

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0053	
1. Location	at rear of Nos. 2, 3, 6 and 7 Newtown Park with access through existing development at No. 1 Newtown Park, Blessington Road, Tallaght, Dublin 24.		
2. Development	Residential development consisting of 38 apartments in 3 no. two storey blocks at.		
3. Date of Application	06/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/04/97 2.	1. 18/04/97 2.
4. Submitted by	Name: Laurence Pierce Architects, Address: 80 Eccles Street, Dublin 7.		
5. Applicant	Name: Lismore Properties, Address: 17 Dame Court, Dublin 2.		
6. Decision	O.C.M. No. 1110 Date 10/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1482 Date 23/07/97	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

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Laurence Pierce Architects,
80 Eccles Street,
Dublin 7.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1482	Date of Final Grant 23/07/97
Decision Order Number 1110	Date of Decision 10/06/97
Register Reference S97A/0053	Date 18th April 1997

Applicant Lismore Properties,

Development Residential development consisting of 38 apartments in
3 no. two storey blocks at.

Location at rear of Nos. 2, 3, 6 and 7 Newtown Park with access
through existing development at No. 1 Newtown Park,
Blessington Road, Tallaght, Dublin 24.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/04/97 /18/04/97

A Permission has been granted for the development described above,
subject to the following (14) 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, as amended by submissions received on 26/3/97, 18/4/97 and 7/5/97 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 The external finish of the Blocks C, D and E shall match as closely as possible the external finish of Blocks A & B.
REASON:
 In the interest of visual amenity.

- 3 That each proposed apartment be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.

- 4 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.

- 5 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.

- 6 That no apartment 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.

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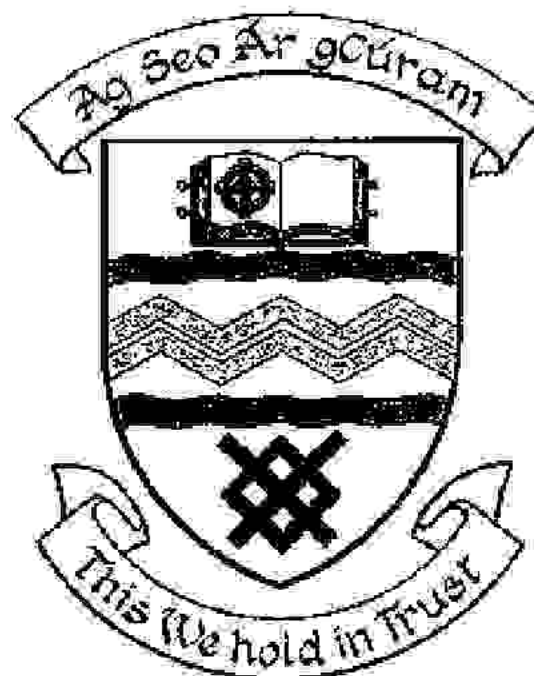
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- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 That all watermain 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.
- 9 A management company agreement broadly in line with that received by the Planning Authority on 7/5/97 shall be put in place for this development. Details to be submitted and agreed prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 10 That an acceptable name for the scheme and numbering of apartments be submitted for the written agreement of the Planning Authority prior to commencement of development on site.
REASON:
In the interest of the proper planning and development of the area.
- 11 That a financial contribution in the sum of £8,520 (eight thousand five hundred and twenty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of

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development on the site.

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.

- 12 That a financial contribution in the sum of money equivalent to the value of £25,900 (twenty five thousand nine hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the 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.

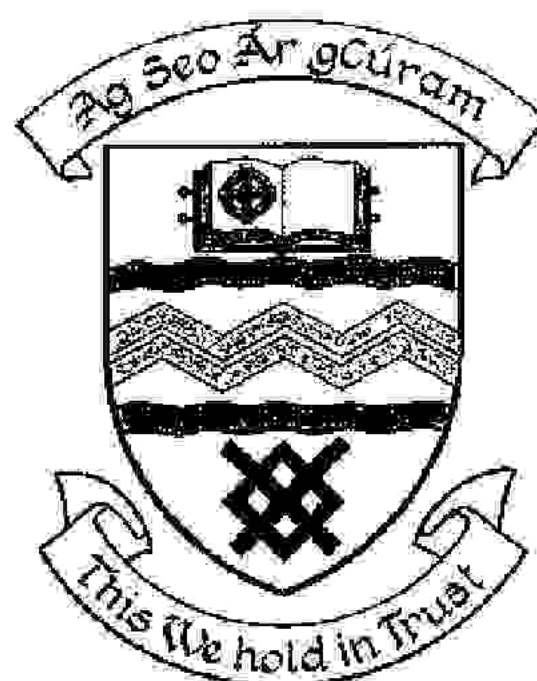
- 13 That a financial contribution in the sum of £19,000 (nineteen thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the 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 the provision and development of amenity lands in the area which will facilitate the proposed development.

