

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0423	
1. Location	Access via roundabout on a newly constructed Scholarstown/Killininny Link Road and local access from Oldcourt Avenue, Killininny, Ballycragh.		
2. Development	49 No. residential units consisting of 33 No. 3 and 4 bed 2 storey houses and 16 No. maisonettes in 2 No. 2 storey blocks (alternative commercial use sought for units nos. 48 and 49) along with all associated site works, forming Phase 4B of overall Action Plan Area for 127 acres which has the benefit of Outline Permission Reg. Ref. 92A/1885. The proposed Link Road Public Open Space and Outfall Sewers have been the benefit of a previous Approval Reg. Ref. S94A/0335.		
3. Date of Application	29/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 26/09/98 2.	1. 29/04/97 2.
4. Submitted by	Name: Fenton-Simons, Planning & Dev. Constls., Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Maplewood Homes Ltd., Address: 222-224 Harolds Cross Road, Dublin 6W.		
6. Decision	O.C.M. No. 1262 Date 26/06/97	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. Date	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
Local Government
(Planning & Development)
Acts 1963 to 1993
Planning Register (Part 1)

Plan Register No.

S96A/0423

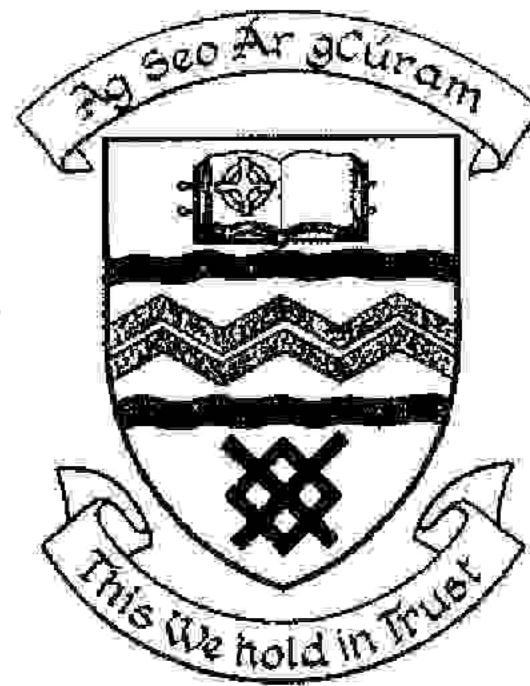
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(a) Requested (b) Received
- 3a. Type of Application Approval 1. 20/08/96 1. 23/08/96
2. 2.
4. Submitted by Name: Fenton-Simons, Planning & Dev. Constls.,
Address: 29 Fitzwilliam Place, Dublin 2.
5. Applicant Name: Maplewood Homes Ltd.,
Address: 222-224 Harolds Cross Road, Dublin 6W.
6. Decision O.C.M. No. 1904 Effect
FI REQUEST ADDITIONAL
Date 26/09/96 INFORMATION
7. Grant O.C.M. No. Effect
Date
8. Appeal Lodged
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0 0 0
12. Revocation or Amendment

[illegible]

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

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

Decision Order Number 1262	Date of Decision 26/06/97
Register Reference S96A/0423	Date 25th July 1996

Applicant Maplewood Homes Ltd.,

Development 49 No. residential units consisting of 33 No. 3 and 4 bed 2 storey houses and 16 No. maisonettes in 2 No. 2 storey blocks (alternative commercial use sought for units nos. 48 and 49) along with all associated site works, forming Phase 4B of overall Action Plan Area for 127 acres which has the benefit of Outline Permission Reg. Ref. 92A/1885. The proposed Link Road Public Open Space and Outfall sewers have been the benefit of a previous Approval Reg. Ref. S94A/0335.

Location Access via roundabout on a newly constructed Scholarstown/Killininny Link Road and local access from Oldcourt Avenue, Killininny, Ballycragh.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/09/98 /29/04/97

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 APPROVAL** in respect of the above proposal.

subject to the conditions (27) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

26/06/97

Fenton-Simons, Planning & Dev. Constls.,
29 Fitzwilliam Place,
Dublin 2.

