

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



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

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

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

Decision Order Number 3179	Date of Decision 20/09/2002
Register Reference S01A/0534	Date: 10/08/01

Applicant Joseph Brophy

Development Revised plans. Significant revised plans are submitted in relation to planning application reference number S01A/0534 to South Dublin County Council for permission to demolish existing house and out houses, take down existing stone boundary wall to Old Belgard Road and rebuild wall in revised position and create new site access. Erection of two new three storey blocks, each comprising of 4 no. 1 bedroom and 4 no. 2 bedroom apartments at ground and first floor level with 2 no. two bedroom apartments at penthouse level, 29 parking spaces and associated landscaping and site works. Development at Garrynisk House, Old Belgard Road, Tallaght, Dublin 24.

Location Garrynisk House, Old Belgard Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/11/2001 /24/07/2002

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.

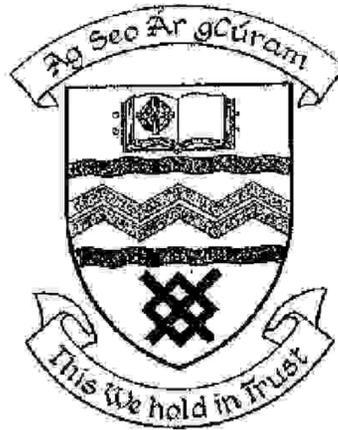
Subject to the conditions ( 26 ) on the attached Numbered Pages.  
 Signed on behalf of the South Dublin County Council.

Kaye Bogues  
 Laughton Tyler Architects,  
 24 Lower Dorset Street,  
 Dublin 1.

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 ..... 23/09/02  
for SENIOR PLANNER

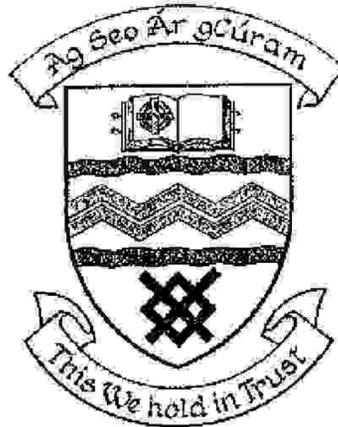
Conditions and Reasons

- 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 Additional Information received by the Planning Authority on 24/07/02, 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 Each apartment shall be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 The requirements of the Roads Traffic Department shall be strictly adhered to. In that respect:
  - i) The roadside boundary shall be removed and rebuilt, using the stone materials salvaged from the existing boundary wall, along the line required for the provision of adequate vision splays.
  - ii) Road drainage gullies shall be provided at not greater than 40m centres.
  - iii) Public lighting shall be provided (or relocated where necessary) to the standard required by South Dublin County Council, prior to the occupation of the proposed apartment units.

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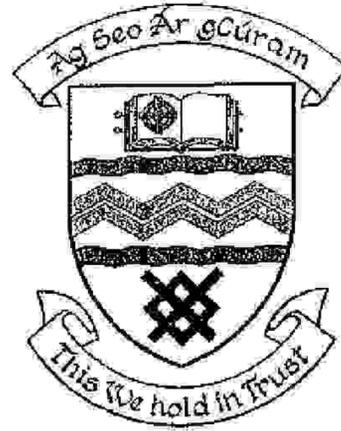
**REASON:**

In the interest of pedestrian and traffic safety.

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
- i) All sewers with the potential to be taken in charge shall be a minimum of 225mm in diameter and at least 5m from the nearest building.
  - ii) Applicant shall ensure full and complete separation of foul and surface water systems.
  - iii) 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.
  - iv) All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol / oil / diesel interceptor before discharging to the surface water sewer.
  - v) Prior to the commencement of development the applicant shall submit a watermain layout for the site. This layout shall clearly show watermain sizes, valve, meter and hydrant locations as well as the proposed points of connection to existing watermain. The layout shall be in accordance with Part B of 1997 Building Regulations and with "Recommendations for Site Development Works for Housing Areas" published by the Department of the Environment and Local Government. The watermain shall be a minimum of 100mm in diameter. No part of any building shall be more than 46 m from the nearest hydrant. The new watermain shall be looped or interconnected, to facilitate self-cleansing. No hydrant or valve shall be located in a parking space.
  - vi) Buildings of 3 storeys or more shall be provided with balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.
  - vii) Each apartment shall have its own individual service connection to the public watermain and 24hour storage.
  - viii) 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:**

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

- 5 i) The trees and hedgerows to be retained on the boundaries of the site shall be protected by post and rail fencing to enclose at least the area covered by the crown spread. This shall be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on site.

ii) Prior to commencement of any works details in relation to the type of boundary treatment proposed along adjoining public roads shall be agreed with the Parks and Landscape Services Department.

