

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0031	
1. Location	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 Pleanála Ref. PL.06S.098608) for three additional 2-storey dwellings, one detached and two semi detached, and for change of house type for three of the approved houses.		
3. Date of Application	28/01/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/02/97 2.	1. 12/02/97 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. 0672 Date 10/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1005 Date 26/05/97	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.	

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Registrar

Date

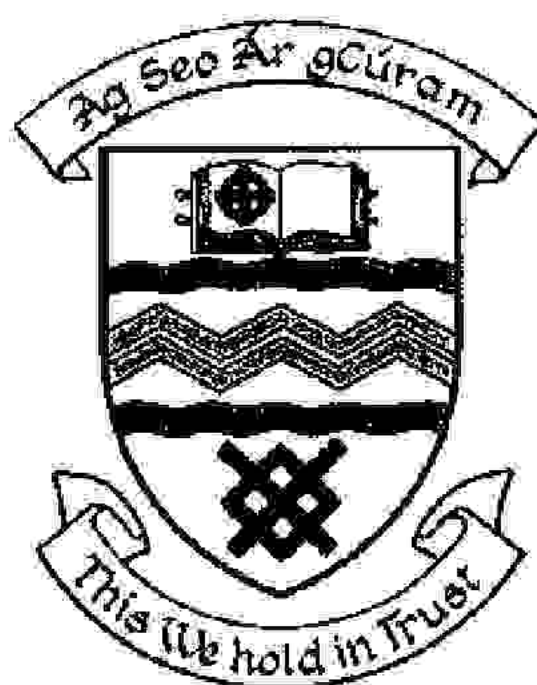
Receipt No.

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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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 1005	Date of Final Grant 26/05/97
Decision Order Number 0672	Date of Decision 10/04/97
Register Reference S97A/0031	Date 12th February 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) for three additional 2-storey dwellings, one detached and two semi detached, and for change of house type for three of the approved houses.

Location 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

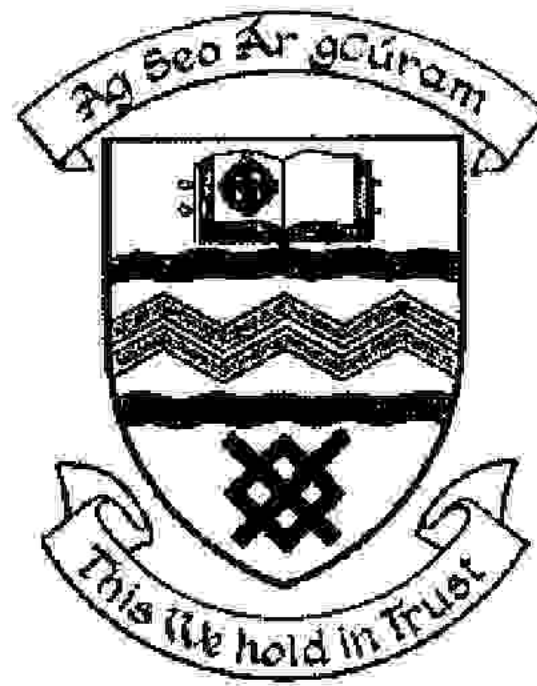
Additional Information Requested/Received 11/02/97 /12/02/97

A Permission has been granted for the development described above,
subject to the following (19) 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 otherwise be in accordance with conditions attached to the grant of permission under Reg. Ref. S95A/0359 and An Bord Pleanála Reg. Ref. PL.06.098608, 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.

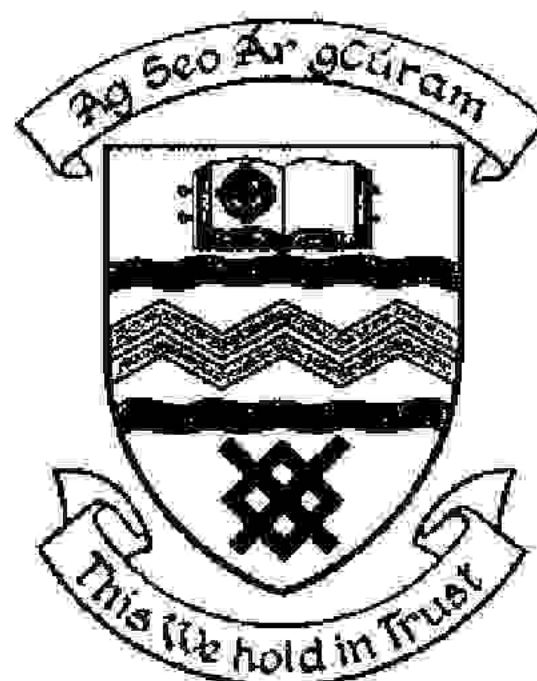
- 2 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1995 any extension or structure such as a shed to the rear of house no. 2 as indicated in drawings no. 9409 50 A (Jul'95) shall require a grant of permission.
REASON:
 In the interest of visual amenity of Wainsfort Manor Drive and 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.

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- 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 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 Planning Authority before construction.

