

	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/0025	
1. Location	St. Catherine's, 2 Cooleen, Doneen, Old Blessington Road Dublin 24.		
2. Development	Demolition of existing building and erection of a mixed commercial/student residential development. The part 4/part 5 storey development comprises basement bicycle and car park, ground floor retail area with 29 student house units and 1 warden's apartment on floors above.		
3. Date of Application	18/01/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: P & A Lavin Associates Address: 49 Raglan Road, Ballsbridge,		
5. Applicant	Name: Losaid Teoranta Address: Vanomer House, 191/193 Lwr. Kimmage Road, Dublin 6W.		
6. Decision	O.C.M. No. 2287 Date 02/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2684 Date 15/08/2001	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

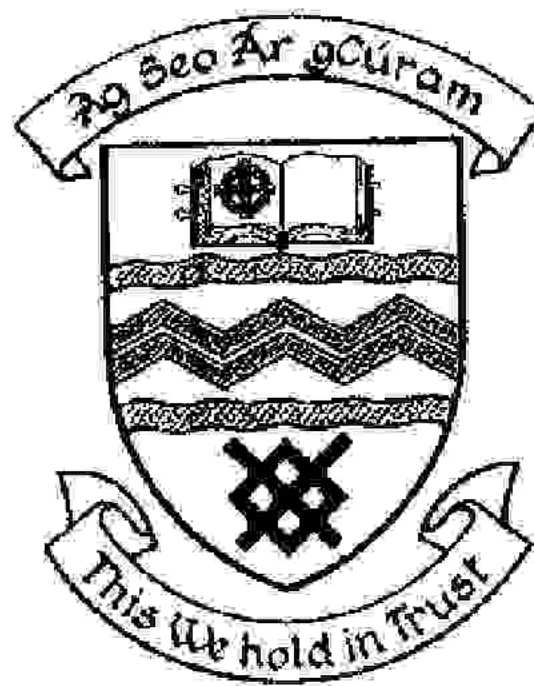
Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae
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Baile Átha Cliath 24

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



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Dublin 24

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

P & A Lavin Associates
49 Raglan Road,
Ballsbridge,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2684	Date of Final Grant 15/08/2001
Decision Order Number 2287	Date of Decision 02/07/2001
Register Reference S01A/0025	Date 18/01/01

Applicant Losaid Teoranta

Development Demolition of existing building and erection of a mixed commercial/student residential development.
The part 4/part 5 storey development comprises basement bicycle and car park, ground floor retail area with 29 student house units and 1 warden's apartment on floors above.

Location St. Catherine's, 2 Cooleen, Doneen, Old Blessington Road
Dublin 24.

Floor Area 4636.00 Sq Metres
Time extension(s) up to and including 02/07/2001
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (23) Conditions.

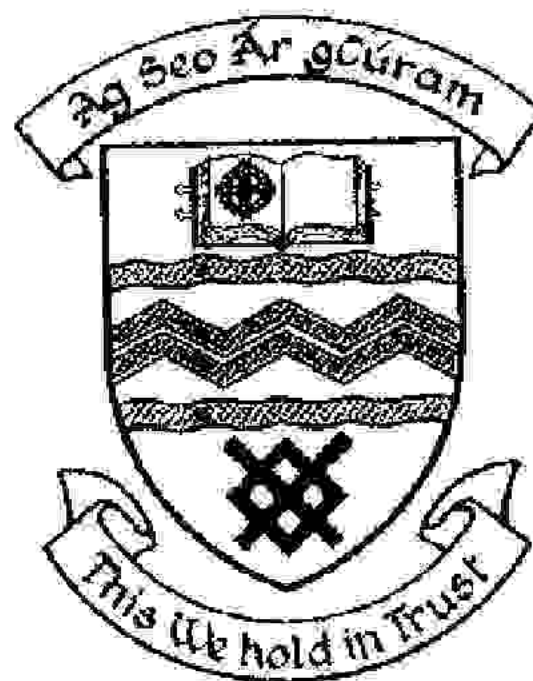
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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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



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Conditions and Reasons

- 1 The development is to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and unsolicited information received by the Planning Authority on 25/05/01, 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 Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority, full details and samples of the proposed exterior finishes to the development.

Reason: In the interest of architectural harmony and visual amenity.

- 3 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 foul sewers serving the development shall be a minimum of 225mm in diameter.
 - ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - iii) Applicant to ensure full and complete separation of foul and surface water systems.
 - iv) 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.
 - v) The surface water sewer serving the development shall be a minimum of 225mm in diameter. The sewer will discharge into the existing 450mm diameter public surface water on the Belgard Road. Any change in the routing or discharge location of this sewer shall be subject to approval prior to the commencement of development.
 - vi) As per the applicant's proposal the surface water discharges from the site shall be attenuated by the provision of 40m³ storage tank fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not exceed 6.6 l/s. The system will be maintained and cleaned regularly and kept free from siltation.
 - vii) All surface water runoff from vehicle parking /

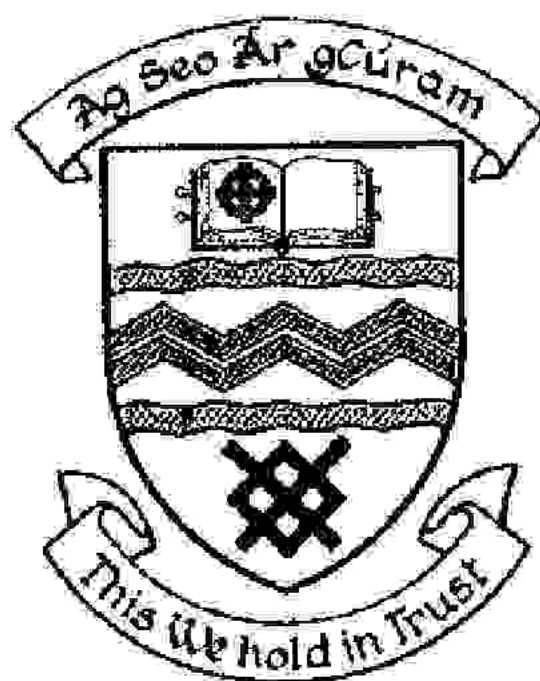
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Halla an Chontae
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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