- 14 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

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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 £20,000 (twenty 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 £20,000 (twenty 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 the Planning Authority.

REASON:

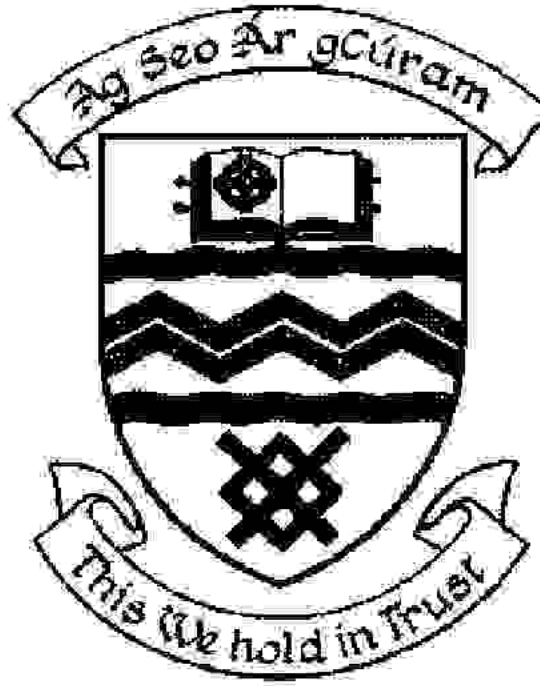
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.


 24 July 1997
 for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1110	Date of Decision 10/06/97
Register Reference S97A/0053	Date 6th February 1997

Applicant Lismore Properties,

Development Residential development consisting of 38 apartments in
3 no. two storey blocks at.

Location at rear of Nos. 2, 3, 6 and 7 Newtown Park with access
through existing development at No. 1 Newtown Park,
Blessington Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/04/97 /18/04/97

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.

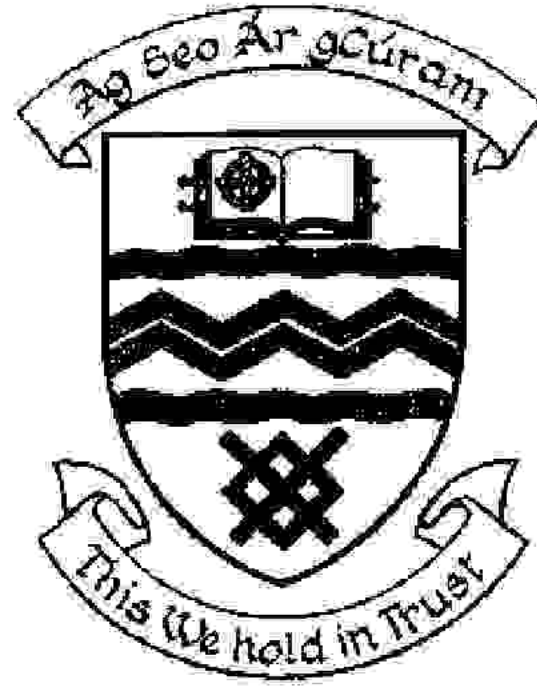
Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

10/06/97

Laurence Pierce Architects,
80 Eccles Street,
Dublin 7.

**SOUTH DUBLIN COUNTY COUNCIL
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Conditions and Reasons

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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 The external finish of the Blocks C, D and E shall match as closely as possible the external finish of Blocks A & B.
REASON:
In the interest of visual amenity.

- 3 That each proposed apartment be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

- 4 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.

- 5 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.

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REASON:

To protect the amenities of the area.

- 6 That no apartment 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.

- 7 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.

- 8 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.

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REASON:

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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 the provision and development of amenity lands in the area which will facilitate the proposed development.

- 14 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 £20,000 (twenty 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 £20,000 (twenty 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.

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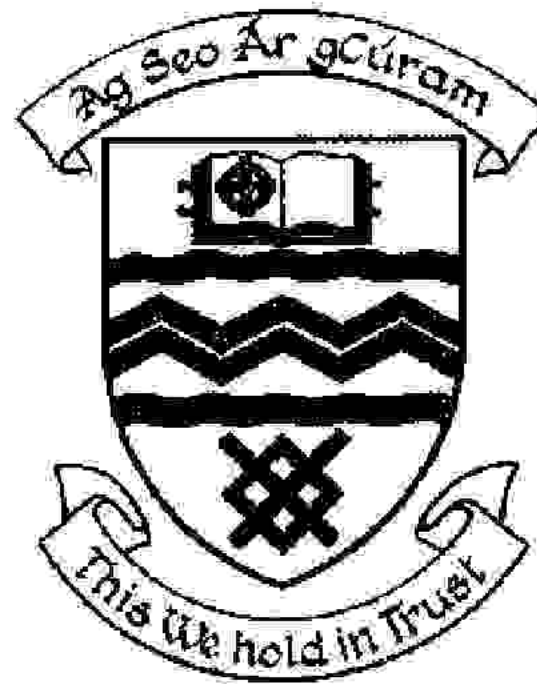
c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with the Planning Authority.

