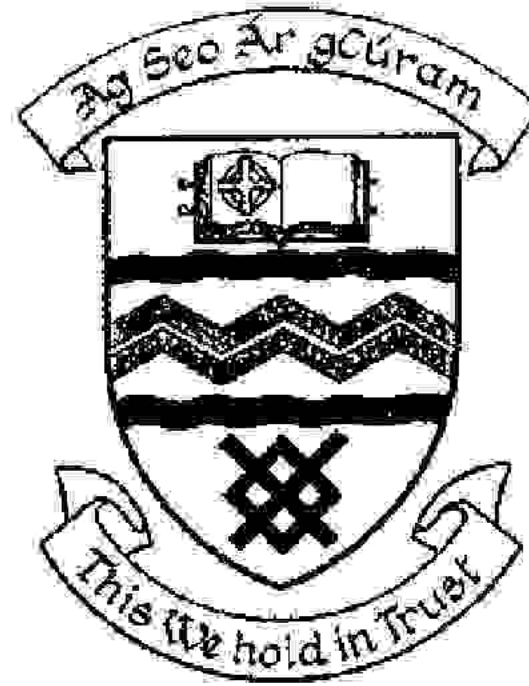
Conditions and Reasons

- 1 The proposed development shall be carried out in accordance with the plans, particulars and specifications lodged with the application and as amended by unsolicited additional information received on 11.04.1997 and shall otherwise be in accordance with conditions attached to the grant of permission under Reg. Ref. S95A/0359 and An Bord Pleanála Reg. Ref. PL.06S.098608 save as may be required by the other conditions attached hereto.
REASON:
In the interest of the proper planning and development of the area.
- 2 That the materials, colour and finish of proposed dwellings and associated boundary treatment shall harmonise with the overall development of Kimmage Manor.
REASON:
In the interest of the proper planning and development of the area.
- 3 A minimum separation of not less than 2.3m shall be provided between the side walls of adjacent houses .
REASON:
In the interest of the proper planning and development of the area.
- 4 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.

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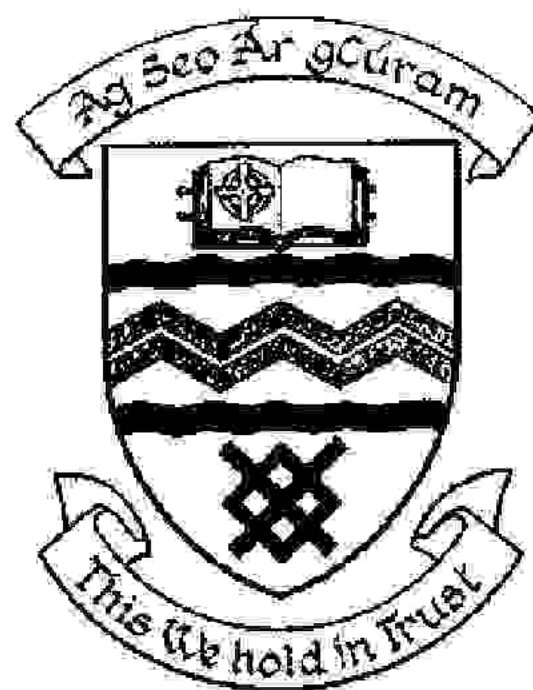
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REG. REF. S97A/0175

- 5 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.
- 6 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.
- 7 That no dwellinghouse 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.
- 8 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.
- 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 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 to South Dublin County Council before any

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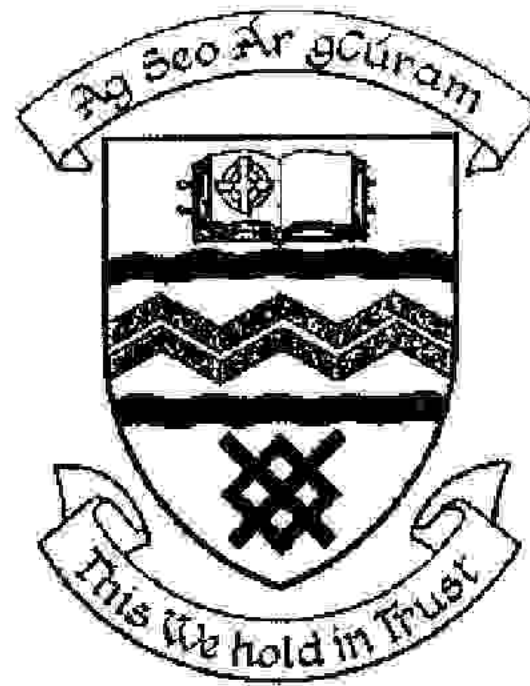
development commences.

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.

- 11 That screen walls in regard to height location and materials must be fully discussed and agreed in writing with the Planning Authority before construction.
REASON:
In the interest of the proper planning and development of the area.
- 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, until taken in charge by the Council.
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 arrangements 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 by An Bord Pleanála under Reg. Ref. S95A/0359 be strictly adhered to in respect of this proposal.
REASON:
The provision of such services in the area by the council

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will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

- 15 That the arrangements 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 By An Bord Pleanala under Reg. Ref. S95A/0359 be strictly adhered to in respect of this proposal.

REASON:

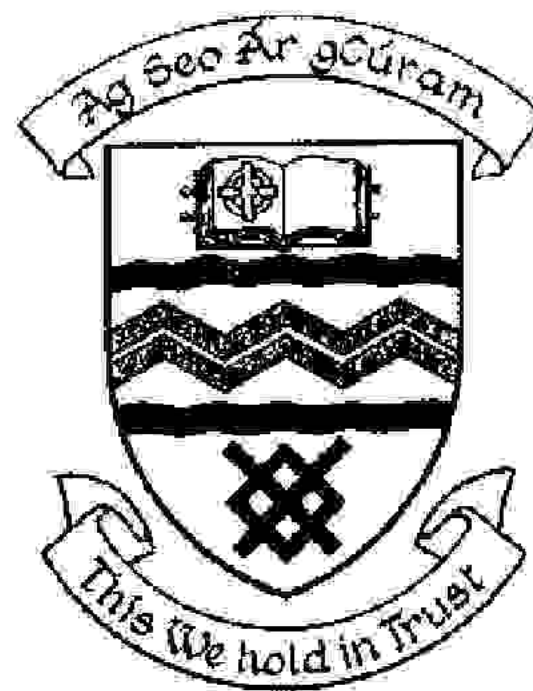
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- 16 That the arrangements made with regard to the payment of the financial contribution in the sum of £450 (four hundred and fifty pounds) PER HOUSE in respect of the overall development as required by Condition No. 21 of planning permission granted by An Bord Pleanala under Reg. Ref. S95A/0359 be strictly adhered to in respect of this proposal.

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.

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- 17 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £576,000 (five thousand and seven six thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a cash sum of £360,000 (three hundred and sixty thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

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.

- 18 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0175	
1. Location	Along boundary to Grosvenor Court, on part of former Holy Ghost Fathers Lands at Kimmage Manor, with entrance off Wainsfort Road, Dublin 6W.		
2. Development	Alterations to approved site layout (South Dublin County Council reg. ref. no. S95A/0359 and An Bord Pleanala Ref. PL.06S.098608) to substitute 20 two storey semi-detached houses and one two storey detached house for 24 two storey semi-detached houses, including change of house type.		
3. Date of Application	27/03/97	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 Rogersons Quay, Dublin 2.		
5. Applicant	Name: Flynn & O'Flaherty Properties Ltd., Address: 21 Pembroke Road, Ballsbridge, Dublin 2.		
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.	