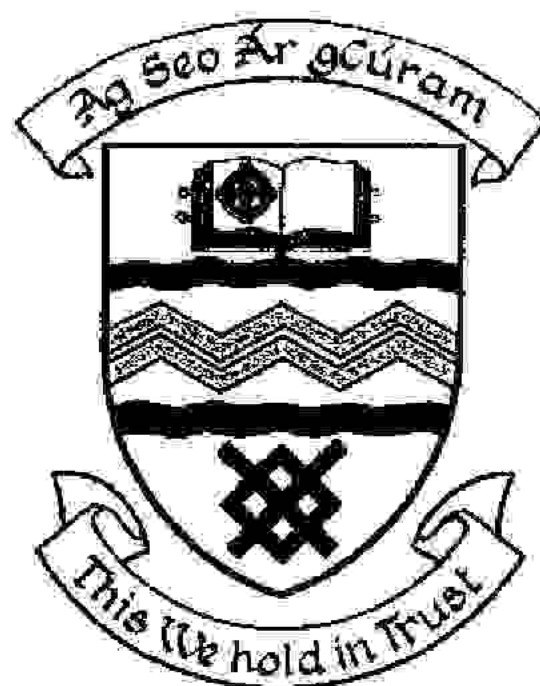


|                             |   |  |          |
|-----------------------------|---|--|----------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1)  | Plan Register No.<br><br>S96A/0261                     |          |
| 1. Location                 | Kilcronan Avenue, Clondalkin, Dublin 22.  |  |          |
| 2. Development              | 8 no. three bedroom houses; 4 no. one bedroom apartments and 4 no. no. two bedroom apartments in 2 two storey terraces; 4 no. one bedroom apartments, 1 no. two bedroom apartment and a ground floor communal facility and store in a 3 storey building together with ancillary site works and landscaping. |  |          |
| 3. Date of Application      | 13/05/96  | Date Further Particulars<br>(a) Requested (b) Received |          |
| 3a. Type of Application     | Permission  | 1.<br>2.   | 1.<br>2. |
| 4. Submitted by             | Name: Gerry Cahill Architects,<br>Address: 143 Upper Rathmines Road, Dublin 6.  |  |          |
| 5. Applicant                | Name: Housing Assoc. for Integrated Living,<br>Address: Shamrock Chambers, 59/61 Dame Street, Dublin 2.   |  |          |
| 6. Decision                 | O.C.M. No. 1546<br><br>Date 12/08/96  | Effect<br>AP GRANT PERMISSION                          |          |
| 7. Grant                    | O.C.M. No.<br><br>Date  | Effect   |          |
| 8. Appeal Lodged            |   |  |          |
| 9. Appeal Decision          |   |  |          |
| 10. Material Contravention  |   |  |          |
| 11. Enforcement             | Compensation  | Purchase Notice  |          |
| 0                           | 0   | 0  |          |
| 12. Revocation or Amendment |   |  |          |
| 13. E.I.S. Requested        | E.I.S. Received   | E.I.S. Appeal  |          |
| 14. ....<br>Registrar       | .....<br>Date   | .....<br>Receipt No.                                   |          |



# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
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Baile Átha Cliath 24.

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Gerry Cahill Architects,  
143 Upper Rathmines Road,  
Dublin 6.

### NOTIFICATION OF GRANT OF Permission

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

|                               |                              |
|-------------------------------|------------------------------|
| Final Grant Order Number 1925 | Date of Final Grant 02/10/96 |
| Decision Order Number 1546    | Date of Decision 12/08/96    |
| Register Reference S96A/0261  | Date 13th May 1996           |

**Applicant** Housing Assoc. for Integrated Living,

**Development** 8 no. three bedroom houses; 4 no. one bedroom apartments and 4 no. no. two bedroom apartments in 2 two storey terraces; 4 no. one bedroom apartments, 1 no. two bedroom apartment and a ground floor communal facility and store in a 3 storey building together with ancillary site works and landscaping.

