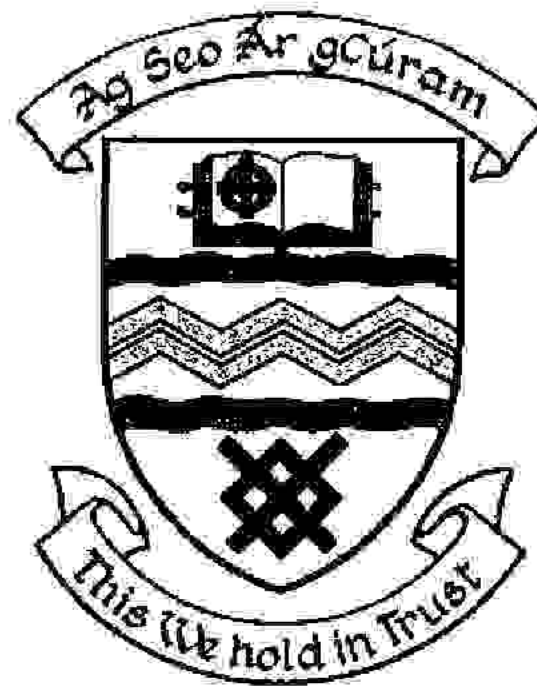


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0488	
1. Location	The Old Mill, Edmondstown Road, Rathfarnham, Dublin 14, (opp. the entrance to Springvale).		
2. Development	Six 2-storey houses over six ground-based apartments in a 3-storey block.		
3. Date of Application	12/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/10/96 2.	1. 09/10/96 2.
4. Submitted by	Name: Conroy Crowe Kelly Architects, Address: 65 Merrion Sq., Dublin 2.		
5. Applicant	Name: Luxury Homes Ltd., Address: Ballygaddy Road, Tuam, Co. Galway.		
6. Decision	O.C.M. No. 0005 Date 06/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0360 Date 20/02/97	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.	

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Conroy Crowe Kelly Architects,
65 Merrion Sq.,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant order Number 0360	Date of Final Grant 20/02/97
Decision Order Number 0005	Date of Decision 06/01/97
Register Reference S96A/0488	Date 9th October 1996

Applicant Luxury Homes Ltd.,

Development Six 2-storey houses over six ground-based apartments in a
3-storey block.

Location The Old Mill, Edmondstown Road, Rathfarnham, Dublin 14,
(opp. the entrance to Springvale).

Floor Area 998.000 Sq Metres

Time extension(s) up to and including 08/01/97

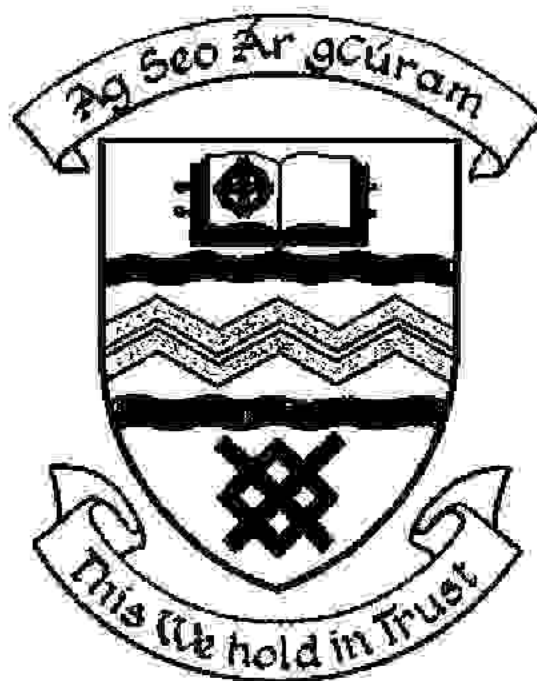
Additional Information Requested/Received 03/10/96 /09/10/96

A Permission has been granted for the development described above,
subject to the following (19) Conditions.

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Conditions and Reasons

- 1 This permission is for eight dwelling units only and all development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by additional information received on 10th December 1996, 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 details of the location and design of the junction with Edmondstown Road, and design, material and construction of kerbing, footpaths and access road be agreed in writing with the Roads Department of South Dublin County Council before commencement of any development on site.
REASON:
 In the interest of traffic safety and orderly development of the area.

- 3 That a comprehensive tree survey be submitted prior to the commencement of works on site, indicating the location, species, age, condition, crown spread and height of tree. Information shall be given on the proposals for removal/retention of these trees and measures proposed to protect them during the course of development.
REASON:
 In the interest of the residential amenities of the area and in the interest of proper planning and development of the area.

- 4 Prior to commencement of works on site the developer shall agree with the Parks and Landscape Service Department of the County Council and submit to the Planning Authority a detailed landscape plan for the site and the roadside margin fronting the proposed development.
REASON:
 In the interest of the residential amenities of the area and in the interest of proper planning and development of the area.

