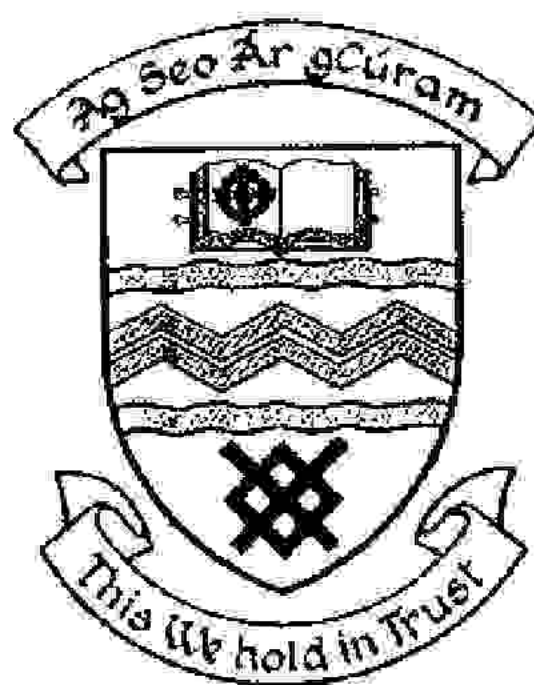


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0124	
1. Location	Rowlagh Village Centre, fronting Neilstown Rd and St Marks Drive, Dublin 22.		
2. Development	Construct 5 no two storey townhouses.		
3. Date of Application	06/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/04/2001 2.	1. 09/04/2001 2.
4. Submitted by	Name: Grainne Mallon & Assoc. Address: 6 Merrion Square, Dublin 2.		
5. Applicant	Name: Brendan Farrelly Address: 1B Malahide Road, Clontarf, Dublin 3.		
6. Decision	O.C.M. No. 2355 Date 09/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2719 Date 22/08/2001	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.	

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Grainne Mallon & Assoc.
6 Merrion Square,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2719	Date of Final Grant 22/08/2001
Decision Order Number 2355	Date of Decision 09/07/2001
Register Reference S01A/0124	Date 09/04/01

Applicant Brendan Farrelly

Development Construct 5 no two storey townhouses.

Location Rowlagh Village Centre, fronting Neilstown Rd and St Marks Drive, Dublin 22.

Floor Area 0.00 Sq Metres

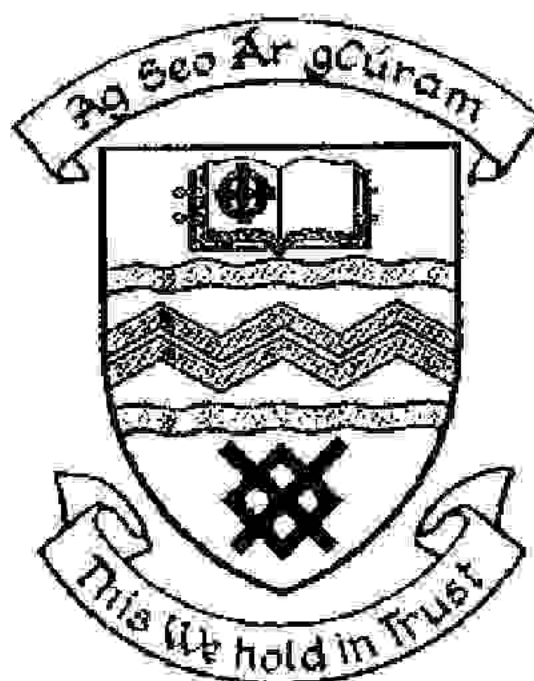
Time extension(s) up to and including 10/07/2001

Additional Information Requested/Received 03/04/2001 /09/04/2001

A Permission has been granted for the development described above,
subject to the following (17) 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 additional information lodged on 21/06/2001 and 17/04/2001 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.

(a) No buildings shall be erected within 5 metres of a watermain less than 225mm diameter and within 8m of a watermain greater than 225mm diameter. Applicant to ensure full and complete separation of foul and surface water systems.

(b) 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.

(c) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

(d) The property shall have its own individual service connection to the public watermain and 24hour storage.

(e) 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 order to comply with the Sanitary Services Acts, 1878-1964.

- 3 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.

