

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0064	
1. Location	Between Rathfarnham By-Pass and Main Street, Rathfarnham, Co. Dublin.		
2. Development	Alter and enlarge four storey building, labelled Tower-A (ref Planning Permission No. PL 06S.096164), to facilitate the inclusion of a passenger lift.		
3. Date of Application	08/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fewer McGinley Associates, Address: Wyse House, Adelphi Quay,		
5. Applicant	Name: McInerney Construction Ltd., Address: McInerney House, Adelphi Quay, Waterford.		
6. Decision	O.C.M. No. 0588 Date 03/04/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0915 Date 17/05/96	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.	

SOUTH DUBLIN COUNTY COUNCIL
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Fewer McGinley Associates,
Wyse House,
Adelphi Quay,
Waterford.

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

Final Grant Order Number 0915	Date of Final Grant 17/05/96
Decision Order Number 0588	Date of Decision 03/04/96
Register Reference S96A/0064	Date 8th February 1996

Applicant McInerney Construction Ltd.,

Development Alter and enlarge four storey building, labelled Tower-A
(ref Planning Permission No. PL 06S.096164), to facilitate
the inclusion of a passenger lift.

Location Between Rathfarnham By-Pass and Main Street, Rathfarnham,
Co. Dublin.

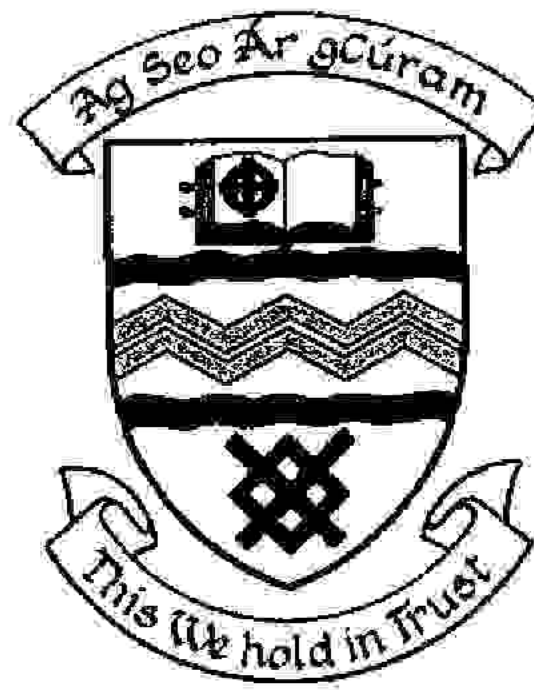
Floor Area 65.000 **Sq Metres**
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (12) conditions.

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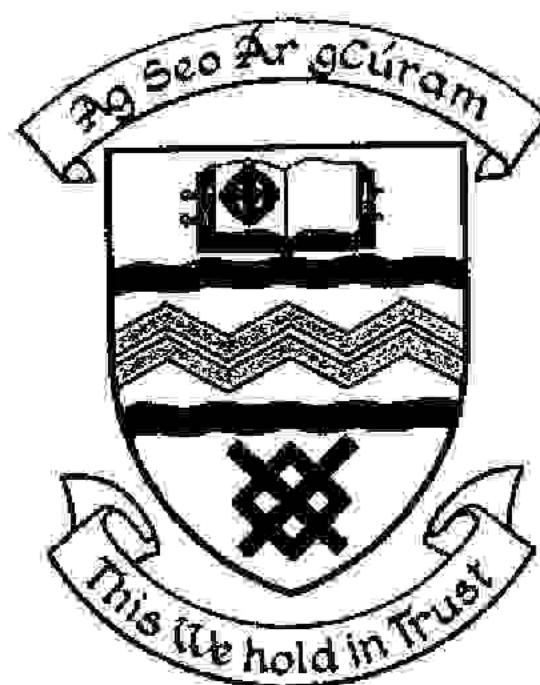
Conditions and Reasons

- 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 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.
- 3 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.
REASON:
In the interest of safety and amenity.
- 4 That conditions 2, 3, 7, 8, 9, 13, 15, 16, 17 and 18 of An Bord Pleanála's planning permission Reg. Ref. S95A/0014 dated 13/10/1995 be strictly adhered to in respect of the proposed development.
REASON:
In the interest of the proper planning and development of the area.
- 5 A management scheme for the adequate future maintenance of private open spaces, roads and communal areas shall be submitted to and agreed with the planning authority before the development is commenced.
REASON:
To ensure the adequate future maintenance of this private development in the interest of residential amenity.
- 6 At least one car parking space shall be available for use by the residents of each unit. The remaining car parking spaces to be provided within the development shall be available to provide additional parking for the residents

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and for visitor parking.

REASON:

To ensure that the residents of each unit have access to a least one car parking space in the interest of residential amenity and traffic safety.

7

A detailed landscaping scheme which shall cover all areas of open space within the overall site subject to planning permission Reg. Ref. S95A/0014, except as modified by this permission shall be submitted to the planning authority for written agreement. The scheme to be submitted shall include full specification and bill of quantities for all materials and planting and shall also include a programme of implementation and subsequent maintenance.

REASON:

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

8

Before any development commences the developer shall submit for the written agreement of the planning authority proposals for the upgrading of the footpath along the entire frontage of the site with the public road which shall include provision for paving, kerbing and the provision of planting.

REASON:

In the interest of orderly development and the visual amenities of the area.

9

That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £100,000 (one hundred thousand pounds) or a cash lodgement of £63,000 (sixty three thousand pounds) in respect of the overall development, required by Condition No. 19 of Planning Permission granted under Reg. Ref. S95a/0014 (PL.06S.096164) be strictly adhered to in respect of the above proposal.

REASON:

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

10

That the arrangements made for the payment of the financial contribution in the sum of £14,400 (fourteen thousand four

REG REF. S96A/0064 SOUTH DUBLIN COUNTY COUNCIL
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hundred pounds) in respect of the overall development be strictly adhered to.

REASON:

To ensure contribution towards cost of provision of public services in this development.

- 11 That the arrangements made for the payment of the financial contribution in the sum of £250 (two hundred and fifty pounds) per apartment in respect of the overall development be strictly adhered to.

REASON:

To ensure contribution towards cost of provision of traffic management works in the area of this development.

- 12 That the arrangements made for the payment of the financial contribution in the sum of £200 (two hundred pounds) per apartment in respect of open space be strictly adhered to.

REASON:

To ensure contribution towards cost of provision of open space in the area of this 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.

[Signature]
.....May 1996
for SENIOR ADMINISTRATIVE OFFICER