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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 Additional Information received by the Planning Authority on 29.04.1997, 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 This approval is subject to the relevant conditions of the parent approval for this site Ref. S94A/0335.
REASON:
In the interest of the proper planning and development of the area.
- 3 The reserved site shall be kept free of housing development and shall be for community related uses. The area shall be cleared of all rubble and debris and shall be levelled and planted with grass. The boundary with the additional parking area shall be a 2.0m high steel railings which shall be removed when development of the reserved site commences. Vehicular entrance to the site shall be by way of the neighbourhood centre car park. The northern boundary of the reserved site shall be a plinth wall and railings 2.0m high in place of a 2.0m high wall. The boundary with housing to the south shall be a similar plinth wall and railing which

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shall extend along the entire boundary of the car park and reserved site where it abuts housing.

REASON:

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

- 4 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 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 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.

- 7 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:

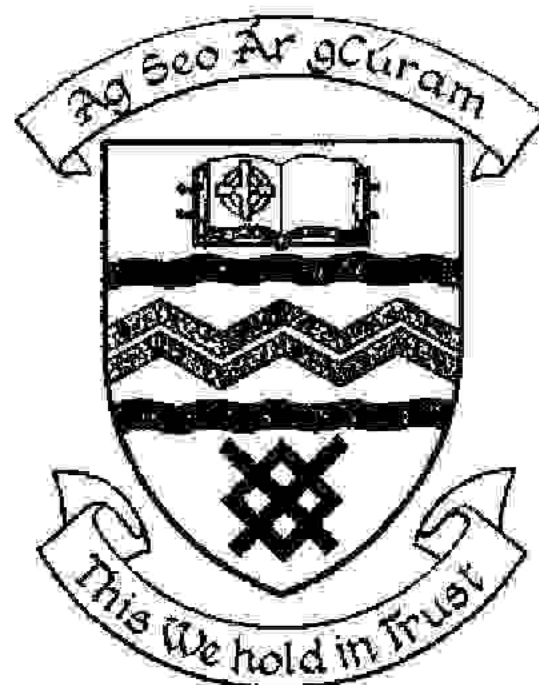
In the interest of amenity and public safety.

- 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.

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- 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 an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
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, watermain 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.

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REASON:

To protect the amenities of the area.

- 14 At least two parking spaces shall be provided for each maisonette unit in front of or to the side of each unit.

REASON:

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

- 15 Units 48 and 49 shall be for residential use only. All units within this development shall be for residential use only.

REASON:

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

- 16 Prior to the occupation of any maisonette, the developer shall put in place a management company for the management of the 16 maisonette units and surrounding areas.

REASON:

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

- 17 All roads, paths and turning areas shall be constructed to the standards of the Roads Department, South Dublin County Council.

REASON:

In the interest of traffic safety.

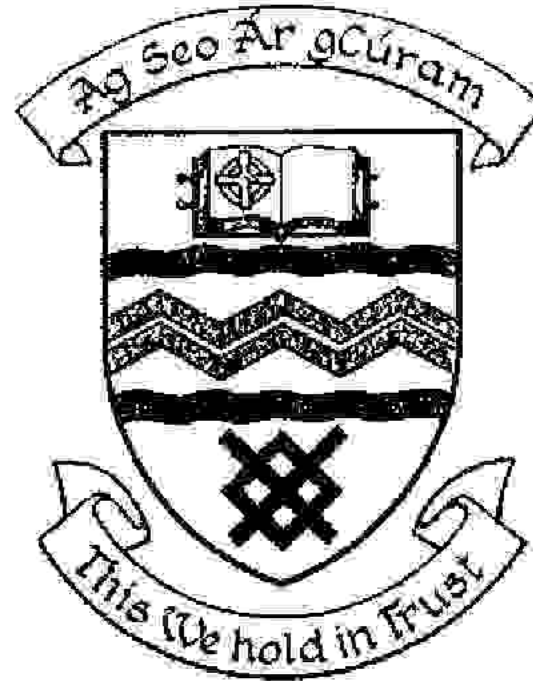
- 18 The proposed foul and surface water sewers in Class 1 public open space area to the east of the proposed site shall be rerouted to follow the alignment of the Loop Road (Road 12) and the Killinenny/Scholarstown Link Road.

