

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0405				
1. Location	site immediately to the east of the road entrance to the new Tallaght Regional Hospital.					
2. Development	<p>1. A development of a Day Centre Building, of 2655 sq.M. which is 2 storey and a detached single storey respite building of 250 sq.M. with 8 No. Bed Places.</p> <p>2. An Apartment Building part 4 Storeys, part 5 storeys containing 44 No. 2. Bedroom Apartments and 25 No. 1 Bedroom Apartments.</p> <p>Sundry Site Works proposed include the provision of car parking spaces and new entrance gates and boundary wall and railing to the Public Road at the South Boundary of the Site.</p>					
3. Date of Application	15/07/96	Date Further Particulars (a) Requested (b) Received				
3a. Type of Application	Permission	<table border="1"> <tr> <td>1.</td><td>1.</td></tr> <tr> <td>2.</td><td>2.</td></tr> </table>	1.	1.	2.	2.
1.	1.					
2.	2.					
4. Submitted by	Name: Moloney O'Beirne, Partners, Architects, Address: Northumberland Hall, Northumberland Avenue,					
5. Applicant	Name: (1) St. John of God Brothers, Address: 'Granada', Stillorgan Road, Stillorgan, (2) Breydon Developments Ltd., 3, Upper Ormond Quay, Dublin 7.					
6. Decision	O.C.M. No. 2026 Date 17/10/96	Effect AP GRANT PERMISSION				
7. Grant	O.C.M. No. 2308 Date 03/12/96	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.

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4. Submitted by	Name: Moloney O'Beirne, Partners, Architects, Address: Northumberland Hall, Northumberland Avenue,		
5. Applicant	Name: (1) St. John of God Brothers, Address: 'Granada', Stillorgan Road, Stillorgan, (2) Breydon Developments Ltd., 3, Upper Ormond Quay, Dublin 7.		
6. Decision	O.C.M. No. 1796 Date 12/09/96	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect	

8. Appeal Notified		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement 0	Compensation 0	Purchase Notice 0
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
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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 1796	Date of Decision 12/09/96
Register Reference S96A/0405	Date 15th July 1996

Applicant (1) St. John of God Brothers,
App. Type Permission
Development 1. A development of a Day Centre Building, of 2655 sq.M. which is 2 storey and a detached single storey respite building of 250 sq.M. with 8 No. Bed Places.
2. An Apartment Building part 4 Storeys, part 5 storeys containing 44 No. 2. Bedroom Apartments and 25 No. 1 Bedroom Apartments.
Sundry site works proposed include the provision of car parking spaces and new entrance gates and boundary wall and railing to the Public Road at the south Boundary of the Site.

Location site immediately to the east of the road entrance to the new Tallaght Regional Hospital.

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 11/10/96

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

12/09/96

Moloney O'Beirne, Partners, Architects,
Northumberland Hall,
Northumberland Avenue,
Dun Laoghaire.

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Moloney O'Beirne, Partners, Architects,
Northumberland Hall,
Northumberland Avenue,
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2308	Date of Final Grant 03/12/96
Decision Order Number 2026	Date of Decision 17/10/96
Register Reference S96A/0405	Date 15th July 1996

Applicant (1) St. John of God Brothers,

Development

1. A development of a Day Centre Building, of 2655 sq.M. which is 2 storey and a detached single storey respite building of 250 sq.M. with 8 No. Bed Places.
2. An Apartment Building part 4 Storeys, part 5 storeys containing 44 No. 2. Bedroom Apartments and 25 No. 1 Bedroom Apartments.

Sundry Site Works proposed include the provision of car parking spaces and new entrance gates and boundary wall and railing to the Public Road at the South Boundary of the Site.

Location site immediately to the east of the road entrance to the new Tallaght Regional Hospital.