- 4 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

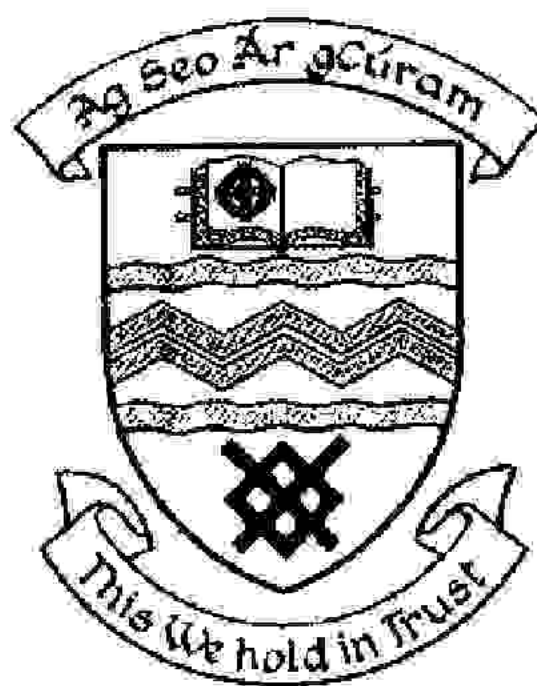
In the interest of the proper planning and development of the area.

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REG. REF. S01470024

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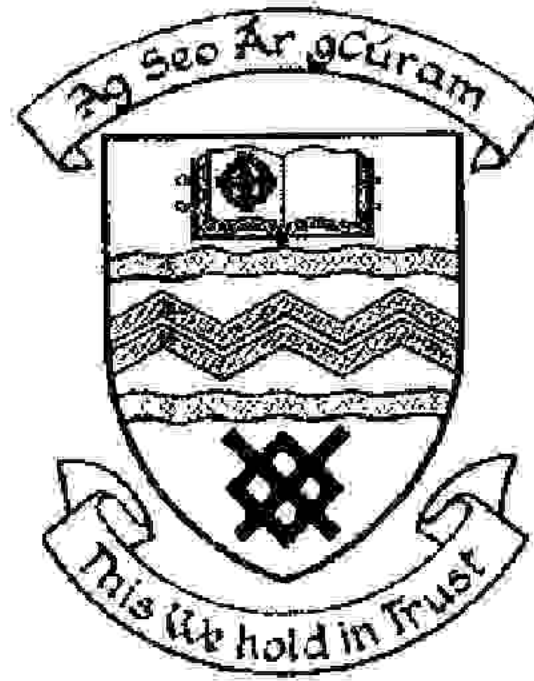
- 5 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 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 The footpath and kerb for the proposed dwellings shall be constructed and dished to the requirements of the area engineer, road maintenance department, at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.
REASON:
In the interest of proper planning and development of the area.
- 9 Provision of 2 off street car parking spaces shall be provided for at each dwelling.
REASON:
In the interest of proper planning and development of the area.
- 10 Prior to the first occupation of each dwellings the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.
REASON:
In the interest of proper planning and development of the area.
- 11 Prior to the commencement of development. The developer shall agree with the Parks and Landscape Services Department an submit to the Planning Department for written approval a detailed landscape plan with full works specification (including timescale for implementation), maintenance

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programme for a period of a least eighteen months and a bill of quantities for the development for the private open space.

This plan to include:

- (a) screen plating along the wall located to the north of the site.
- (b) details which show the enclosure of the paved area by a one foot high dwarf wall with high quality railings.
- (c) The proposed landscaped areas to the front of the development shall be paved and included in this communal enclosure.
- (d) Details of the boundary treatments to the gardens located to the east and west of the proposed housing.
- (e) precise details of the public path which is to be provided across the open space to the south of the proposed development.

REASON:

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

- 12 The applicant shall submit details of tree planting, within the communal enclosure, to the planning authority for written approval prior to the commencement of development. The applicant should note that all trees must be surrounded by grills to prevent the root structure damaging the paving.

REASON:

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

- 13 The proposed gates to the rear of the houses shall not be capable of opening outwards onto the public path.

REASON:

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

- 14 That a financial contribution in the sum of £10,500 (ten thousand five hundred pounds) EUR 13,332 (thirteen thousand three hundred and thirty two euros) 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.