REASON:

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

- 19 The boundary of the site with the internal loop road shall be a simple railings.

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REASON:

In the interest of visual amenity.

- 20 Prior to the commencement of development on site the developer shall agree a scheme of street tree planting with the Parks and Landscape Services Department, South Dublin County Council.

REASON:

In the interest of visual amenity.

- 21 That the section of the Killininnny/Scholarstown Link Road from Old Bawn to the western roundabout and the western leg of the internal loop road from the said roundabout to Road 1 in phase 4A be constructed prior to the occupation of any house or maisonette in this development.

REASON:

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

- 22 In relation to foul and surface water drainage and water supply, the following conditions, in particular, shall apply:

(A) Foul Drainage:

- (a) All sewerlines with potential for being taken-in-charge shall be in public open space or road reservation;
- (b) No building/structure shall be within 5.0m of any sewer with the potential of being taken in charge;
- (c) The relevant conditions of approval Ref. S96A/0303 for Phase 4A development shall apply.

(B) Surface Water Drainage:

- (a) All sewerlines with potential for being taken-in-charge shall be in public open space or road reservation;

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- (b) No building/structure shall be within 5.0m of any sewer with the potential of being taken in charge;
- (c) The relevant conditions of approval Ref. S96A/0303 for Phase 4A development shall apply.
- (c) Water Supply:
- (a) The proposed spine main on the internal loop road shall be 150mm diameter. This main shall connect into previously conditioned 150mm main (Ref.S96a/0303 for Phase 4 A development);
- (b) The proposed watermain on Oldcourt Avenue shall be 150mm diameter. Proposed spur mains off Oldcourt Avenue shall be 100mm;
- (c) Additional sluice valves shall be inserted at the following locations:-
- * north of connection to 150mm watermain on proposed internal loop road;
 - * junction of Old Court Avenue and proposed internal loop road;
 - * junction of spur main and spine main near entrance to site no. 44 (Ref. M. Hamm Drg. 9680-04).
- (d) no building shall be within 5.0m of existing/proposed mains <225mm diameter. See site no.'s 3, 34, 35, 40, 41, 42, 48 and 49;
- (e) all watermains shall be laid in public open space or road reservation areas;

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- (f) 24-hour storage shall be provided for each unit;
- (g) the developer shall submit and agree a revised watermain layout with the Area Engineer, Deansrath Depot, South Dublin County Council prior to the commencement of development on site (PH. 4570784/5/6).

REASON:

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

- 23 The developer shall provide a bin storage area to serve the 16 maisonette units in this development.

REASON:

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

- 24 That a financial contribution in the sum of £8,100 (eight thousand one 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.

- 25 That a financial contribution in the sum of money equivalent to the value of £33,600 (thirty three 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

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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.

- 26 That a financial contribution in the sum of £300 (three hundred pounds) PER HOUSE 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 on receipt of final grant of permission.

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.

- 27 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 £30,000 (thirty 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

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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.

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

Decision Order Number 1904	Date of Decision 26/09/96
Register Reference S96A/0423	Date 25th July 1996

Applicant Maplewood Homes Ltd.,
Development 49 No. residential units consisting of 33 No. 3 and 4 bed 2 storey houses and 16 No. maisonettes in 2 No. 2 storey blocks (alternative commercial use sought for units nos. 48 and 49) along with all associated site works, forming Phase 4B of overall Action Plan Area for 127 acres which has the benefit of Outline Permission Reg. Ref. 92A/1885. The proposed Link Road Public Open Space and Outfall Sewers have been the benefit of a previous Approval Reg. Ref. S94A/0335.

Location Access via roundabout on a newly constructed Scholarstown/Killlininny Link Road and local access from Oldcourt Avenue, Killlininny, Ballycragh.