**Location** Kilcronan Avenue, Clondalkin, Dublin 22.

**Floor Area** 1378.000 Sq Metres

**Time extension(s) up to and including** 14/08/96

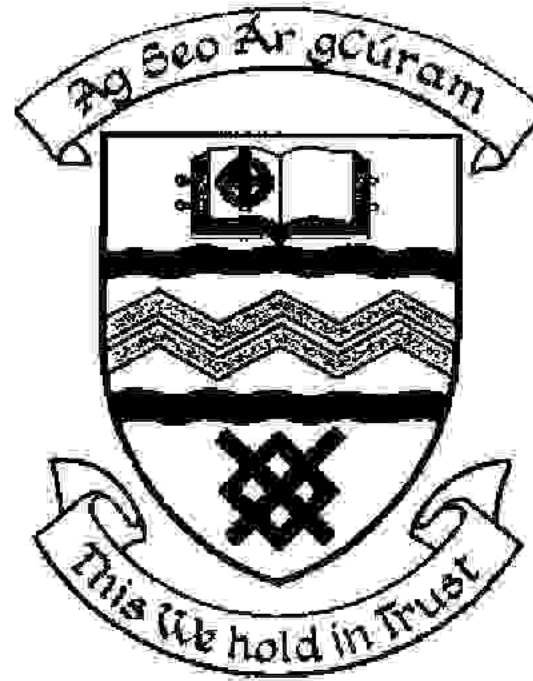
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (15) 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, 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard details of proposed foul and surface water drainage systems and water supply arrangements to be submitted for the agreement of the Environmental Services Department prior to development commencing.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 3      That each proposed house/apartment be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4      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.
- 5      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.
- 6      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



REG. REF. S96A/0261 SOUTH DUBLIN COUNTY COUNCIL  
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required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 7 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.
- 8 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.
- 9 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.
- 10 That an acceptable house numbering scheme be submitted to and approved by the South Dublin 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.
- 11 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

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REASON:

In the interest of visual amenity.

- 12 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.

- 13 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, watermains 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.

- 14 That the proposed vehicular access shown to the front of Block B shall be deleted.

REASON:

In the interest of public safety.

- 15 Prior to the commencement of development full details of all boundary treatment to the site to be submitted for the agreement of the Planning Authority.

REASON:

In the interest of amenity.

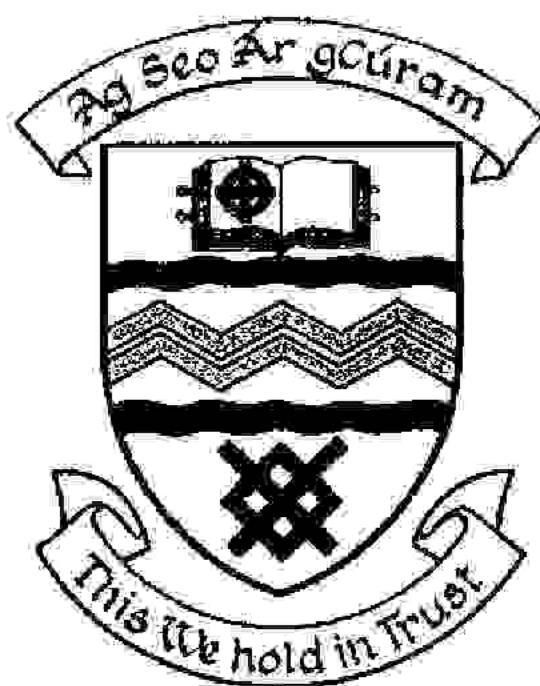
All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (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.

REG. REF. S96A/0261 **SOUTH DUBLIN COUNTY COUNCIL**  
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---

Signed on behalf of South Dublin County Council.

 ..... 30 October 1996  
for SENIOR ADMINISTRATIVE OFFICER



**SOUTH DUBLIN COUNTY COUNCIL  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

|                              |                           |
|------------------------------|---------------------------|
| Decision Order Number 1546   | Date of Decision 12/08/96 |
| Register Reference S96A/0261 | Date 13th May 1996        |

**Applicant** Housing Assoc. for Integrated Living,

**Development** 8 no. three bedroom houses; 4 no. one bedroom apartments and  
4 no. no. two bedroom apartments in 2 two storey terraces;  
4 no. one bedroom apartments, 1 no. two bedroom apartment  
and a ground floor communal facility and store in a 3 storey  
building together with ancillary site works and landscaping.

**Location** Kilcrogan Avenue, Clondalkin, Dublin 22.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 14/08/96

**Additional Information Requested/Received** /

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 PERMISSION** in respect of the above proposal.

Subject to the conditions ( 15 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 12/08/96  
for SENIOR ADMINISTRATIVE OFFICER

Gerry Cahill Architects,  
143 Upper Rathmines Road,  
Dublin 6.