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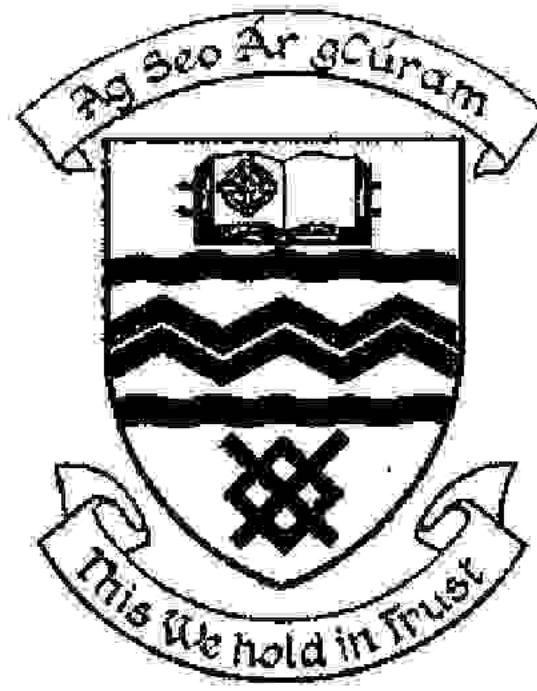
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REASON:

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

Decision Order Number 0606	Date of Decision 03/04/97
Register Reference S97A/0053	Date 6th February 1997

Applicant Lismore Properties,
Development Residential development consisting of 38 apartments in
3 no. two storey blocks at.

Location at rear of Nos. 2, 3, 6 and 7 Newtown Park with access
through existing development at No. 1 Newtown Park,
Blessington Road, Tallaght, Dublin 24.

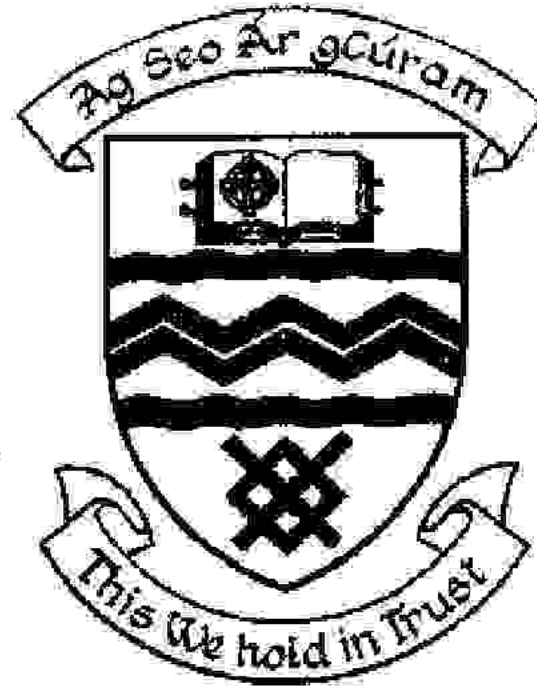
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 06/02/97 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 The applicant is requested to submit a fully detailed foul drainage layout for the entire site to include pipe sizes, gradients, invert and cover levels up to and including connection point to public foul sewer. Written evidence should be submitted of permission to cross land and enter sewers not in the applicants ownership.
 - 2 The applicant is requested to submit a fully detailed surface water drainage layout for the entire site to include pipe sizes, gradients, invert and cover levels up to and including connection point to public surface water sewer. Written evidence should be submitted of permission to cross land and enter sewers not in the applicants ownership.
 - 3 The applicant is requested to submit a detailed watermain layout for the entire development.
- Laurence Pierce Architects,
80 Eccles Street,
Dublin 7.

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- 4 The applicant is requested to submit a revised car parking layout for 88 cars in line with County Development Plan standards. Only 81 spaces are shown on drawings submitted.
- 5 The applicant is requested to submit detailed proposals for boundary treatments for all boundaries of the site indicating what boundary treatment exists currently and whether it is to be retained or replaced. Elevation and section drawings should be submitted for any new proposals. The applicant should indicate if any boundary treatment is proposed for the road frontage of the site.
- 6 The applicant is requested to submit proposals for clothes drying facilities for the development.
- 7 The applicant is requested to submit a sample management agreement for the development when completed.
- 8 The applicant is requested to submit revised drawings to show the following:
 - (a) omission of first floor living room windows in the gable elevation of Units 9 & 10, Block C;
 - (b) opaque glass in kitchen and bathroom windows of Units 33 & 37, Block E;
 - (c) proposals to preserve the privacy of the rear garden of the dormer bungalow immediately to the south of the site, particularly in relation to first floor windows in the southern elevation of Block E.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

03/04/97