App. Type Approval

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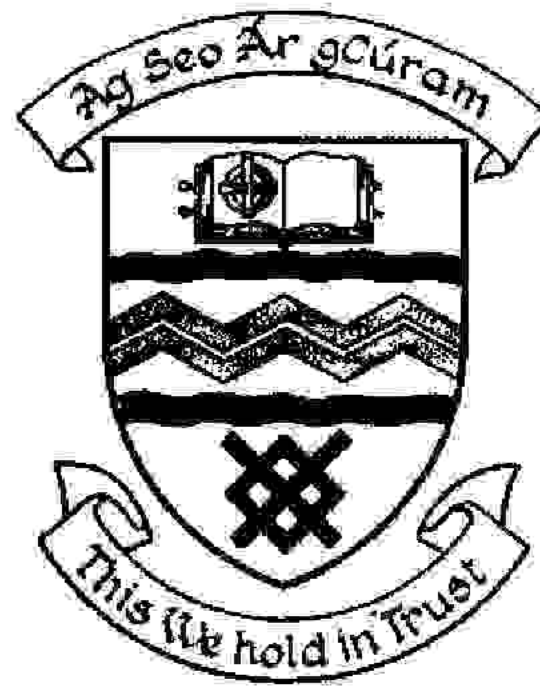
With reference to your planning application, received on 25/07/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following

ADDITIONAL INFORMATION must be submitted in quadruplicate:

1 The draft action plan for the area and condition no. (B)(V)(2) of approval Ref. S94A/0335 require a reserved site of c. 1.5 acre to be located adjacent to the neighbourhood centre. Clarification is required as to how this can be accommodated in the proposed layout.

2 Clarification is required in relation to management/taking-in-charge proposals for the maisonette element of the Fenton-Simons, Planning & Dev. Constls., 29 Fitzwilliam Place, Dublin 2.

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development, including the associated open space and car parking areas.

- 3 The cul-de-sac layout of Road 1 is not acceptable - revised proposals to Council standards should be submitted. In general 2 no. off-street car parking spaces per dwelling should be provided.
- 4 Revised proposals are required to indicate up to 2 no. off-street car parking spaces per maisonette unit.
- 5 Revised proposals are required to provide a minimum building line of 15m along the Killininny/Scholarstown District Distributor Road.
- 6 Revised proposals for foul and surface water sewer layout are required. The applicant is advised to consult with the Councils Environmental Services Department in relation to this matter.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

26/09/96

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

Order Number 1624	Date of Order 20/08/96
Register Reference S96A/0423	Date 25th July 1996

Applicant Maplewood Homes Ltd.,

Development 49 No. residential units consisting of 33 No. 3 and 4 bed 2 storey houses and 16 No. maisonettes in 2 No. 2 storey blocks (alternative commercial use sought for units nos. 48 and 49) along with all associated site works, forming Phase 4B of overall Action Plan Area for 127 acres which has the benefit of Outline Permission Reg. Ref. 92A/1885. The proposed Link Road Public Open Space and Outfall Sewers have been the benefit of a previous Approval Reg. Ref. S94A/0335.

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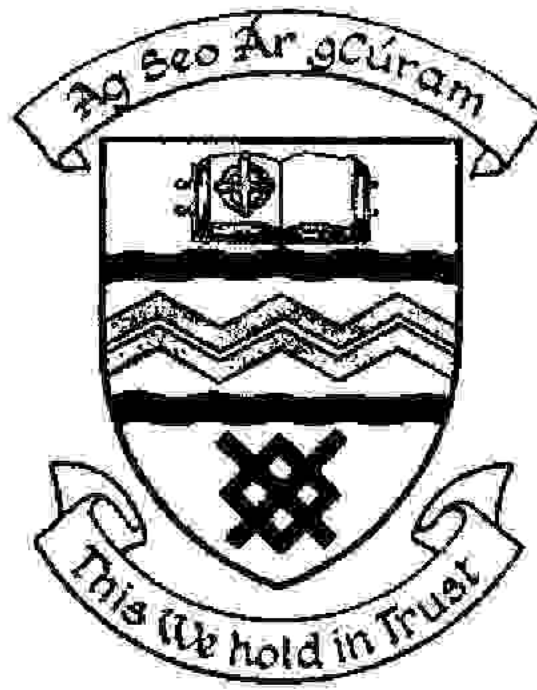
An inspection carried out on 7/8/96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (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:-

Fenton-Simons, Planning & Dev. Constls.,
29 Fitzwilliam Place,
Dublin 2.

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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.
 - (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,

LB
.....
for Senior Administrative Officer.

21/08/96