	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0092
1. Location	Rear of 2, Newtown Park and 1, Newtown Park.	
2. Development	4 no. 2 bed and 4 no. 1 bed apartments in two storey block and adjoining already approved development of 17 apartments.	
3. Date of Application	20/02/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 13/03/96 1. 2. 2.
4. Submitted by 5. Applicant	Name: Laurence Pierce Architects, Address: 80 Eccles Street, Dublin 7. Name: Lismore Properties Ltd., Address: 17 Dame Court, Dublin 2.	
6. Decision	O.C.M. No. 890 Date 16/05/96	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1202 Date 27/06/96	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.

REG REF. S96A/0092

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Laurence Pierce Architects,
80 Eccles Street,
Dublin 7.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1202	Date of Final Grant 27/06/96
Decision Order Number 890	Date of Decision 16/05/96
Register Reference S96A/0092	Date 20th February 1996

Applicant Lismore Properties Ltd.,

Development 4 no. 2 bed and 4 no. 1 bed apartments in two storey block and adjoining already approved development of 17 apartments.

Location Rear of 2, Newtown Park and 1, Newtown Park.

Floor Area 458.460 Sq Metres
Time extension(s) up to and including 20/05/96
Additional Information Requested/Received 13/03/96 /

A Permission has been granted for the development described above, subject to the following (20) 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 13th May, 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 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.

3 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.

4 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.

5 That all watermain tappings, 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.

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6 That prior to the commencement of the development the developer to lodge and agree in writing with the Planning Authority a detailed landscape plan with full works specification (including timescale and implementation) and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, drainage, and tree and shrub planting.
REASON:
In the interest of proper planning and development of the area.

7 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.

8 That details of the external wall and roof colour scheme be agreed in writing with the Planning Authority prior to the commencement of the development.
REASON:
In the interest of visual amenity.

9 That no apartment be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of proper planning and development of the area.

10 The eastern boundary wall of this site shall be plastered and capped. A 2.0m high wall, capped and plastered shall be erected along the southern boundary of the site.
REASON:
In the interest of visual amenity and to preserve the residential amenity of adjoining properties.

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11 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.

12 The applicant shall submit details of bicycle/bins/fuel/ clothes drying stores/structures for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interest of proper planning and development of the area.

13 That an acceptable naming and apartment numbering scheme be submitted and approved by South Dublin County Council before any work commences on site.
REASON:
In the interest of the proper planning and development of the area.

14 Provision shall be made for 13 car-parking spaces within the curtilage of the site.
REASON:
In the interest of traffic safety.

15 The proposed development shall be carried out in conjunction with or following development under permission ref. S95A/ 0194, but not before it.
REASON:
In the interest of proper planning and development of the area.

16 All first floor windows in the east elevation of the building shall be in obscure glazing.
REASON:
To preserve residential amenities of adjoining lands.

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17 That a financial contribtuion in the sum of £4,500 (four 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.

18 That a financial contribution in the sum of money equivalent to the value of £5,200 (five thousand two 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 pertainin at the time of payment shall be paid by the proposer to the 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 development.

19 That a financial contribution in the sum of £500 (five hundred pounds) per apartment (i.e. £4,000) be paid by the proposer to South Dublin County Council towards the cost of the development of Class 1 Open Space in the Sean Walsh Memorial Park which will facilitate this 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.

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20 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of servicwes, including 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 £5,000 (five thousand pounds) OR...

B. Lodgement with the Council of a Cast Sum of £5,000 (five thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification. 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 the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

REASON:
To ensure that a ready sanction may be available 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.

.....June 1996
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0708	**Date of Decision** 23/04/96
Register Reference S96A/0092	**Date** 20th February 1996

Applicant Lismore Properties Ltd.,
App. Type Permission
Development 4 no. 2 bed and 4 no. 1 bed apartments in two storey block and adjoining already approved development of 17 apartments.

Location Rear of 2, Newtown Park and 1, Newtown Park.

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 20/05/96

Yours faithfully

..... 23/04/96
for SENIOR ADMINISTRATIVE OFFICER

Laurence Pierce Architects,
80 Eccles Street,
Dublin 7.

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

Order Number 0449	**Date of Order** 12/03/96
Register Reference S96A/0092	**Date** 20th February 1996

Applicant Lismore Properties Ltd.,

Development 4 no. 2 bed and 4 no. 1 bed apartments in two storey block and adjoining already approved development of 17 apartments.

Location Rear of 2, Newtown Park and 1, Newtown Park.

Dear Sir/Madam,

An inspection carried out on 05.03.1996 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice cannot be read from the public road. Before this application can be considered, you must erect a new 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:-

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.

Laurence Pierce Architects,
80 Eccles Street,
Dublin 7.

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(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,

..... 13/03/96
for Senior Administrative Officer.