

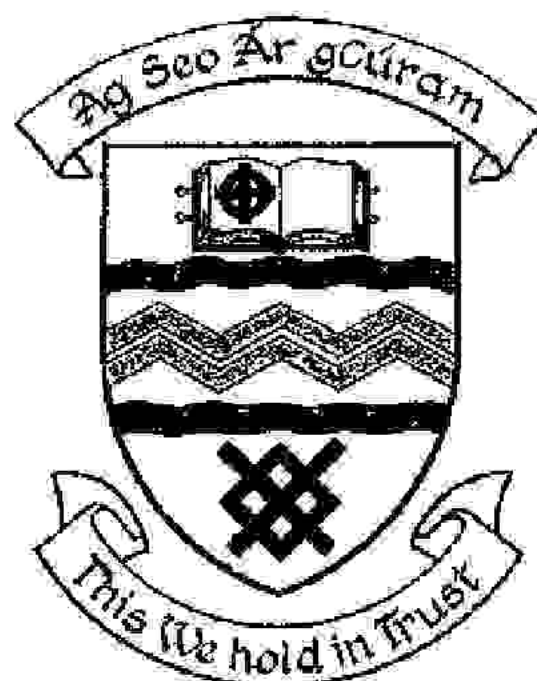
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0110	
1. Location	26-46 (even) and Nos. 37-71 (odd) Woodford Court; Nos. 1-47 (odd) and 2-42 (even) Monastery Gate Green; and Nos. 1-65 (odd) Monastery Gate Avenue; on lands located north of Monastery Rd. 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.		
3. Date of Application	04/03/97	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: Grunder Ltd., Address: 11 Leopardstown Grove, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 0824 Date 01/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1165 Date 16/06/97	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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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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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 1165	Date of Final Grant 16/06/97
Decision Order Number 0824	Date of Decision 01/05/97
Register Reference S97A/0110	Date 4th March 1997

Applicant Grunder Ltd.,

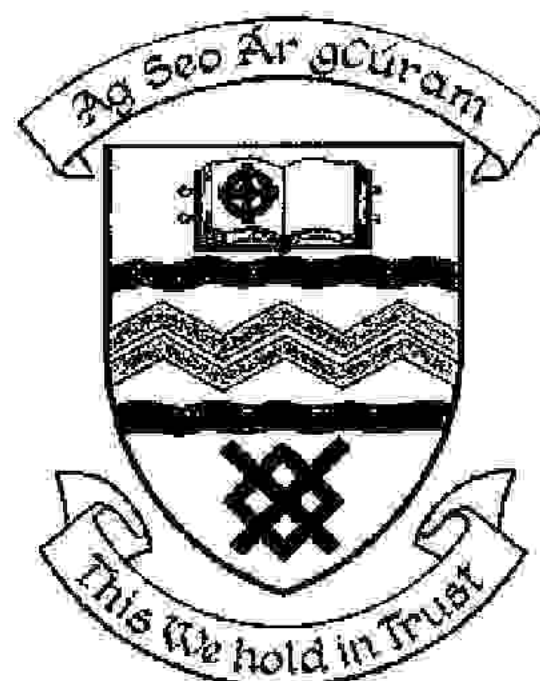
Development Permanent retention of previously permitted dwellings
(Reg. Ref. S95A/0032, S96A/0170, S96A/0469) due to minor
deviations from approved layout.

Location 26-46 (even) and Nos. 37-71 (odd) Woodford Court; Nos.
1-47 (odd) and 2-42 (even) Monastery Gate Green; and Nos.
1-65 (odd) Monastery Gate Avenue; on lands located north of
Monastery Rd. 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.
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.

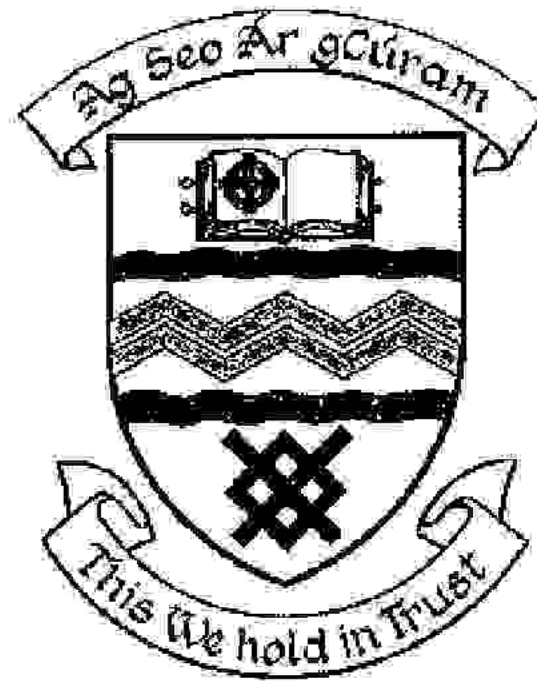
- 3 That the arrangements made with regard to the payment of the financial contribution in the sum of £183,000 (one hundred and eighty three thousand pounds) in respect of the overall development, as required by Condition No. 2 of planning permission granted under Reg. Ref. S95A/0032 be strictly adhered to in respect of this proposal.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 4 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.

