

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0469
1. Location	Lands located north of Monastery Road and bounded by the M50 and the Woodford Estate at Clondalkin, Dublin 22.	
2. Development	Alteration to permitted development Reg. Ref. S95A/0032 and S96A/0170 comprising of (a) omission of House No. 160 (on Drawing No. SL3C - previous application). (b) omission of House Nos. 197, 198, 199, 200 and 201 (on Drawing No. SL3C - previous application). (c) omission of side passage to House No. 15 (on Drawing No. SL3C - previous application). (d) addition of 2 storey house Nos. 20, 22, 24, 26, 28, 30, 32, 34, 36, 38 and 40 (Drawing No. D103 present application) and associated site works.	
3. Date of Application	02/09/96	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. 2105 Date 31/10/96	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2416 Date 13/12/96	Effect

8.	Appeal Notified		
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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O'Mahony Pike Architects,
Owenstown House,
Fosters' Avenue,
Blacrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2416	Date of Final Grant 13/12/96
Decision Order Number 2105	Date of Decision 31/10/96
Register Reference S96A/0469	Date 2nd September 1996

Applicant Grunder Ltd.

Development Alteration to permitted development Reg. Ref. S95A/0032 and S96A/0170 comprising of (a) omission of House No. 160 (on Drawing No. SL3C - previous application). (b) omission of House Nos. 197, 198, 199, 200 and 201 (on Drawing No. SL3C - previous application). (c) omission of side passage to House No. 15 (on Drawing No. SL3C - previous application). (d) addition of 2 storey house Nos. 20, 22, 24, 26, 28, 30, 32, 34, 36, 38 and 40 (Drawing No. D103 present application) and associated site works.

Location Lands located north of Monastery Road and bounded by the M50 and the Woodford Estate at Clondalkin, Dublin 22.

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,

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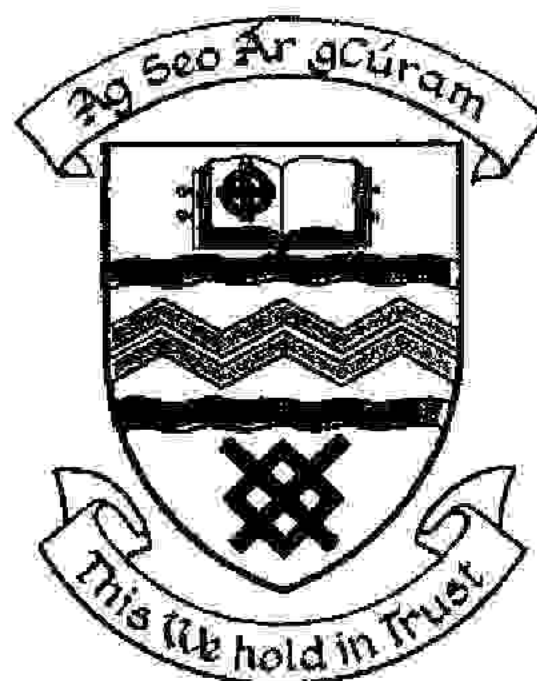


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subject to the following (6) Conditions.

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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, layout as amended by plans lodged on 14/10/96, 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 That the section of the main access road to the site, from Monastery Road to the first junction, shall be upgraded to Local Distributor Road Standard (i.e. 7.5 metre carriageway within a 17 metre wide reservation). The layout to be amended and agreed prior to commencement of development.
REASON:
To comply with relevant County Council Standards for residential access roads.

- 3 The development shall be carried out in conformity with conditions Nos. 1, 3, 5 to 32 inclusive and 34 of the decision to grant permission by Order No. 2199 dated 14/12/95 Reg. Ref. S95A/0032 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.
REASON:
In the interest of the proper planning and development of the area.

- 4 That arrangements be made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £480,000 (four hundred and eighty thousand pounds) or a cash lodgement of £300,000 (three hundred thousand pounds) in respect of the overall development, required by Condition No. 4 of planning permission granted under Reg. Ref. S95A/0032 in respect of the above proposals.
REASON:

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In the interest of the proper planning and development of the area.

- 5 That arrangements be made for 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 required by Condition No. 2 of planning permission granted under Reg. Ref. S95A/0032 in respect of the above proposal.

REASON:

In the interest of the proper planning and development of the area.

- 6 That arrangements be made for the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house in respect of the overall development required by Condition No. 33 of planning permission granted under Reg. Ref. S95A/0032 in respect of the above proposal.

REASON:

In the interest of the proper planning and development of the area.

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.


16th December 1996
 for SENIOR ADMINISTRATIVE OFFICER