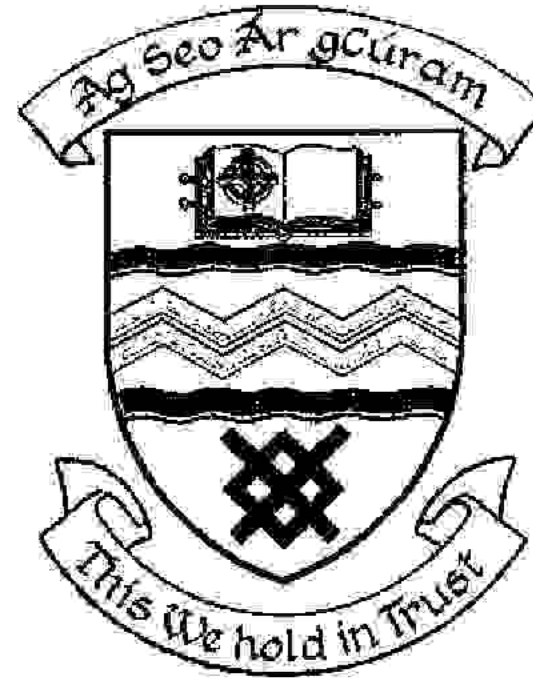


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0470	
1. Location	site between house numbers 88 and 95 Monksfield Heights, Clondalkin, Dublin 22.		
2. Development	2 No. 2 storey dwellings.		
3. Date of Application	28/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/11/96 2.	1. 28/05/97 2.
4. Submitted by	Name: O'Mahony Pike Architect, Address: Owenstown house, Owenstown Park, Blackrock,		
5. Applicant	Name: Western Investments Ltd. Address: 11 Leopardstown Grove, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 1863  Date 17/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3067  Date 30/10/97	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**

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

Telefon: 01-462 0000  
Facs: 01-462 0104



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

Telephone: 01-462 0000  
Fax: 01-462 0104

O'Mahony Pike Architect,  
Owenstown house,  
Owenstown Park,  
Blackrock,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number 3067</b>	<b>Date of Final Grant 30/10/97</b>
<b>Decision Order Number 1863</b>	<b>Date of Decision 17/09/97</b>
<b>Register Reference S96A/0470</b>	<b>Date 28th May 1997</b>

**Applicant** Western Investments Ltd.

**Development** 2 No. 2 storey dwellings.

**Location** site between house numbers 88 and 95 Monksfield Heights,  
Clondalkin, Dublin 22.

**Floor Area** 0.000 Sq Metres

**Time extension(s) up to and including** 01/12/96

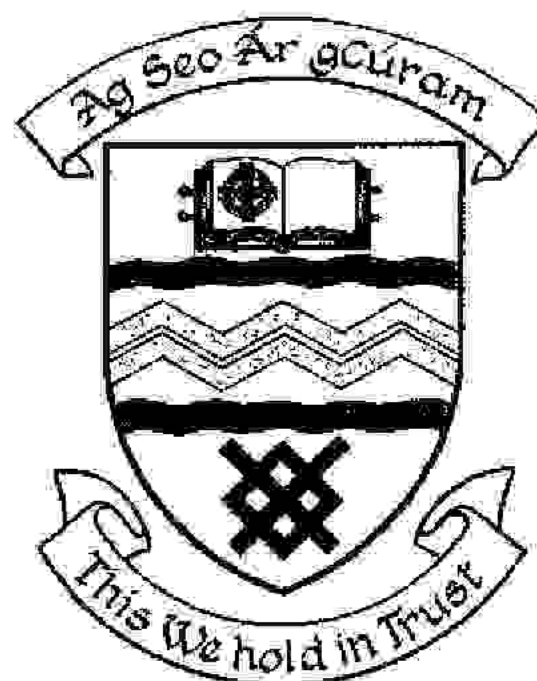
**Additional Information Requested/Received** 28/11/96 /28/05/97

A Permission has been granted for the development described above,  
subject to the following (13) Conditions.

REG REF. S96A/0470 SOUTH DUBLIN COUNTY COUNCIL  
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**Conditions and Reasons**