REASON:

In the interest of the proper planning and development of the area and the provision of residential amenity.

- 6 Prior to the commencement of development the applicant shall agree in writing with the Planning Authority the exact location of the proposed bin stores. The design and location of the communal refuse stores shall comply with the following:

- i) The collection point should be accessible to the external collector and resident and each refuse store shall be located at not more than 20 metres (horizontal distance) from the main entrance to the apartment block it serves.  
ii) The storage and handling of refuse shall conform to BS5906 (code of practice for storage and on-site treatment of solid waste from buildings).  
iii) The height and dimensions of the storage facilities shall be agreed with the planning authority.

Reason:

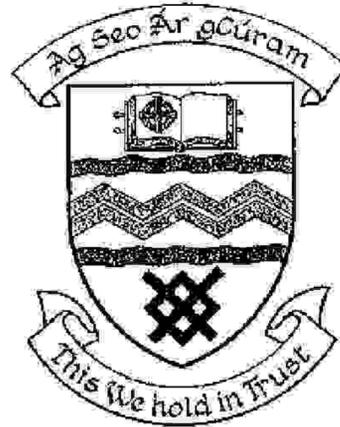
In the interest of providing refuse storage to a reasonable standard in the interest of proper planning and development.

- 7 Prior to the commencement of development the applicant shall submit revised drawings for the written agreement of the Planning Authority showing each apartment unit complying with the current 'Guidelines on Residential Developments in Designated Area (DoE, 1995). In particular the applicant should note that each apartment should be provided with:

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- i) a bathroom of at least 4-square metres,
- ii) a balcony of a minimum dimension of 1.5 metres X 2 metres; and
- iii) A designated internal storage space, separate to the area containing the water tank and the hot water cylinder, at a rate of 1.5m.sq., 2.5m.sq. & 3.5m.sq. for 1-bed, 2-bed & 3-bed apartments respectively.

Reason:

In order to ensure residential development to a reasonable standard.

- 8 Prior to the commencement of development the applicant is requested to submit revised drawings showing the fenestration at first floor level on the northern side elevation of Block A, replaced with obscure glazing/glass blocks.

Reason:

In order to prevent undue overlooking of the neighbouring residential property.

- 9 Prior to the commencement of development the applicant shall submit revised drawings for the written agreement of the planning authority showing 1.8m high screens to the northern side of the northernmost first and second floor balconies on Block A Apartment.

Reason:

In order to prevent undue overlooking of the neighbouring residential property.

- 10 All public services to the proposed development, including electrical, telephone cables and equipment shall be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 11 No residential unit shall be occupied until all the services have been connected thereto and are operational.

REASON:

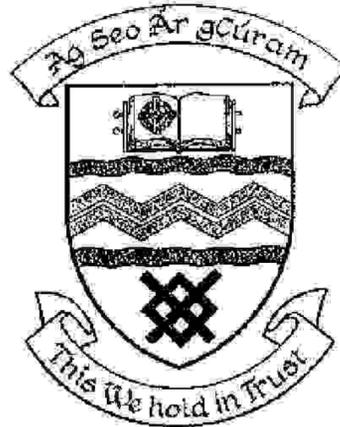
In the interest of the proper planning and development of the area.

- 12 An acceptable apartment numbering scheme shall be submitted to and approved by the South Dublin County Council before

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any constructional work takes place on the proposed houses.

REASON:

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

- 13 Heating shall 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.

- 14 Prior to commencement of development the requirements of the Principal Environmental Health Officer shall be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 15 Prior to commencement of development the requirements of the Chief Fire Officer shall be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 16 Adequate provision shall 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.

- 17 Prior to commencement of development the developer shall submit and agree in writing with the Planning Authority detailed proposals for compliance with the Council's Housing Strategy prepared in accordance with Part V of the Planning and Development Act 2000 as referred to in Section 2.2.7(ii) and as set out in "Appendix F" of the South Dublin County Development Plan 1998.

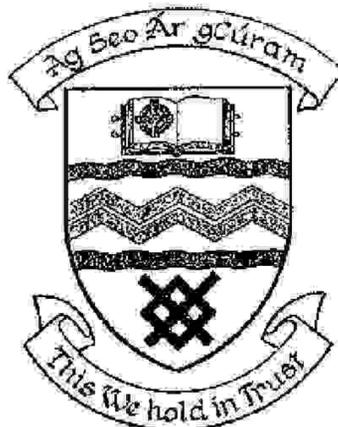
REASON:

To promote social integration and having regard to the policy/objectives of the Council's Housing Strategy as contained in the South Dublin County Development Plan 1998.

