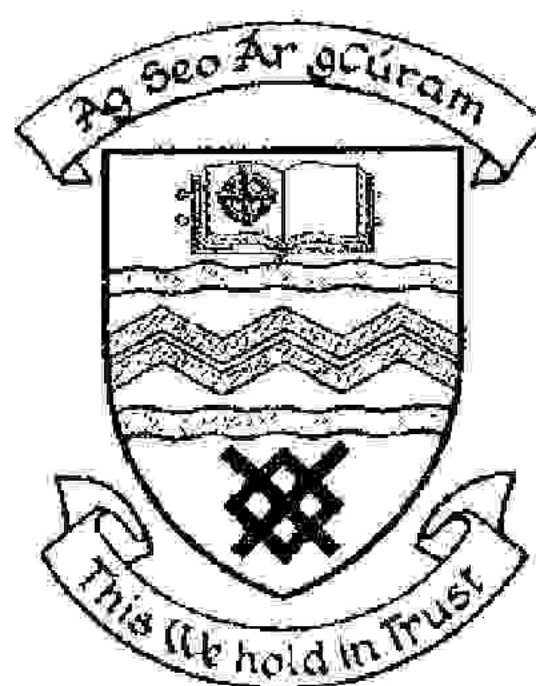


**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae, Lár an Bhaile,  
 Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
 Facs: 01-414 9104



**PLANNING  
 DEPARTMENT**  
 County Hall, Town Centre,  
 Tallaght, Dublin 24.

Telephone: 01-414 9230  
 Fax: 01-414 9104

E-Mail: [planning.dept@sducoco.ie](mailto:planning.dept@sducoco.ie)

Jim Coady & Associates,  
 Trinity House,  
 Charleston Road,  
 Ranelagh,  
 Dublin 6.

**NOTIFICATION OF GRANT OF Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
 AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 2937	Date of Final Grant 22/08/2002
Decision Order Number 2492	Date of Decision 12/07/2002
Register Reference S01A/0874	Date 14/05/02

**Applicant** South Western Area Health Board,

**Development** The phased demolition of the existing buildings, new access from the new distributor road (The Ballyowen Lane extension) via a new entrance plaza, boundary treatment and landscaping, new infrastructure including roads, subterranean services: drainage, water and electrical services.

**Location** St. Loman's Hospital, Palmerstown, Dublin 20.

**Floor Area** 0.00 Sq Metres  
**Time extension(s) up to and including** 26/02/2002  
**Additional Information Requested/Received** 26/02/2002 /14/05/2002

A Permission has been granted for the development described above,  
 subject to the following (9) Conditions.

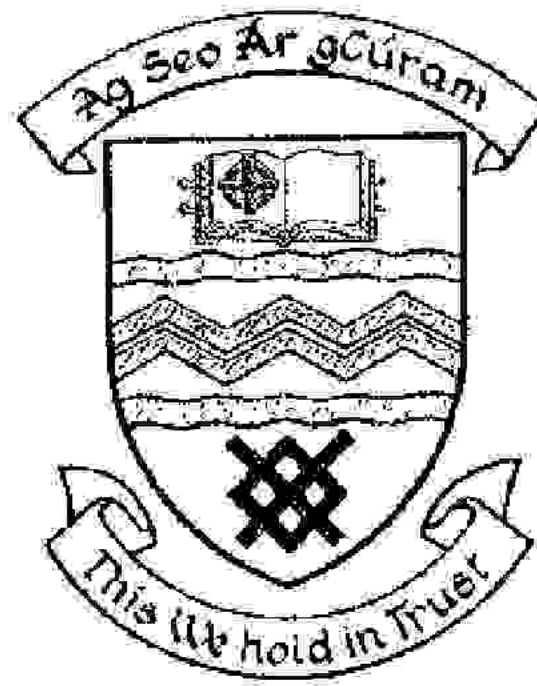
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/008

