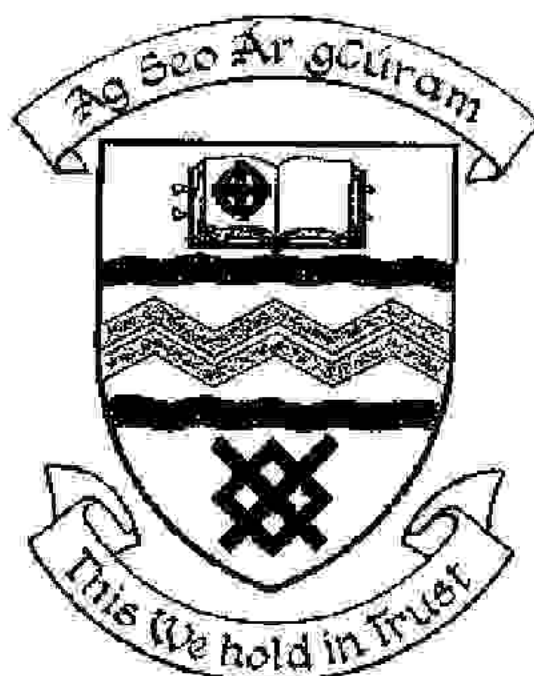


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0159	
1. Location	on lands located north of Monastery Road and bounded by the M50 and the Woodford Estate at Clondalkin, Co. Dublin.		
2. Development	Permanent retention of previously permitted dwellings (Reg. Ref. S95A/0032, S96A/0170, S96A/0469) due to minor deviations from approved layout comprising of Nos. 1-15 odd.		
3. Date of Application	21/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: O'Mahony Pike Architects, Address: Owenstown House, Fosters' Avenue, Blackrock,		
5. Applicant	Name: Highpark Properties, Address: 92 Upper Drumcondra Road, Dublin 9.		
6. Decision	O.C.M. No. 0937  Date 19/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1303  Date 03/07/97	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.	

# SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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O'Mahony Pike Architects,  
Owenstown House,  
Fosters' Avenue,  
Blackrock,  
Co. Dublin.

## 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 0937	Date of Decision 19/05/97
Register Reference S97A/0159	Date 21st March 1997

**Applicant** Highpark Properties,

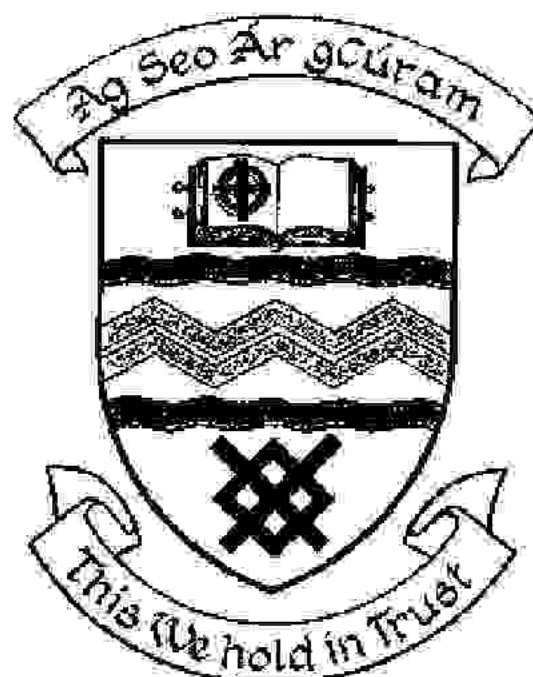
**Development** Permanent retention of previously permitted dwellings (Reg. Ref. S95A/0032, S96A/0170, S96A/0469) due to minor deviations from approved layout comprising of Nos. 1-15 odd.

**Location** on lands located north of Monastery Road and bounded by the M50 and the Woodford Estate at Clondalkin, Co. Dublin.

**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 (5) conditions.

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**Conditions and Reasons**

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of planning permission Ref. S95A/0032 as amended by permission Refs. S96A/0170 and S96A/0469, including the financial conditions thereof.

**REASON:**

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

- 2 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.

- 3 That the arrangements made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £480,000 (four hundred and eighty thousand pounds) or a Cash Lodgement in the sum of £300,000 (three hundred thousand pounds) as required by Condition No. 4 of planning permission granted under Reg. Ref. S95A/0032 be strictly adhered to in respect 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.