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- 5 That details of the boundary treatment between the proposed terraced gardens and the public open space to the east at Edmondstown Court be submitted and agreed with the Planning Authority prior to commencement of development works on site as the existing metal rail is unacceptable.
REASON:
In the interest of the residential amenities of the area and in the interest of proper planning and development of the area.

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

 - 7 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.

 - 8 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.

 - 9 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.

 - 10 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.

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- 11 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.
- 12 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.
- 13 That all watermain tappings, 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.
- 14 That a structural engineer be present on site at all times during construction of the retaining wall and terraced gardens. As constructed drawings to be submitted to the Planning Authority on completion of the development.
REASON:
In the interest of the proper planning and development of the area.
- 15 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 16 That a financial contribution in the sum of £2,400 (two thousand four hundred pounds) be paid by the proposer to

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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 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.

- 17 That a financial contribution in the sum of £6,000 (six thousand pounds) be paid by the proposed to South Dublin County Council towards the cost of the development of Class 1 recreational facilities on the major open space areas of Edmondstown and Rathfarnham Castle Park which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

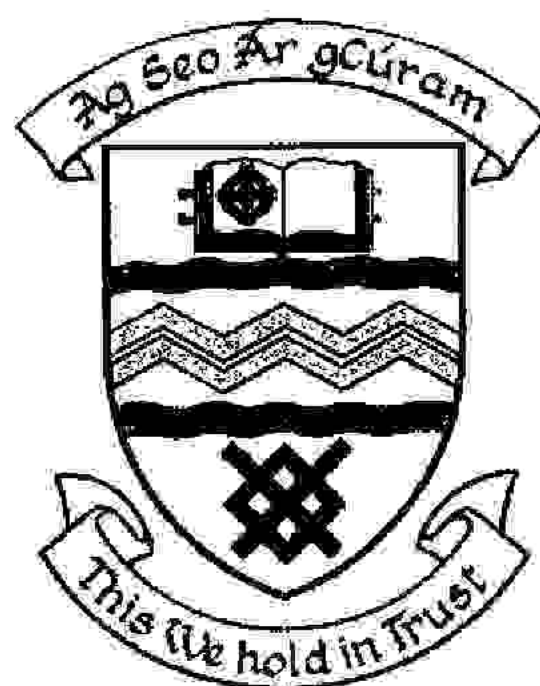
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- 18 That a financial contribution in the sum of money equivalent to the value of £5,200 (five thousand two 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.

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19 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewer, watermains or drains has been given by:-

- a. Lodgement with the company of an approved bond or letter of guarantee in the sum of £5,000 (five thousand pounds);
- b. Lodgement with the company of a cash sum of £5,000 (five thousand pounds) to be applied by the Council at its absolute discretion of such services are not provided to it satisfaction.


REASON:

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

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.


.....February 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2344	Date of Decision 05/12/96
Register Reference S96A/0488	Date 12th September 1996

Applicant Luxury Homes Ltd.,
App. Type Permission
Development Six 2-storey houses over six ground-based apartments in a
 3-storey block.

Location The Old Mill, Edmondstown Road, Rathfarnham, Dublin 14,
 (opp. the entrance to Springvale).

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 08/01/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

06/12/96

Conroy Crowe Kelly Architects,
65 Merrion Sq.,
Dublin 2.

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

Order Number 1914	Date of Order 02/10/96
Register Reference S96A/0488	Date 12th September 1996

Applicant Luxury Homes Ltd.,

Development six 2-storey houses over six ground-based apartments in a
 3-storey block.

Location The Old Mill, Edmondstown Road, Rathfarnham, Dublin 14,
 (opp. the entrance to Springvale).

Dear Sir/Madam,

An inspection carried out on 25/09/96 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) a copy of the text of the notice
- (b) a plan 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
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.

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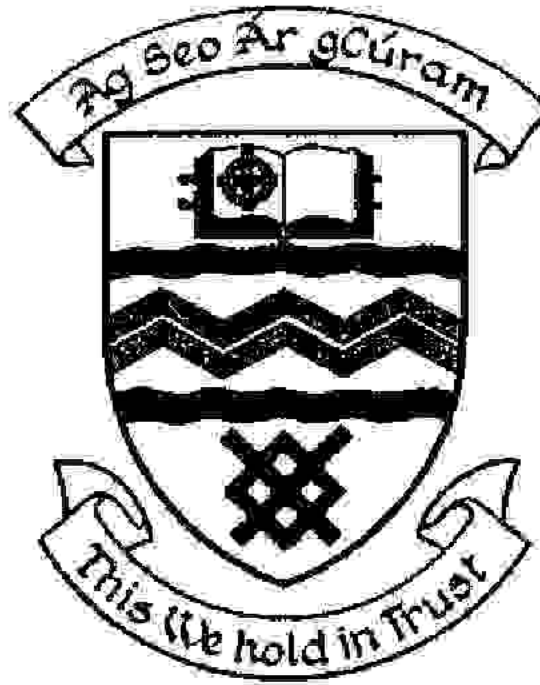
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REG REF. S96A/0488



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-
- (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,

.....
for Senior Administrative Officer.

03/10/96