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

## 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 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 no advertising sign or structure be erected except those which are exempted development, without a prior grant of planning permission by the Planning Authority or An Bord Pleanála on appeal.  
Reason: In the interest of the proper planning and development of the area.
- 4 The existing entrance shall revert to a controlled access for use for emergency, and maintenance vehicles only when the construction of the new access off Ballyowen Lane Extension and the road within the hospital's development, has been completed.  
Reason: In the interest of the proper planning and development of the area and road safety.
- 5 Prior to the commencement of development, the applicant shall submit details of the methods to be used during the demolition of the structures. These details shall include the method of removal of demolition waste from the site. The applicant shall state where this waste is to be disposed of and if any of it is to be reused.  
REASON:  
In the interest of proper planning and development of the area.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
  - The applicant shall maintain the foul sewerage system in good working order until such time as it is taken in charge by the Planning Authority.
  - The diversion of any public sewers shall be carried out by South Dublin County Council at the applicant's prior expense. The diversions shall take place prior to the



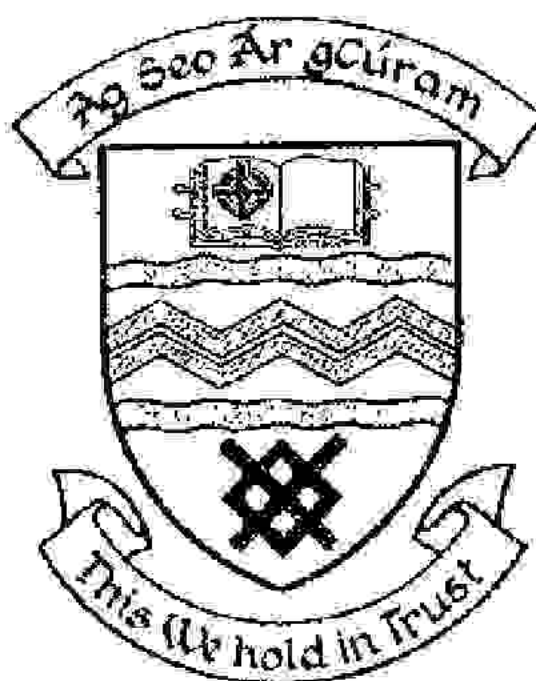
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. SOLA/0874

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sducoco.ie](mailto:planning.dept@sducoco.ie)

commencement of development. The diversions shall not result in any loss of capacity in the sewer.

■ No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.

■ As per the applicants proposal, the surface water discharges from the site shall be attenuated by the provision of an underground vented culvert fitted with a hydrobrake flow control such that the maximum surface water discharge from the site shall not exceed the present 12.5 l/s/hect and 6 l/s/hect for the Headquarters Site. The attenuation system shall be maintained and cleaned regularly and kept free from siltation. The culvert shall contain 4 No. vented manholes for access and ventilation.

■ All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

■ The applicant shall maintain the surface water sewerage system in good working order until such time as it is taken in charge by the Planning Authority.

■ Applicant to ensure full and complete separation of foul and surface water systems.

■ The development shall have its own commercially metered connection to the public watermain and full 24hour water storage.

■ Prior to commencement of development the applicant shall liaise with the Water Network Management Section, Deansrath Depot, to discuss installation of the proposed Mag Master metering and telemetry system and the manually operated metering system used as backup.

■ The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

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

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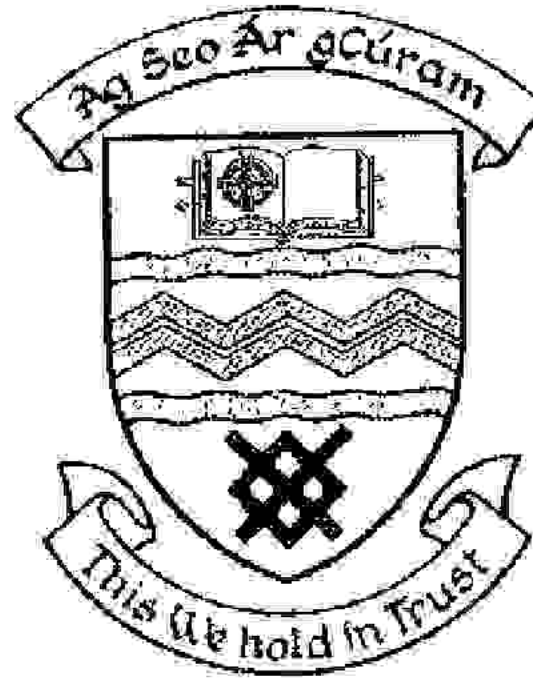
The trees to be retained on site shall be protected by post and rail fencing to enclose at least the area covered by the crown spread as shown in Additional Information Submission submitted on 14/05/02 Appendix E, Drawing no 3831-403. This is to be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on site. A scheme of tree felling and surgery works must be carried out in accordance with the tree survey submitted, as shown on Drawings 3636-300A/300B/403 and additional Information