Floor Area 2905.000 Sq Metres
Time extension(s) up to and including 18/10/96
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (18) 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 as amended by unsolicited Additional Information received on the 8th of October 1996 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 each apartment be used as a single dwelling unit.
REASON: In the interest of Proper Planning and development of the area

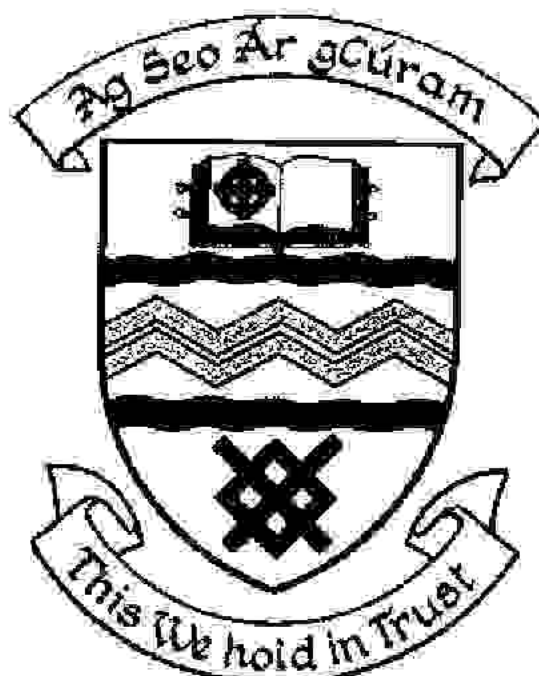
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.

- 4 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.

- 5 That no apartment 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.

- 6 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:

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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.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

These requirements include, inter alia, the following:-

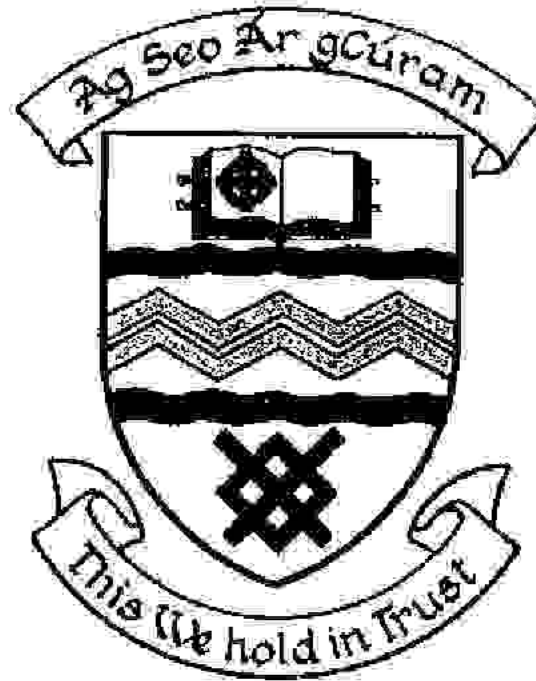
1. Foul and Surface Water Drainage:

- (i) All proposed sewers with the potential to be taken in charge to be incorporated into public open space or roads.
- (ii) No building to be within 5m of an existing or proposed sewer with the potential for being taken in charge.
- (iii) Full and proper separation of foul and surface water sewer systems shall be achieved.
- (iv) Wayleaves for sewer outfalls shall be obtained from South Dublin County Council before work on the sewers commences.
- (v) Prior to the commencement of work on site revised proposals for outfall pipes and connections to the existing systems shall be submitted to the Environmental Services Department, South Dublin County Council for written agreement.
- (vi) Surface water details to be submitted shall include details of the sewer crossing of the existing surface water pipe and pipe sizes, invert and cover levels. It should be noted that the location of the existing foul manhole, as shown on drg. no. GM 448A/S1, conflicts with South Dublin County Council records.
- (vii) It should be noted that, in relation to foul drainage, the existing pipe sizes indicated

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on the drawings submitted do not correspond to South Dublin County Council records and that the existing 225mm diameter pipe in the road verges does not have sufficient capacity to take flows from the site.