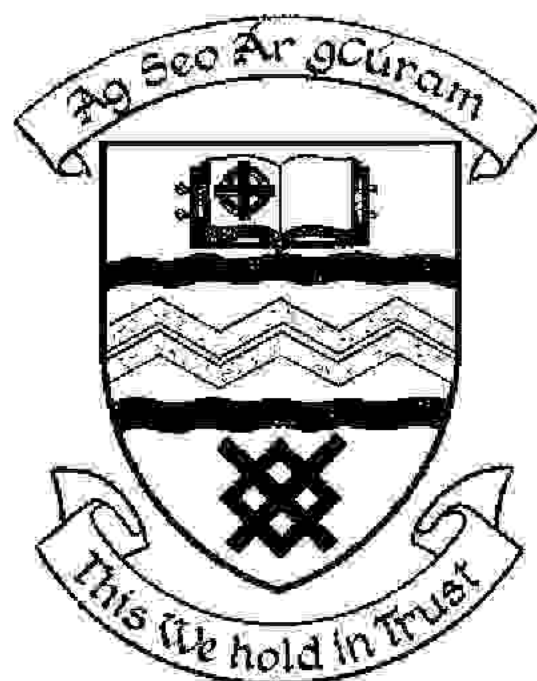
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 External finishes and boundary treatment to the proposed dwellings, including roof materials and colours, shall be in keeping with finishes on adjoining dwellings.  
REASON:  
In the interests of residential amenity.
- 3 Prior to the first occupation of each dwelling front side and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.  
REASON:  
In the interests of the proper planning and development of the area, visual and residential amenity.
- 4 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.  
REASON:  
In the interests of residential amenity.
- 5 That each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 6 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.
- 7 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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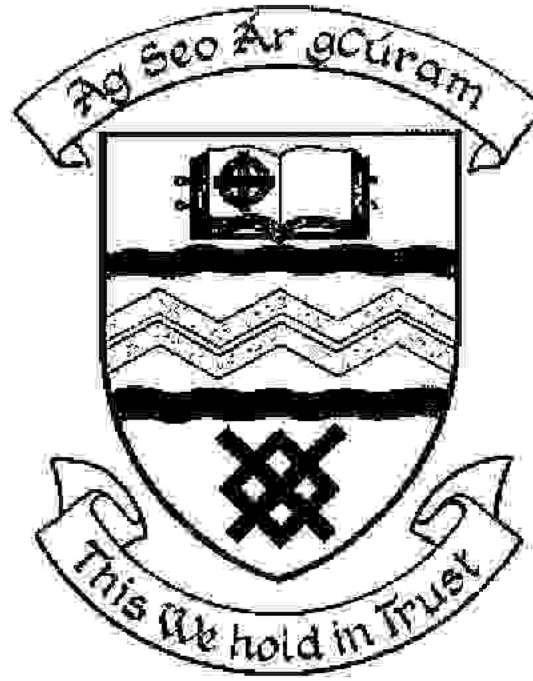
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- 8 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.  
REASON:  
In the interest of the proper planning and development of the area.
- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular the applicant shall submit fully detailed foul and surface water drainage layout including pipe sizes, gradients, cover and invert levels up to and including discharge to public sewer and ensure full and complete separation of foul and surface water systems.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 10 The footpath and kerb at the site frontages shall be dished and ramped to the satisfaction of the Planning Authority.  
REASON:  
In the interests of the proper planning and development of the area.
- 11 That a financial contribution in the sum of money equivalent to the value of £1,600 (one thousand, six 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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- 12 That a financial contribution in the sum of £1,500 (one thousand, five hundred 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 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.


- 13 That a financial contribution in the sum of £2,000 (two thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and developemnt 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.

- (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.

 ..... 30 November 1997  
for SENIOR ADMINISTRATIVE OFFICER



**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

<b>Decision Order Number</b> 2300	<b>Date of Decision</b> 28/11/96
<b>Register Reference</b> S96A/0470	<b>Date</b> 2nd September 1996

**Applicant** Western Investments Ltd.  
**Development** 2 No. 2 storey dwellings.

**Location** site between house numbers 88 and 95 Monksfield Heights,  
Clondalkin, Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 02/09/96 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 Full details of proposed foul water, surface water drainage and water supply details for the application site are required.
- 2 Written confirmation from the owner of the above services giving permission to make the appropriate connections to the services is required.

Signed on behalf of South Dublin County Council

.....<sup>LB</sup>.....  
for Senior Administrative Officer

O'Mahony Pike Architect,  
Owenstown house,  
Owenstown Park,  
Blackrock,  
Co. Dublin.

28/11/96

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Decision Order Number 2104	Date of Decision 31/10/96
Register Reference S96A/0470	Date 2nd September 1996

**Applicant** Western Investments Ltd.  
**App. Type** Permission  
**Development** 2 No. 2 storey dwellings.

**Location** site between house numbers 88 and 95 Monksfield Heights,  
Clondalkin, Dublin 22.

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 01/12/96

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

31/10/96

O'Mahony Pike Architect,  
Owenstown house,  
Owenstown Park,  
Blackrock,  
Co. Dublin.

TS/CF/9616.03  
31st October 1996



**O'MAHONY  
PIKE**

Architects  
Urban Designers  
Interior Designers

Owenstown House  
Foster's Avenue  
Blackrock, Co. Dublin  
Tel: 283 2571. Fax: 283 3126

Attn: S Worrell  
South Dublin County Council  
Town Centre  
Tallaght  
Dublin 24

**Re: Extension of Time**  
**2 No. 2 storey dwellings on a site between house numbers 88 and 95**  
**Monksfield Heights, Clondalkin, Dublin 22 for Western Investments Ltd.**  
**Reg Ref: S96A/0470**

Dear Sirs

We wish to apply in accordance with Section 26 (4A) of the Local Government (Planning & Development) Act, 1963 as amended by Section 39(F) of the Local Government (Planning & Development) Act, 1976 for an extension of the time for considering the above application up to and including 1st December 1996.

Yours faithfully

Tom Sweetman for  
O'MAHONY PIKE ARCHITECTS

Directors:

James Pike, Dip. Arch., F.R.I.A.I., R.I.B.A.  
John O'Mahony Dip. Arch., M.R.I.A.I.