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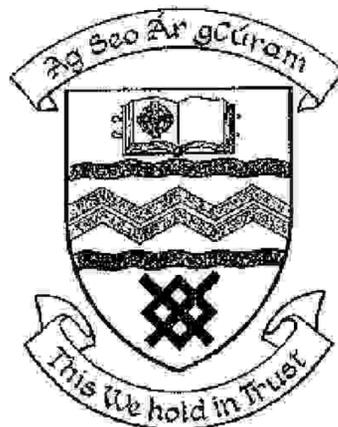
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- 18 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 19 That a financial contribution in the sum of EUR 14,280 (fourteen thousand two hundred and eighty euro) 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.
- 20 That a financial contribution in the sum of EUR 75,000 (seventy five thousand euro) 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 facilitates 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.
- 21 That a financial contribution in the sum of EUR 14,280 (fourteen thousand two hundred and eighty euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.  
REASON:  
It is considered reasonable that the developer should

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contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 22 That a Bond or Cash Lodgement of EUR 12,697 (twelve thousand six hundred and ninety seven euro) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

REASON:

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

- 23 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of EUR 25,400 (twenty five thousand four hundred euro), a bond of an Insurance Company of EUR 38,080 (thirty eight thousand and eighty euro), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

- 24 That a financial contribution in the sum of EUR 11,250 (eleven thousand two hundred and fifty euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

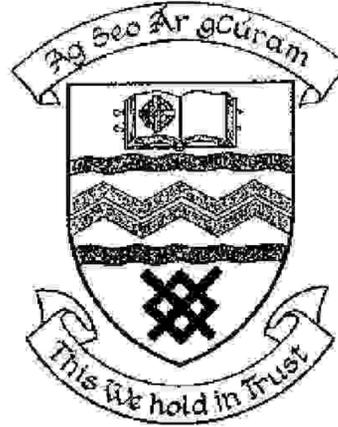
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 25 That a financial contribution in the sum of EUR 21,772 (twenty one thousand seven hundred and seventy two euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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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 the works.

- 26 That a financial contribution in the sum of EUR 1,650 (one thousand six hundred and fifty euro) be paid by the proposer to South Dublin County Council towards the cost of the Camac River Phase II Improvement Scheme which serves this development.

REASON:

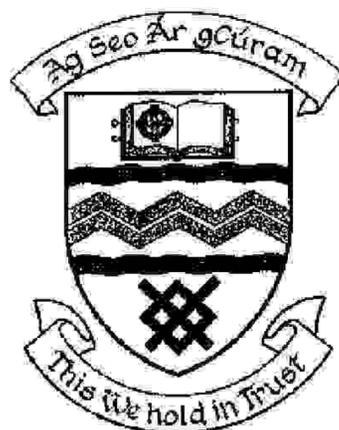
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

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

Decision Order Number 3359	Date of Decision 09/11/2001
Register Reference S01A/0534	Date: 10/08/01

**Applicant** Joseph Brophy  
**Development** Demolish existing house and out houses and erect two new three storey blocks, each comprising of 4 no. 1 bedroom and 4 no. 2 bed apartments at ground and first floor level with 2 no. 2 bedroom apartments at penthouse level, 23 parking spaces and associated landscaping and site works.

**Location** Garrynisk House, Old Belgard Road, Tallaght, Dublin 24.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 10/08/01 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 Policy H5 of the South Dublin County Development Plan, 1998, 'Retention of Other Buildings' states that 'it is the policy of the Council to encourage the rehabilitation, renovation and re-use of existing, older buildings where appropriate, in preference to demolition and redevelopment'. In relation to Garrynisk House, the report of the Conservation Officer states 'the building is a prime example of a late Georgian rural house'. Having regard to the foregoing, it is the view of the Planning Authority that any development of this site should not involve the demolition of Garrynisk House. The applicant is therefore requested to consider a redesigned scheme which provides for the retention of Garrynisk House.

Kaye Bogues  
Laughton Tyler Architects,  
24 Lower Dorset Street,  
Dublin 1.