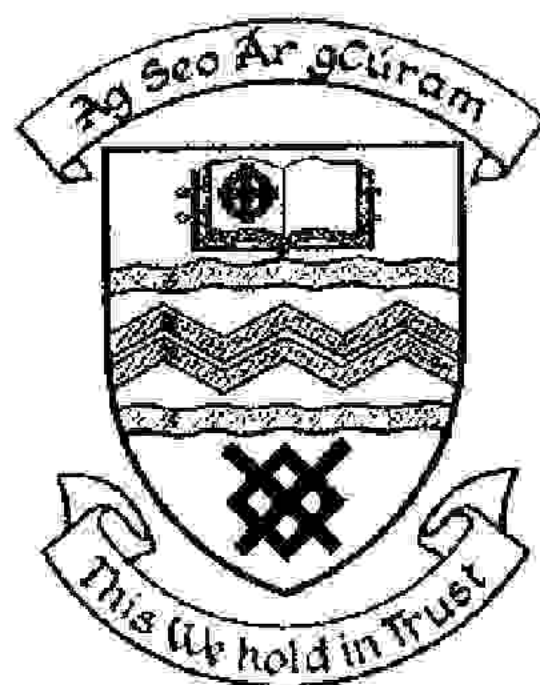
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/004 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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- 15 That a financial contribution in the sum of £3,750 (three thousand seven hundred and fifty pounds) EUR 4,761 (four thousand seven hundred and sixty one euros) thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) 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 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.

- 16 That a financial contribution in the sum of £2,000 (two thousand pounds) EUR 2,540 (two thousand five hundred and forty euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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

- 17 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for 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 £40,000 (forty thousand pounds) EUR 50,790 (fifty thousand seven hundred and ninety euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

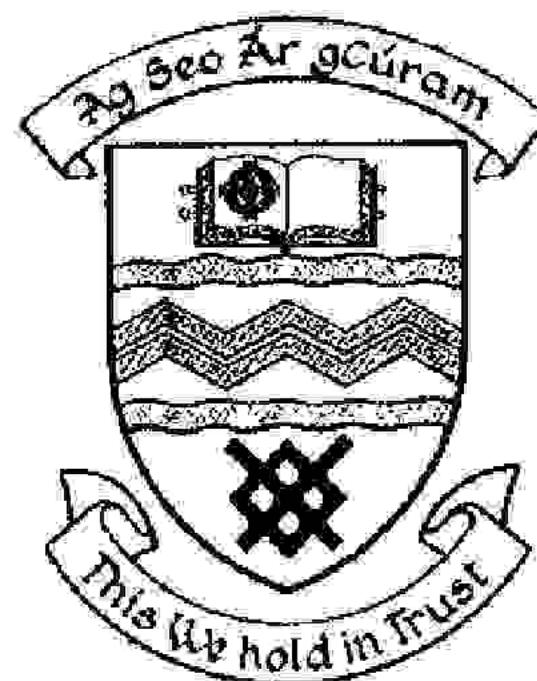
b. Lodgement with the Council of a Cash Sum of £25,000 (twenty five thousand pounds) EUR 31,750 (thirty one thousand seven hundred and fifty euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard

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specifications.

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 Planning Authority.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.

.....22/08/01
for SENIOR ADMINISTRATIVE OFFICER

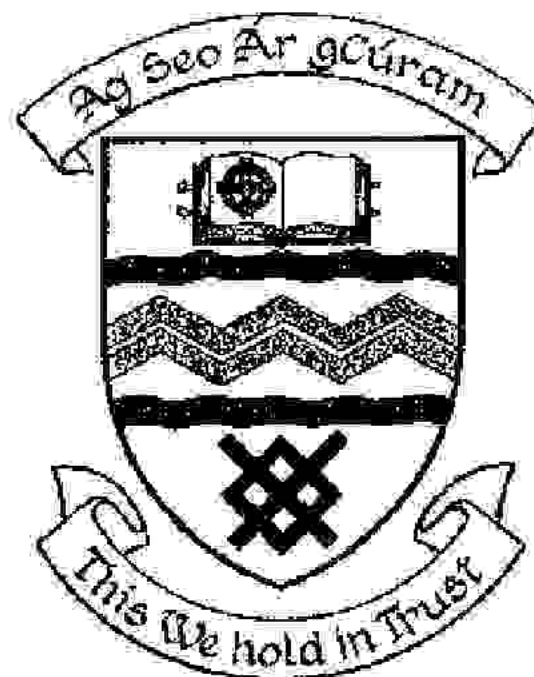
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0124	
1. Location	Rowlagh Village Centre, fronting Neilstown Rd and St Marks Drive, Dublin 22.		
2. Development	Construct 5 no two storey townhouses.		
3. Date of Application	06/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/04/2001 2.	1. 09/04/2001 2.
4. Submitted by	Name: Grainne Mallon & Assoc. Address: 6 Merrion Square, Dublin 2.		
5. Applicant	Name: Brendan Farrelly Address: 1B Malahide Road, Clontarf, Dublin 3.		
6. Decision	O.C.M. No. 2355 Date 09/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
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14. Registrar Date Receipt No.	