2. Water Supply:

- (i) Prior to the commencement of works on site, a watermain and hydrant layout, including the proposed point of connection to the existing mains, shall be submitted to the Environmental Services Department, South Dublin County Council, for agreement in writing.
- (ii) No building to be within 5m of an existing or proposed watermain.
- (iii) Booster pumps, to be installed at the developers own expense, may be required on the rising mains to the 3rd, 4th and 5th storey apartment units to ensure adequate service pressure.
- (iv) Each apartment shall have a separate service supply.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 8 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 9 Prior to the commencement of the development on site a detailed landscape plan for the site, including details of street tree planting along the road frontage, shall be submitted for the written agreement of the Planning Authority.

REASON:

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

- 10 That details of the proposed bicycle and bin storage structure be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

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

- 11 That the main elements of the external colour scheme, including the roof, rendered walls, windows and balcony frames of the apartment block be submitted for the written agreement of the planning authority prior to the commencement of the development.

REASON:

In the interest of visual amenity.

- 12 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.

- 13 That an apartment naming and numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed apartments.

REASON:

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

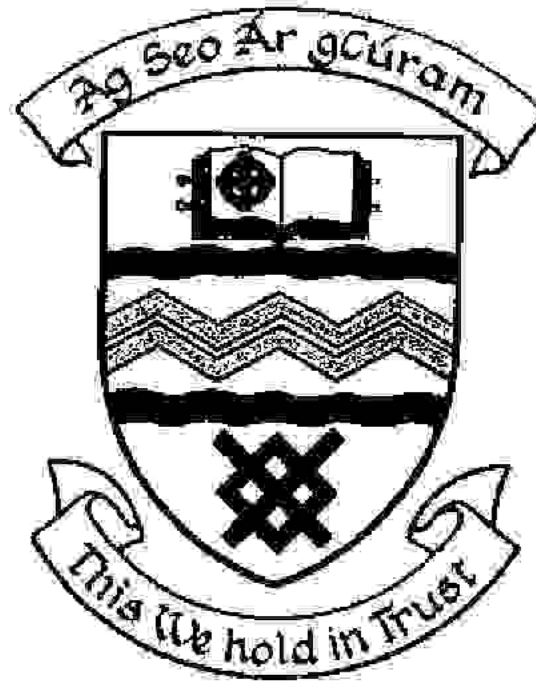
- 14 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

NOTE: The applicant is advised that adequate provision is to be made to facilitate access to and use of the development, buildings, facilities and services by disabled persons.

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The level of provision for disabled people described in part M of the Building Regulations 1991 Technical Guidance Document is the minimum which should be provided.

- 15 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) per apartment (total £55,200) 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.

- 16 That a financial contribution in the sum of £5,520 (five thousand, five hundred and twenty 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.

- 17 That a financial contribution in the sum of £500 (five hundred pounds) per apartment (£34,500 total) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class One Public Open Space in the area of the proposed development and which facilitate the development, this contribution to be paid before the commencement of development on site.

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REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or 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 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 parking, sewer, watermains and drains has been given by:-

a. Lodgement with the Council of an approved bond or letter of guarantee in the sum of £35,000 (thirty five thousand pounds);

OR...../

b. Lodgement with the Council of a cash sum of £35,000 (thirty five thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

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.

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.

..... 31 December 1996
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1973	Date of Decision 08/10/96
Register Reference S96A/0405	Date 15th July 1996

Applicant (1) St. John of God Brothers,
App. Type Permission
Development 1. A development of a Day Centre Building, of 2655 sq.M. which is 2 storey and a detached single storey respite building of 250 sq.M. with 8 No. Bed Places.
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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 18/10/96

Yours faithfully

..... 08/10/96
for SENIOR ADMINISTRATIVE OFFICER

Moloney O'Beirne, Partners, Architects,
Northumberland Hall,
Northumberland Avenue,
Dun Laoghaire.