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0874 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

submission Appendix E, Section 2, Item 7. This scheme shall be submitted to the Parks department for written agreement prior to the commencement of development  
Reason: In the interest of proper planning and development of the area.

- 8 A tree bond of EUR 63,486.90 (sixty three thousand four hundred and eighty six euro, ninety cent) to be lodged with South Dublin County Council prior to the commencement of works on site to ensure the protection of those trees to be retained on site. This bond will be released twelve months after the completion of all site works once it has been ascertained that those trees specified for retention have been preserved.

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

- 9 The Landscape Plan and Management Plan as shown in Appendix E, Items 8 and 9, which were submitted as part of Additional Information response on 14/05/02, and, Drawing Nos. 3636-400/402/403 must be implemented in full, in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department.

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

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

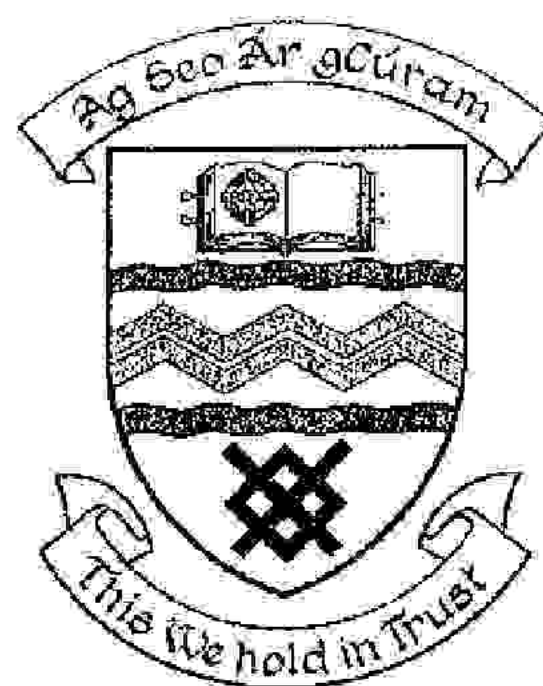
.....23/08/02  
for SENIOR ADMINISTRATIVE OFFICER



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0874	
1. Location	St. Loman's Hospital, Palmerstown, Dublin 20.		
2. Development	The phased demolition of the existing buildings, new access from the new distributor road (The Ballyowen Lane extension) via a new entrance plaza, boundary treatment and landscaping, new infrastructure including roads, subterranean services: drainage, water and electrical services.		
3. Date of Application	21/12/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/02/2002 2.	1. 14/05/2002 2.
4. Submitted by	Name: Jim Coady & Associates, Address: Trinity House, Charleston Road,		
5. Applicant	Name: South Western Area Health Board, Address: Oak House, Naas, Co. Kildare.		
6. Decision	O.C.M. No. 2492  Date 12/07/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2937  Date 22/08/2002	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**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2492	Date of Decision 12/07/2002
Register Reference S01A/0874	Date: 21/12/01

Applicant South Western Area Health Board,

Development The phased demolition of the existing buildings, new access from the new distributor road (The Ballyowen Lane extension) via a new entrance plaza, boundary treatment and landscaping, new infrastructure including roads, subterranean services: drainage, water and electrical services.

Location St. Loman's Hospital, Palmerstown, Dublin 20.