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



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REG REF. S96A/0261

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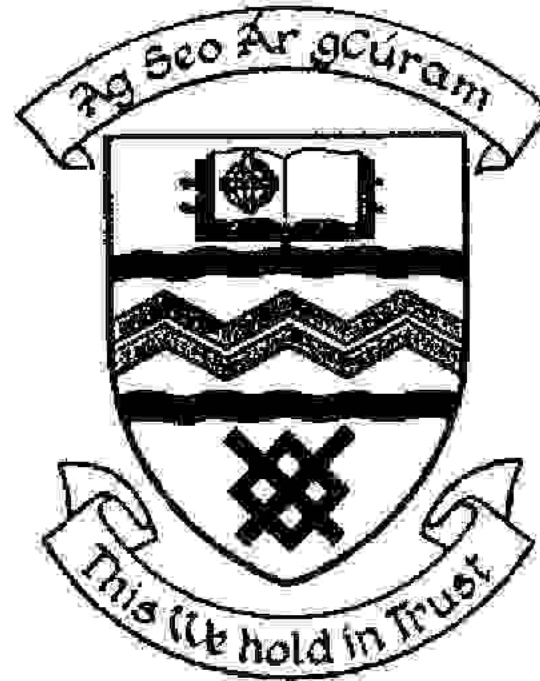
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**Conditions and Reasons**

- 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard details of proposed foul and surface water drainage systems and water supply arrangements to be submitted for the agreement of the Environmental Services Department prior to development commencing.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 3 That each proposed house/apartment be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 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.



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- 5 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.
- 6 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.
- 7 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.  
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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.

**SOUTH DUBLIN COUNTY COUNCIL  
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- 10 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed houses.  
REASON:  
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REASON:  
In the interest of reducing air pollution.
- 13 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, watermains 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.
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REASON:  
In the interest of public safety.



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REG. REF. S96A/0261

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- 15 Prior to the commencement of development full details of all boundary treatment to the site to be submitted for the agreement of the Planning Authority.

REASON:

In the interest of amenity.

**SOUTH DUBLIN COUNTY COUNCIL  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

|                                     |                                  |
|-------------------------------------|----------------------------------|
| <b>Decision Order Number 1452</b>   | <b>Date of Decision 29/07/96</b> |
| <b>Register Reference S96A/0261</b> | <b>Date 13th May 1996</b>        |

**Applicant** Housing Assoc. for Integrated Living,  
**App. Type** Permission  
**Development** 8 no. three bedroom houses; 4 no. one bedroom apartments and  
4 no. no. two bedroom apartments in 2 two storey terraces;  
4 no. one bedroom apartments, 1 no. two bedroom apartment  
and a ground floor communal facility and store in a 3 storey  
building together with ancillary site works and landscaping.

**Location** Kilcronan Avenue, 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 14/08/96

Yours faithfully

.....*LB*..... 29/07/96  
for SENIOR ADMINISTRATIVE OFFICER

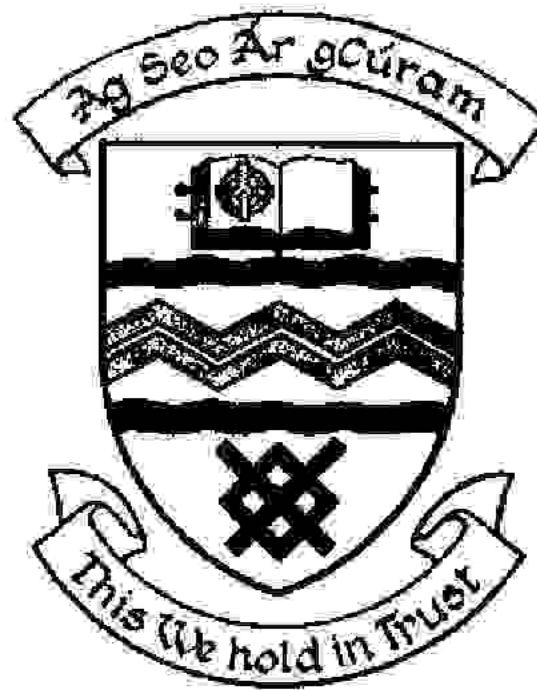
Gerry Cahill Architects,  
143 Upper Rathmines Road,  
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**SOUTH DUBLIN COUNTY COUNCIL  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

|                                     |                                  |
|-------------------------------------|----------------------------------|
| <b>Decision Order Number 1310</b>   | <b>Date of Decision 11/07/96</b> |
| <b>Register Reference S96A/0261</b> | <b>Date 13th May 1996</b>        |

**Applicant** Housing Assoc. for Integrated Living,  
**App. Type** Permission  
**Development** 8 no. three bedroom houses; 4 no. one bedroom apartments and  
4 no. no. two bedroom apartments in 2 two storey terraces;  
4 no. one bedroom apartments, 1 no. two bedroom apartment  
and a ground floor communal facility and store in a 3 storey  
building together with ancillary site works and landscaping.

**Location** Kilcronan Avenue, 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 31/07/96

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

11/07/96

Gerry Cahill Architects,  
143 Upper Rathmines Road,  
Dublin 6.