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

Decision Order Number 2355	Date of Decision 09/07/2001
Register Reference S01A/0124	Date: 06/03/01

Applicant Brendan Farrelly

Development Construct 5 no two storey townhouses.

Location Rowlagh Village Centre, fronting Neilstown Rd and St Marks Drive, Dublin 22.

Floor Area Sq Metres.

Time extension(s) up to and including 10/07/2001

Additional Information Requested/Received 03/04/2001 /09/04/2001

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 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 (17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 09/07/01
for SENIOR ADMINISTRATIVE OFFICER

Grainne Mallon & Assoc.
6 Merrion Square,
Dublin 2.

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

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REG REF. S01A/0124

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 lodged on 21/06/2001 and 17/04/2001 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.

(a) No buildings shall be erected within 5 metres of a watermain less than 225mm diameter and within 8m of a watermain greater than 225mm diameter. Applicant to ensure full and complete separation of foul and surface water systems.

(b) 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.

(c) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

(d) The property shall have its own individual service connection to the public watermain and 24hour storage.

(e) 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 order to comply with the Sanitary Services Acts, 1878-1964.

- 3 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.

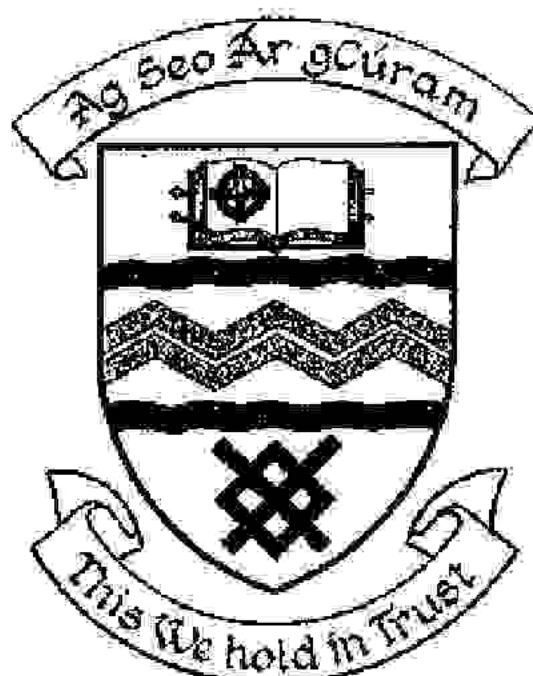
REASON:

To protect the amenities of the area.

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REG. REF. S01A/0124

- 4 That an acceptable street naming and house numbering scheme be submitted to and approved by the 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.

- 5 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

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

- 6 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.

- 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 The footpath and kerb for the proposed dwellings shall be constructed and dished to the requirements of the area engineer, road maintenance department, at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.

REASON:

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

- 9 Provision of 2 off street car parking spaces shall be provided for at each dwelling.

REASON:

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

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REG REF. S01A/0124

- 10 Prior to the first occupation of each dwellings the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

REASON:

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

- 11 Prior to the commencement of development. The developer shall agree with the Parks and Landscape Services Department an submit to the Planning Department for written approval a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of a least eighteen months and a bill of quantities for the development for the private open space.

This plan to include:

- (a) screen plating along the wall located to the north of the site.
- (b) details which show the enclosure of the paved area by a one foot high dwarf wall with high quality railings.
- (c) The proposed landscaped areas to the front of the development shall be paved and included in this communal enclosure.
- (d) Details of the boundary treatments to the gardens located to the east and west of the proposed housing.
- (e) precise details of the public path which is to be provided across the open space to the south of the proposed development.

REASON:

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

- 12 The applicant shall submit details of tree planting, within the communal enclosure, to the planning authority for written approval prior to the commencement of development. The applicant should note that all trees must be surrounded by grills to prevent the root structure damaging the paving.