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- 2 The existing dwelling on site, although not listed as a protected structure is nonetheless a building of architectural, historical and social worth. The applicant is requested to submit a full and comprehensive architectural survey, with photographic evidence, of Garrynisk House (analysing both the interiors and exteriors) in accordance with the ICOMOS Guide to Recording Buildings and the RIAI Conservation Guidelines. This survey should be carried out by a recognised architect recorder and submitted in report format and is to include a comprehensive history of the building.
- 3 The application site has a significant number of mature shrubs and trees. The applicant is requested to submit a fully detailed tree survey indicating the location, species, age, condition, crown spread and height of all the existing trees / shrubs / hedgerows on the site. The applicant is also requested to submit proposals for the removal / retention / relocation of trees, etc., together with a full assessment of the impact of the proposed development on the future health and condition of the trees to be retained and measures to protect trees, etc., during construction. The redesign of the scheme as per question 1 above should ensure the protection of the mature trees and the character of the site.
- 4 i) The applicant is requested to submit a landscape plan with full Works Specification. This plan should include proposals for the landscaping of the communal open spaces within the development, together with boundary planting and the retention, where possible, of the existing roadside trees, etc.  
ii) Full details of the proposed boundary treatment of the site, including retention of the front boundary wall where possible (as well as the original vehicular and pedestrian gateways to Garrynisk House), or its relocation to a set back roadside boundary where necessary. The existing latted timber fencing above the stone wall boundaries is not considered to be satisfactory.
- 5 i) The Roads Traffic Department requires that vision splays of 3m X 90m in both directions of the access point be provided, which would involve the removal

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of the roadside boundary wall / timber fencing / vegetation on the south side of the access point and the setting back of a the front boundary along the line required for visibility. The applicant is requested to investigate the possibility of relocating the proposed entrance to the northernmost extreme of the roadside boundary, which would reduce the length of roadside boundary, if any, that would otherwise need to be set back to achieve adequate vision splays. The applicant is requested to submit revised site plans showing the site layout plans revised accordingly.

- ii) The Roads Traffic Department requires that a 2m footpath be provided along the full boundary of the site. The applicant is requested to address this issue and submit revised drawings / details were appropriate.
- (iii) The Roads Traffic Department requires the provision of 29 no. car parking spaces for the current scheme, as opposed to the 23 spaces provided. The applicant is advised to contact the said Department regarding parking requirements in relation to a redesigned scheme.

Note to applicant:

It would be in the interest of local amenity for the roadside boundary wall and trees to be retained where possible. Any revised proposals which provide for their retention / relocation would be received more positively.

- 6 The applicant is requested to submit a revised site layout plan showing the existing structures and existing roadside boundaries and access points in relation to the proposed development and revised roadside boundary.
- 7 The application site would appear to be elevated relative to the Kingswood View estate. The applicant is requested to submit east-west cross-sections through the site showing the revised scheme in the context of the housing at Kingswood View. The applicant should investigate whether it would be appropriate to lower the ground level of the site in order to reduce the intrusion on the adjoining housing estate, at least with respect to apartment block 'A' in the

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- current scheme or any similarly-located block in a revised scheme.
- 8 The separation distance between the east-facing elevation of apartment block 'A' and the row of dwellings on the opposite side of Kingswood View ranges from approximately 28.5m to 32m. The 'Residential Density Guidelines' recommend a minimum separation distance of 35m be maintained in the case of overlooking living room windows and balconies. The applicant is requested to address this issue in designing a revised scheme.
- 9 Due to the proximity of proposed apartment block 'B' to the dwelling on the adjoining site to the east the proposed development might unduly intrude on the privacy of said dwelling. The applicant is requested to re-examine this relationship in designing a revised scheme.
- 10 Due to the scale, relatively elevated position and close proximity of the proposed development to adjoining properties to the east and north, it is likely that the proposed development would result in problems of overshadowing adjoining properties. In designing a revised scheme, the applicant is requested to have regard to this issue and to submit a detailed survey of the shadowing effect of the proposed scheme on adjoining properties.
- 11 The applicant is requested to show how the internal space provision of any revised apartment scheme would meet the minimum standards outlined in the 'Guidelines on Residential Developments in Designated Areas (Department of the Environment, 1995).
- 12 The applicant should note that there are a substantial number of objections from local residents and Councillors. The applicant is requested to address the concerns of the objectors noted on file, in redesigning a revised scheme.
- 13 The applicant is requested to submit a complete set of samples of the proposed materials and finishes for the proposed apartment blocks. As the proposed materials may not be appropriate to this location the applicant is requested to justify the choice of materials.

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14 The applicant is requested to submit revised public notices referring to any material changes in the proposed development as a result of this request for additional information.

NOTE TO APPLICANT:

The Planning Officer, John Desmond, may be contacted at (01) 4149196 to discuss any revision of the proposed scheme prior to submission of Additional Information in this case.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

09/11/01