Floor Area Sq Metres

Time extension(s) up to and including 26/02/2002

Additional Information Requested/Received 26/02/2002 /14/05/2002

Clarification of 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 of South Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 9 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

 ..... 12/07/02  
for SENIOR EXECUTIVE OFFICER

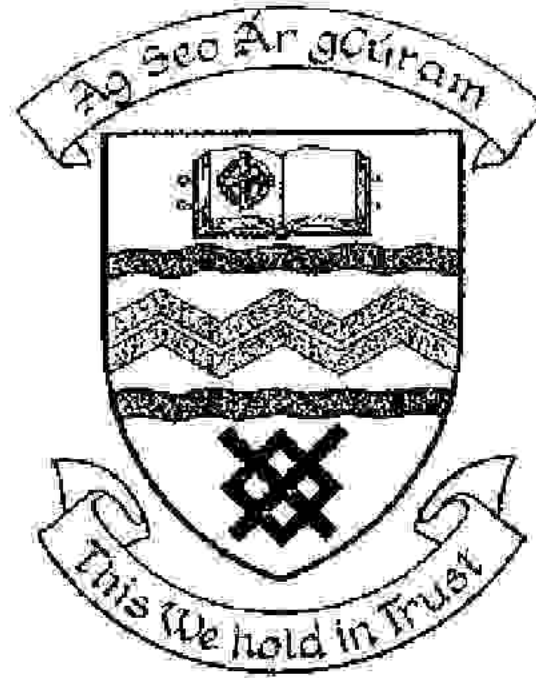
Jim Coady & Associates,  
Trinity House,  
Charleston Road,  
Ranelagh,  
Dublin 6.



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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0874

**Conditions and Reasons**

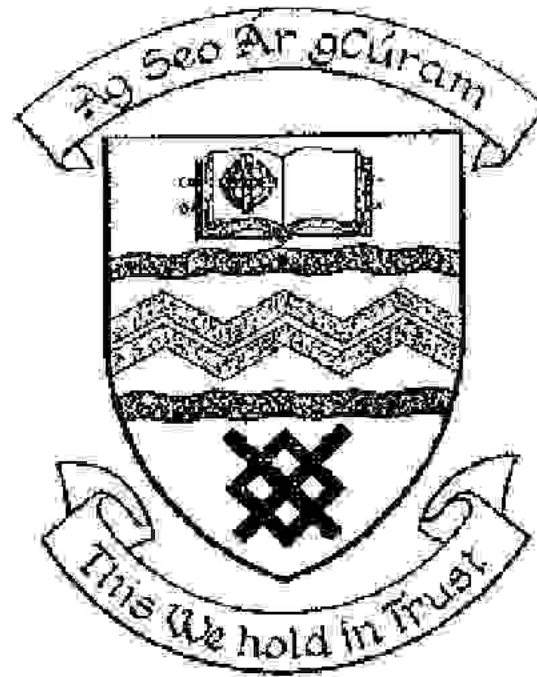
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That 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 no advertising sign or structure be erected except those which are exempted development, without a prior grant of planning permission by the Planning Authority or An Bord Pleanála on appeal.  
Reason: In the interest of the proper planning and development of the area.
- 4 The existing entrance shall revert to a controlled access for use for emergency, and maintenance vehicles only when the construction of the new access off Ballyowen Lane Extension and the road within the hospital's development, has been completed.  
Reason: In the interest of the proper planning and development of the area and road safety.
- 5 Prior to the commencement of development, the applicant shall submit details of the methods to be used during the demolition of the structures. These details shall include the method of removal of demolition waste from the site. The applicant shall state where this waste is to be disposed of and if any of it is to be reused.  
REASON:  
In the interest of proper planning and development of the area.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the



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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
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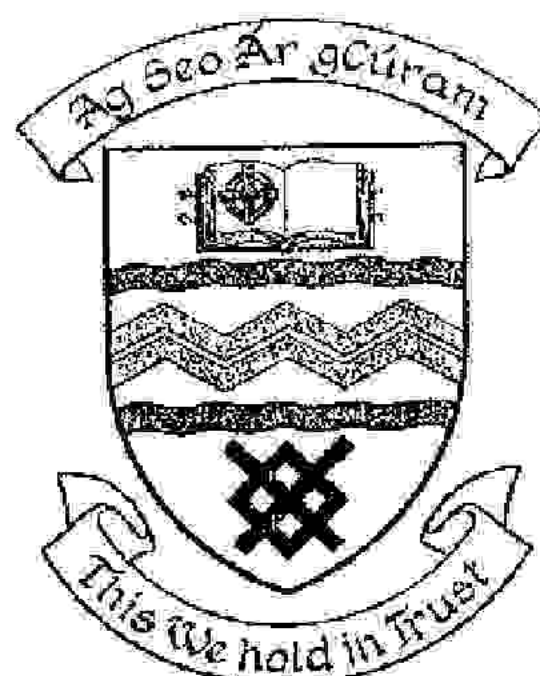
Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S01A/0874

requirements of the County Council.