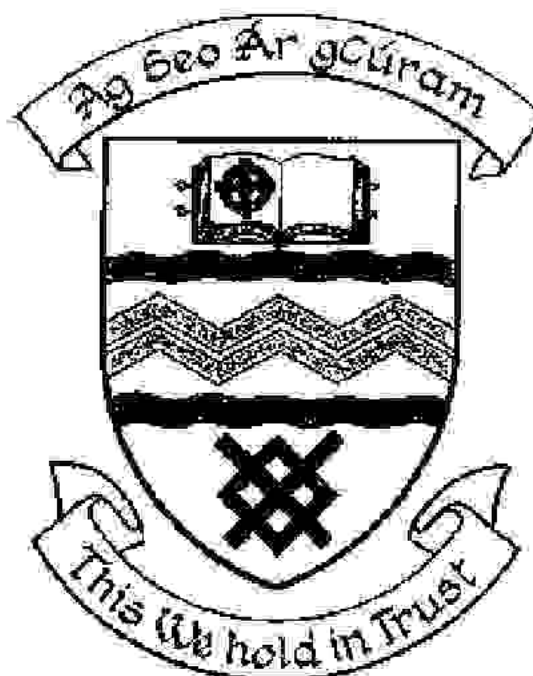
- 4 That the arrangements made with regard to the payment of the financial contribution in the sum of £183,000 (one hundred and eighty three thousand pounds) in respect of the overall development, as required by Condition No. 2 of planning permission granted under Reg. Ref. S95A/0032 be strictly adhered 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.

- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house in respect of the overall development, as required by Condition No. 33 of planning permission granted under Reg. Ref. S95A/0032 be strictly adhered to in respect of this proposal.

**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.

- (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.

.....*[Signature]*..... 2 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 0937	Date of Decision 19/05/97
Register Reference S97A/0159	Date 21st March 1997

**Applicant** Highpark Properties,

**Development** Permanent retention of previously permitted dwellings  
(Reg. Ref. S95A/0032, S96A/0170, S96A/0469) due to minor  
deviations from approved layout comprising of Nos. 1-15  
odd.

**Location** on lands located north of Monastery Road and bounded by the  
M50 and the Woodford Estate at Clondalkin, Co. Dublin.

**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 ( 5 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

19/05/97

O'Mahony Pike Architects,  
Owenstown House,  
Fosters' Avenue,  
Blackrock,  
Co. Dublin.

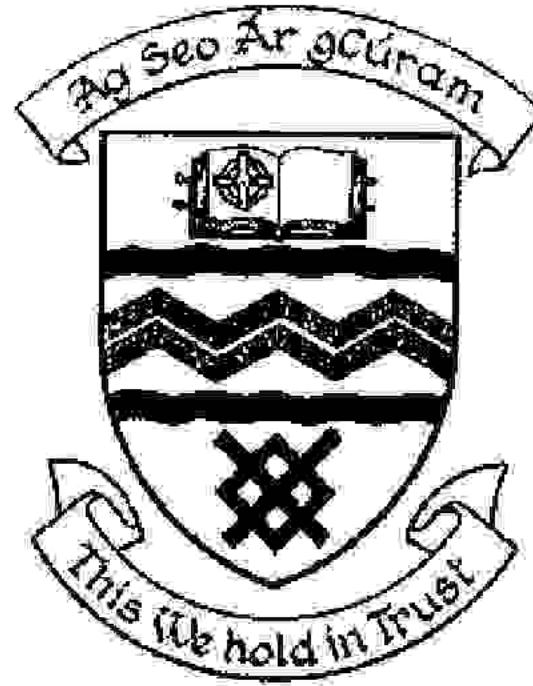


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~~REG REF. S97A/0159~~



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**Conditions and Reasons**

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REASON:  
In the interests of the proper planning and development of the area.
  
- 2 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.
  
- 3 That the arrangements made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £480,000 (four hundred and eighty thousand pounds) or a Cash Lodgement in the sum of £300,000 (three hundred thousand pounds) as required by Condition No. 4 of planning permission granted under Reg. Ref. S95A/0032 be strictly adhered to in respect 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.

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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.

- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house in respect of the overall development, as required by Condition No. 33 of planning permission granted under Reg. Ref. S95A/0032 be strictly adhered to in respect of this proposal.

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.