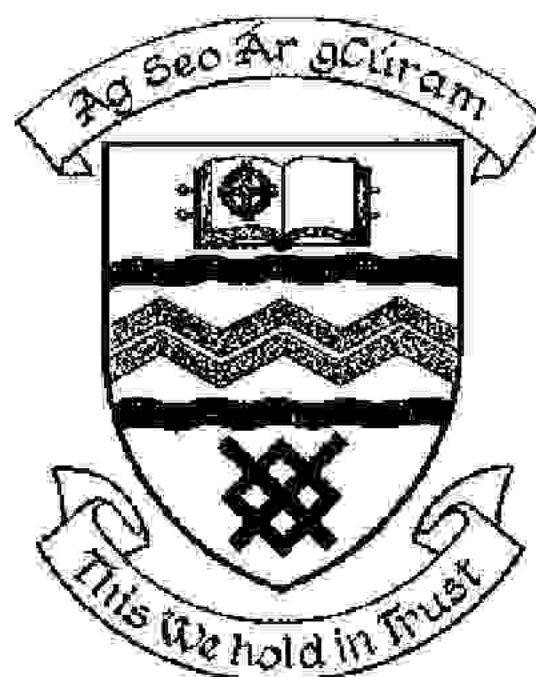
REASON:

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

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REG. REF. S01A/0124

- 13 The proposed gates to the rear of the houses shall not be capable of opening outwards onto the public path.

REASON:

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

- 14 That a financial contribution in the sum of £10,500 (ten thousand five hundred pounds) EUR 13,332 (thirteen thousand three hundred and thirty two euros) 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.

- 15 That a financial contribution in the sum of £3,750 (three thousand seven hundred and fifty pounds) EUR 4,761 (four thousand seven hundred and sixty one euros) thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) 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 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.

- 16 That a financial contribution in the sum of £2,000 (two thousand pounds) EUR 2,540 (two thousand five hundred and forty euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of

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REG REF. S01A/0124

development on site.

REASON:

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

- 17 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for 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 £40,000 (forty thousand pounds) EUR 50,790 (fifty thousand seven hundred and ninety euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
 - b. Lodgement with the Council of a Cash Sum of £25,000 (twenty five thousand pounds) EUR 31,750 (thirty one thousand seven hundred and fifty euros) 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 specifications.
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 Planning Authority.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

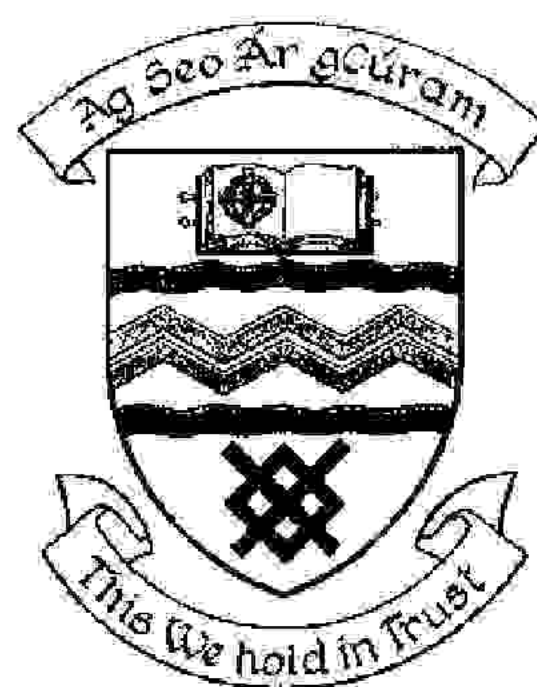
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0124	
1. Location	Rowlagh Village Centre, fronting Neilstown Rd and St Marks Drive, Dublin 22.		
2. Development	Construct 5 no two storey townhouses.		
3. Date of Application	06/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/04/2001 2.	1. 09/04/2001 2.
4. Submitted by	Name: Grainne Mallon & Assoc. Address: 6 Merrion Square, Dublin 2.		
5. Applicant	Name: Brendan Farrelly Address: 1B Malahide Road, Clontarf, Dublin 3.		
6. Decision	O.C.M. No. 2355 Date 09/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
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14. Registrar	Date	Receipt No.	

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

Order Number 0690	Date of Order 03/04/2001
Register Reference S01A/0124	Date 06/03/01

Applicant Brendan Farrelly

Development Construct 5 no two storey townhouses.

Location Rowlagh Village Centre, fronting Neilstown Rd and St Marks Drive, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 27/03/2001 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 is not legible 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) two copies of the text of the notice
- (b) two plans 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 fulfill 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:

Grainne Mallon & Assoc.
6 Merrion Square,
Dublin 2.

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/0124

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (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,

MT
.....
for Senior Administrative Officer.

04/04/01