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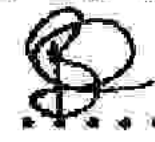
- 5 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £480,000 (four hundred and eight thousand pounds) or a Cash Lodgement in the sum of £300,000 (three hundred thousand pounds) as required by Condition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

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.
- (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.

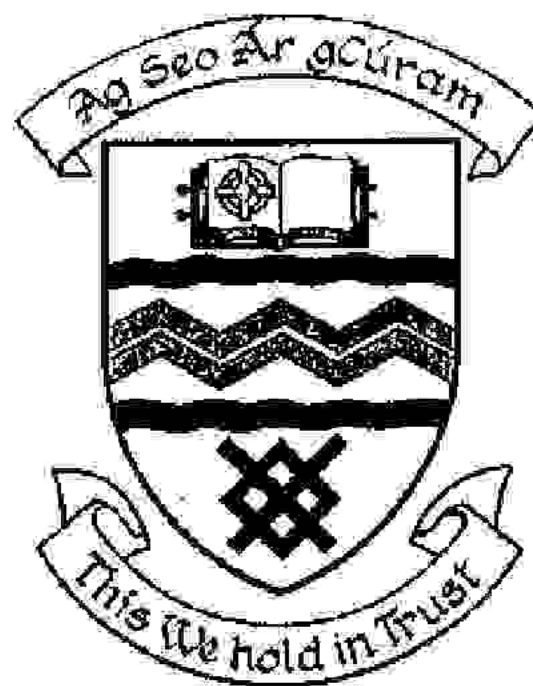
Signed on behalf of South Dublin County Council.

 16th June 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 0824	Date of Decision 01/05/97
Register Reference S97A/0110	Date 4th March 1997

Applicant Grunder Ltd.,

Development Permanent retention of previously permitted dwellings
(Reg. Ref. S95A/0032, S96A/0170, S96A/0469) due to minor
deviations from approved layout.

Location 26-46 (even) and Nos. 37-71 (odd) Woodford Court; Nos.
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1-65 (odd) Monastery Gate Avenue; on lands located north of
Monastery Rd. 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.

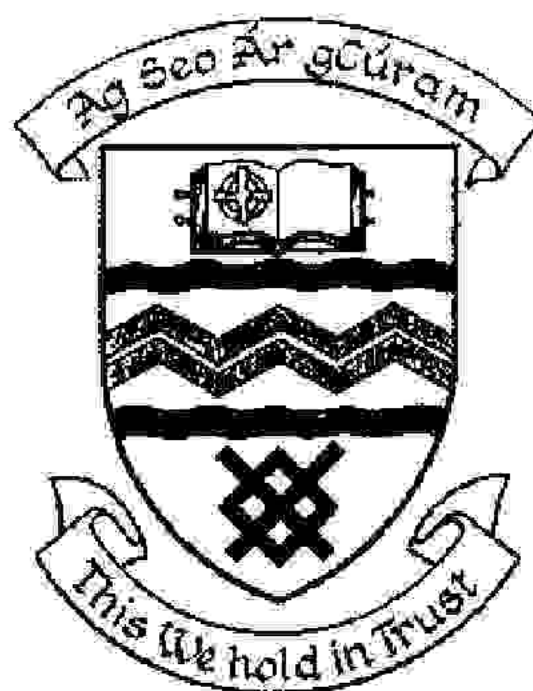
subject to the conditions (5) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

01/05/97

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

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~~REG REF. S97A/0110~~

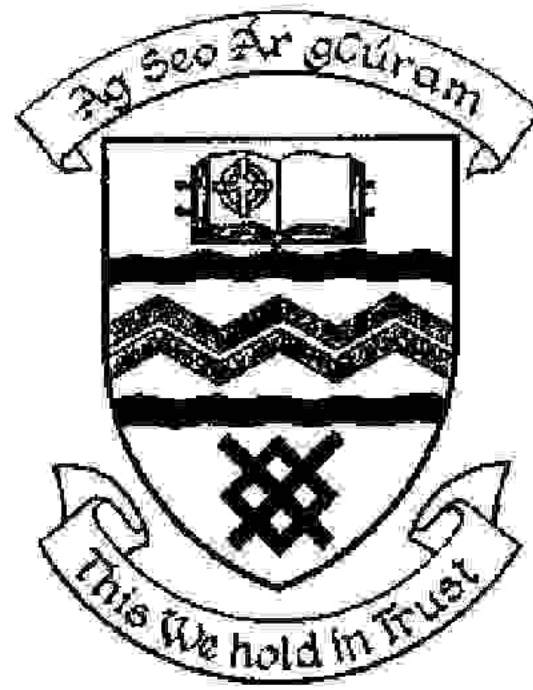
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- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of planning permission Ref. S95A/0032 as amended by permission Refs. S96A/0170 and S96A/0469.
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REG. REF. S97A/0110

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