- The applicant shall maintain the foul sewerage system in good working order until such time as it is taken in charge by the Planning Authority.
- The diversion of any public sewers shall be carried out by South Dublin County Council at the applicant's prior expense. The diversions shall take place prior to the commencement of development. The diversions shall not result in any loss of capacity in the sewer.
- No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
- As per the applicants proposal, the surface water discharges from the site shall be attenuated by the provision of an underground vented culvert fitted with a hydrobrake flow control such that the maximum surface water discharge from the site shall not exceed the present 12.5 l/s/hect and 6 l/s/hect for the Headquarters Site. The attenuation system shall be maintained and cleaned regularly and kept free from siltation. The culvert shall contain 4 No. vented manholes for access and ventilation.
- All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- The applicant shall maintain the surface water sewerage system in good working order until such time as it is taken in charge by the Planning Authority.
- Applicant to ensure full and complete separation of foul and surface water systems.
- The development shall have its own commercially metered connection to the public watermain and full 24hour water storage.
- Prior to commencement of development the applicant shall liaise with the Water Network Management Section, Deansrath Depot, to discuss installation of the proposed Mag Master metering and telemetry system and the manually operated metering system used as backup.
- The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

**SOUTH DUBLIN COUNTY COUNCIL**  
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Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0874

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

- 7 The trees to be retained on site shall be protected by post and rail fencing to enclose at least the area covered by the crown spread as shown in Additional Information Submission submitted on 14/05/02 Appendix E, Drawing no 3831-403. This is to be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on site. A scheme of tree felling and surgery works must be carried out in accordance with the tree survey submitted, as shown on Drawings 3636-300A/300B/403 and additional Information submission Appendix E, Section 2, Item 7. This scheme shall be submitted to the Parks department for written agreement prior to the commencement of development.

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

- 8 A tree bond of EUR 63,486.90 (sixty three thousand four hundred and eighty six euro, ninety cent) to be lodged with South Dublin County Council prior to the commencement of works on site to ensure the protection of those trees to be retained on site. This bond will be released twelve months after the completion of all site works once it has been ascertained that those trees specified for retention have been preserved.

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

- 9 The Landscape Plan and Management Plan as shown in Appendix E, Items 8 and 9, which were submitted as part of Additional Information response on 14/05/02, and, Drawing Nos. 3636-400/402/403 must be implemented in full, in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department.

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

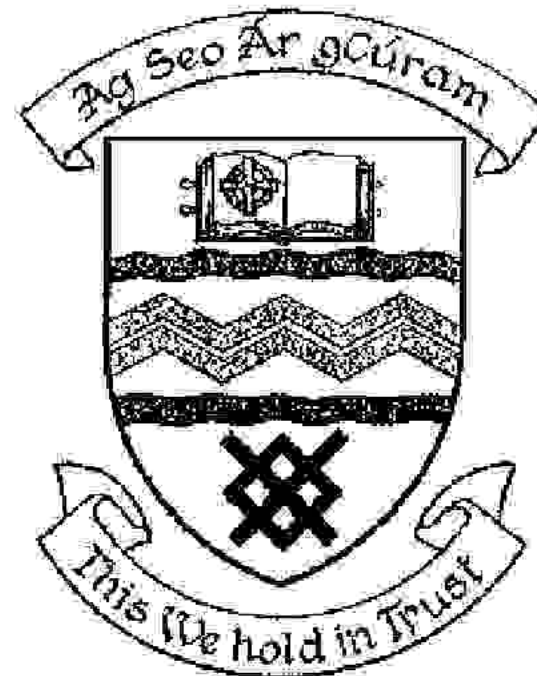


C

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0452	Date of Decision 26/02/2002
Register Reference S01A/0874	Date: 21/12/01

**Applicant** South Western Area Health Board,  
**Development** The phased demolition of the existing buildings, new access from the new distributor road (The Ballyowen Lane extension) via a new entrance plaza, boundary treatment and landscaping, new infrastructure including roads, subterranean services: drainage, water and electrical services.