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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 Register Reference 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 developer 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 Register Reference 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 developer should contribute towards the cost of providing the services.

- 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 Register Reference S95A/0359 be strictly adhered to in respect of this proposal.

REASON:

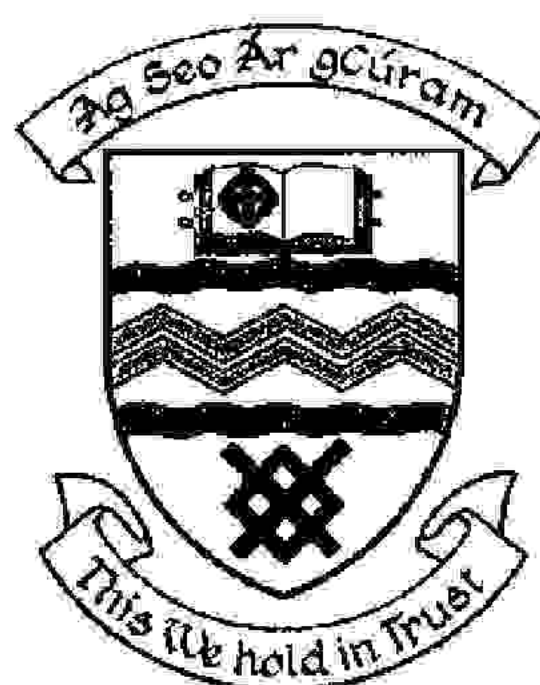
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 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 hundred and seventy 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:

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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 With regard to the extra houses a financial contribution in the sum of £1,000 (one thousand pounds) PER HOUSE shall 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.

- 19 With regard to the 3 additional houses a financial contribution in the sum of money equivalent to the value of £450 (four hundred and fifty pounds) PER HOUSE 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:

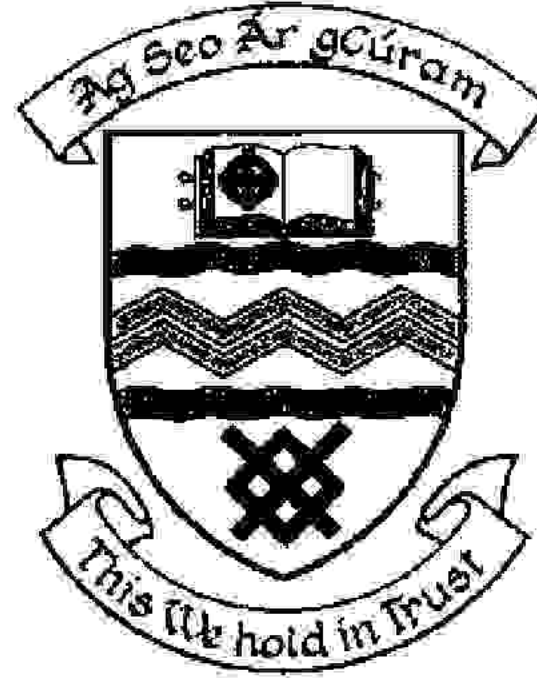
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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

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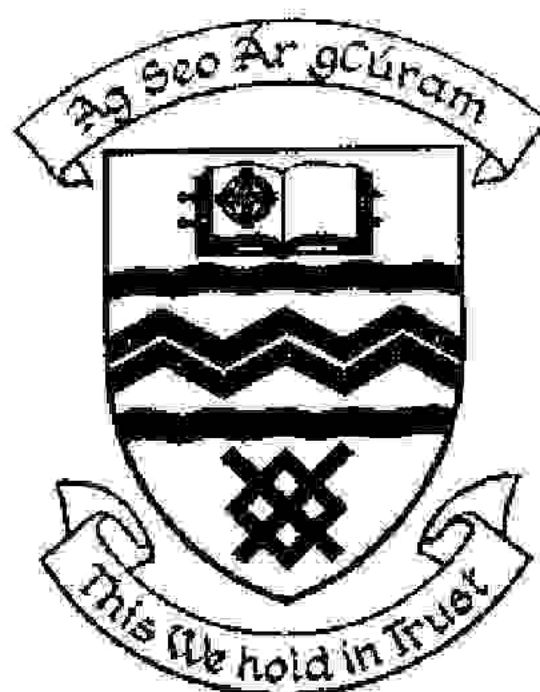
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- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must 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.

*28th* May 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 0672	Date of Decision 10/04/97
Register Reference S97A/0031	Date 28th January 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) for three additional 2-storey dwellings, one detached and two semi detached, and for change of house type for three of the approved houses.

Location 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 11/02/97 /12/02/97

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 (19) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

10/04/97

O'Muire Smyth Architects,
Columbia Mills,
14-15 Sir John Rogersons Quay,
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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 otherwise be in accordance with conditions attached to the grant of permission under Reg. Ref. S95A/0359 and An Bord Pleanála Reg. Ref. PL.06.098608, 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 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1995 any extension or structure such as a shed to the rear of house no. 2 as indicated in drawings no. 9409 50 A (Jul'95) shall require a grant of permission.
REASON:
In the interest of visual amenity of Wainsfort Manor Drive and 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.

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REG. REF. S97A/0031

- 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.
- 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:

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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 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:

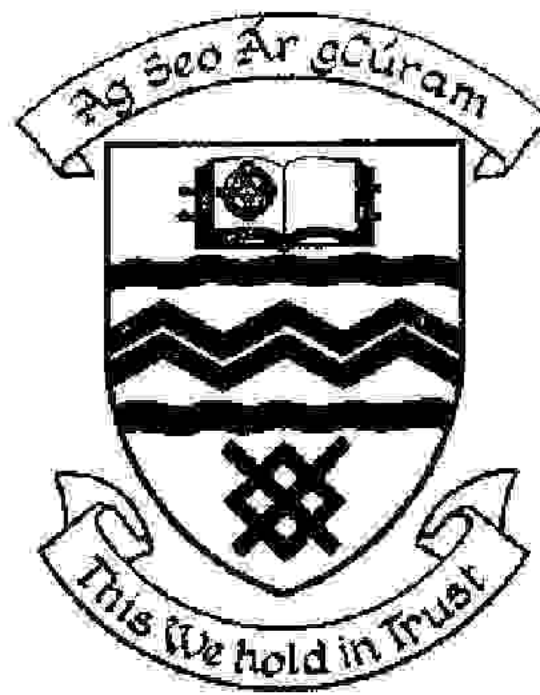
To protect the amenities of the area.

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- 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 Register Reference 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 developer 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 Register Reference S95A/0359 be strictly adhered to in respect of this proposal.

REASON:

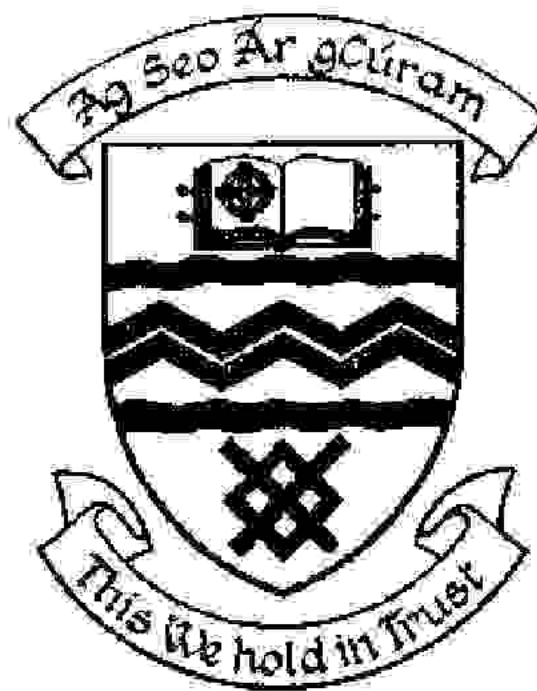
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 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 Register Reference 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

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reasonable that the developer 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 hundred and seventy 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 With regard to the extra houses a financial contribution in the sum of £1,000 (one thousand pounds) PER HOUSE shall 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

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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.

- 19 With regard to the 3 additional houses a financial contribution in the sum of money equivalent to the value of £450 (four hundred and fifty pounds) PER HOUSE 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.

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

Order Number 0261	Date of Order 11/02/97
Register Reference S97A/0031	Date 28th January 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) for three additional 2-storey dwellings, one detached and two semi detached, and for change of house type for three of the approved houses.

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

Dear Sir/Madam,

An inspection carried out on 5/02/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

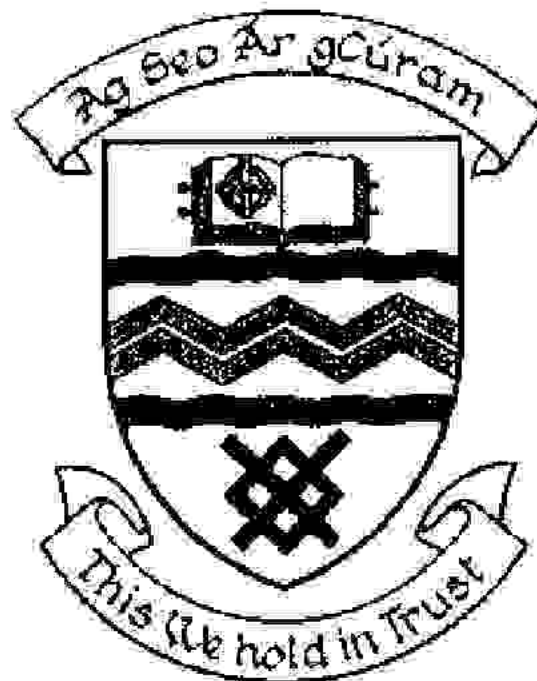
- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road

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REG REF. S97A/0031



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0111

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3. Must be headed "Application to Planning Authority."
4. Must state:
- (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,


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for Senior Administrative Officer.

11/02/97