**Location** St. Loman's Hospital, Palmerstown, Dublin 20.

**App. Type** Permission

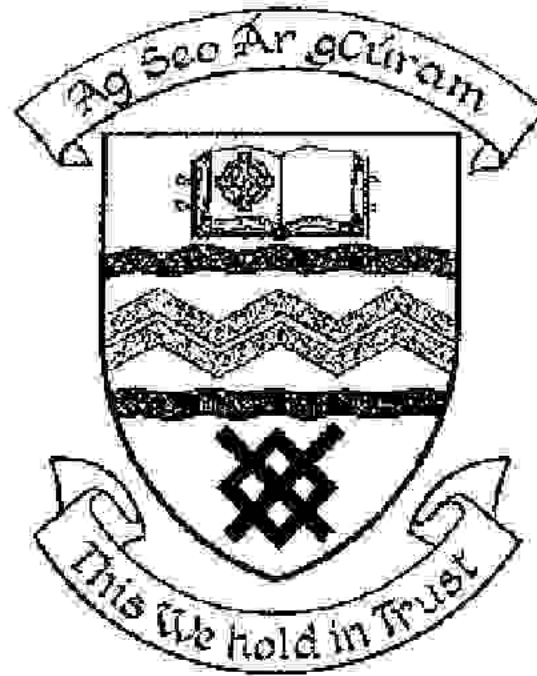
Dear Sir/Madam,

With reference to your planning application, received on 21/12/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant did not submit details of the method of closure of the existing vehicular entrance, therefore details of timing and method to close the existing vehicular access from Lucan Road (part of National Primary Route N4) should be submitted.
- 2 The applicant is requested to submit details of the methods to be used during the demolition of the structures. These details shall include the method of removal of demolition waste from the site. The applicant shall state where this waste is to be disposed of and if any of it is to be reused. Emphasis should be on recycling.

Jim Coady & Associates,  
Trinity House,  
Charleston Road,  
Ranelagh,  
Dublin 6.

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



Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0874

- 3 The applicant is proposing to discharge foul effluent from the development to the 225mm diameter public foul sewer at Ballyowen Lane. Full details are required as to the routing or design of the sewer from this development up to and including the connection with the public sewer. In this regard the following details are required:

- A layout and longitudinal section of the proposed foul sewer from the site. It shall clearly show pipe sizes, pipe routes, gradients, cover and invert levels, up to and including connection to the existing 225mm foul sewer.
- The applicant shall submit design calculations for the foul drainage layout. The developer shall submit details required to satisfy the Council of the ability of this foulsewer to take the effluent from the proposed development.

The applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge, the applicant must ensure full and complete separation of foul and surface water systems, and all pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

- 4 Surface water discharges from the site shall be limited to a maximum discharge corresponding to the run-off from the existing paved areas. The applicant shall submit detailed calculations for the existing site runoff. The applicant shall submit details indicating surface water attenuation facilities (i.e. storage ponds or other such facility) and flow control mechanism necessary to limit surface water discharges based on a rainfall intensity for a 20 year return period. Details to include discharge calculations pipe sizes, invert levels and gradients, manhole locations, required storm water storage volume, location of storm water storage area together with a cross-section of the storm water storage area showing details of both inlets and outlets.

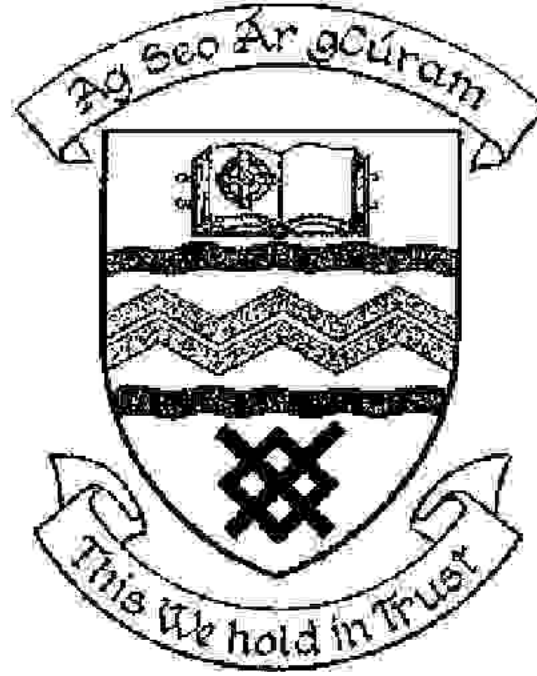
- Full details are required as to the flows, routing or design of the sewer from this development up to and including the connection with the public sewer. The developer shall submit details required to satisfy the Council of the ability of this receiving



**SOUTH DUBLIN COUNTY COUNCIL  
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Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
County Hall,  
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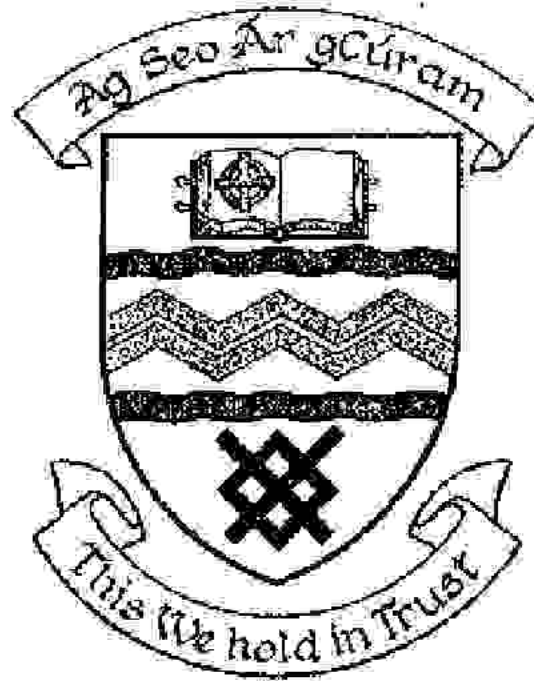
surface water sewer to take the run-off from the  
proposed development.

- 5 The applicant is proposing to connect to a 150mm diameter watermain. Full details are required of expected demand, routing or design of the main from this development up to and including the connection with the public main.
- 6 The applicant shall note that the property shall have its own individual service connection to the public watermain and 24hour storage, the connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense. All buildings above 2 storeys shall be fitted with booster pumps and balancing tank. Full details of firemain have to be provided.
- 7 The boundary of this site consists of an extremely important stand of Beech trees, which can be viewed from many locations in the surrounding area. It is extremely important that these trees are protected. The detailed tree and hedgerow survey, which has been submitted, is acceptable. However, the trees to be retained on site are to be protected by post and rail fencing to enclose at least the area covered by the crown spread. A scheme of tree felling and surgery works based on a tree survey should be submitted by the applicant.
- 8 The developer is requested to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification for the treatment of open/grassed areas surrounding the buildings. The plan shall include hard and soft landscaping, boundary treatments, planting etc. The works to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking in Charge available from the Parks and Landscape Services Department.
- 9 The applicant is requested to submit, a draft Management Agreement in relation to the future maintenance and management of all open spaces, landscape areas and associated plantings provided within the development.

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0874

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

26/02/02



C

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
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Dublin 24.

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Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0434	Date of Decision 19/02/2002
Register Reference S01A/0874	Date 21/12/01

**Applicant** South Western Area Health Board,  
**App. Type** Permission  
**Development** The phased demolition of the existing buildings, new access from the new distributor road (The Ballyowen Lane extension) via a new entrance plaza, boundary treatment and landscaping, new infrastructure including roads, subterranean services: drainage, water and electrical services.

**Location** St. Loman's Hospital, Palmerstown, Dublin 20.

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 period for considering this application has been extended, up to and including 26/02/2002

Yours faithfully

 ..... 22/02/02  
for SENIOR ADMINISTRATIVE OFFICER

Jim Coady & Associates,  
Trinity House,  
Charleston Road,  
Ranelagh,  
Dublin 6.