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marshalling areas, including the basement car park, shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.

viii) Prior to the commencement of development full details of the proposed surface water pumping system for the basement shall be submitted. These shall include detailed plans, cross sections and calculations for the design of the pumping system. Information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main. Adequate provision shall also be allowed for a storage facility in the event of pump failure.

ix) Prior to the commencement of development the applicant shall liaise with the Water Area Engineer (Deansrath Depot, Telephone: 01-4570784) to arrange, at the applicants expense, flow and pressure tests on the old 6" cast iron public watermain adjacent to the site. If this watermain is not adequate to supply the requirements of the development it will be necessary to lay a new 150mm ductile iron watermain from the 600mm watermain on the Belgard Road.

x) Each unit (both retail and residential) shall have their own individual service connection and 24 hour storage.

xi) The connections for each retail unit shall be metered.

xii) Buildings of 3 storeys or more require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.

xiii) No building shall be within 5m of a public watermain or watermain with potential to be taken in charge.

REASON:

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

- 4 The following roads conditions shall be strictly adhered to:

- i) The footpath and kerb at the entrance to the basement car park shall be dished and the entrance constructed to the satisfaction of the Area Engineer, Roads Maintenance.
- ii) A ramp shall be provided at the entrance ramp to the basement car park 1 metre to the rear of the public footpath.

Reason: In the interest of pedestrian and traffic safety.

- 5 Prior to the commencement of development the applicant shall submit for the written approval of the Planning Authority, revised drawings omitting the proposed 4 no. duplex units between 3rd and 4th floor level and showing 8 no. single floor level apartments. The revised apartments at 3rd storey level shall not exceed 4 no. bedspaces/studyrooms per

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unit. The 4th floor apartment units shall not exceed 3 no. bedspaces/studyrooms per unit.

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

- 6 Prior to the commencement of development the applicant shall submit for the written approval of the Planning Authority, revised drawings showing the internal layout of the apartment units, at all floor levels, in the north-western apartment block, rearranged so as to achieve no mutual overlooking between habitable rooms.

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

- 7 Prior to the commencement of development the applicant shall submit revised drawings, for the written approval of the Planning Authority, showing that area of open space created by the proposed setback of the street façade at the south-east corner of the site, cordoned off from public access with railing and entrance gate.

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

- 8 The proposed retail units shall be restricted to use as 'Shops-Neighbourhood' as defined under schedule 2 of the South Dublin County Council Development Plan, 1998. This category includes smaller shops giving a localised service in range of retail trades or businesses such as sweets, groceries, tobacconist, newspaper, hairdresser, undertaker, ticket agency, dry cleaning and laundry depots and mini markets and designed to cater for normal 'neighbourhood' requirements.

Reason: In the interest of the proper planning and development of the area and in order to comply with the policy of South Dublin County Council as stated under 2.5.1 'Policy SI: Existing Centres'

- 9 Prior to the commencement of works on site, the developer is to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification (including boundary treatments, details of the internal civic spaces and courtyard gardens etc. and timescale for implementation). These works are to be in accordance with South Dublin County Council's Guidelines for Open Space Development and Taking

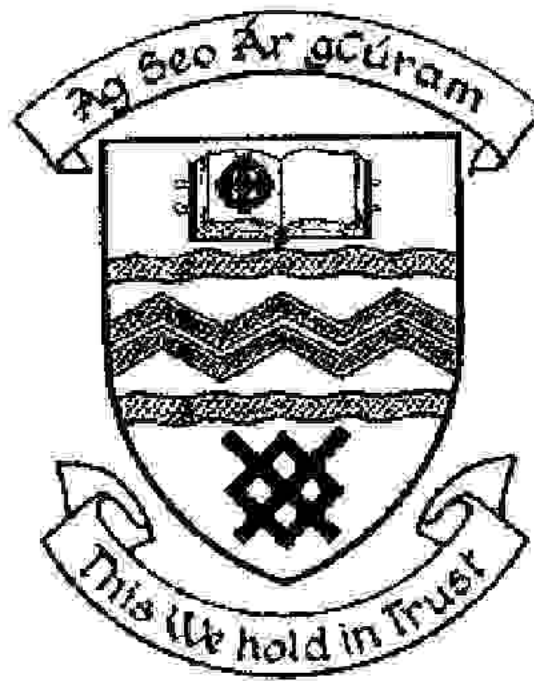
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in Charge available from the Parks and Landscape Services Department.

Reason: In the interest of residential amenity.

- 10 The letting of the proposed residential apartments shall be restricted to use by students attending the adjoining college campus, the Institute of Technology, Tallaght, or other local third level education institution.

Reason: In order to provide accommodation for students in accordance with the stated use of the apartments in the application and in the interest of the proper planning and development of the area.

- 11 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.

- 12 The hours of operation of the proposed childcare facility shall be restricted to operating between the hours of 7.30am to 6.30pm and shall operate on weekdays only.

Reason: To preserve residential amenities-

- 13 The proposed creche development shall accord with the requirements of the Childcare (pre-school Services) Regulations 1996.

Reason: In the interest of clarity, orderly development and public health.

- 14 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.

- 15 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.

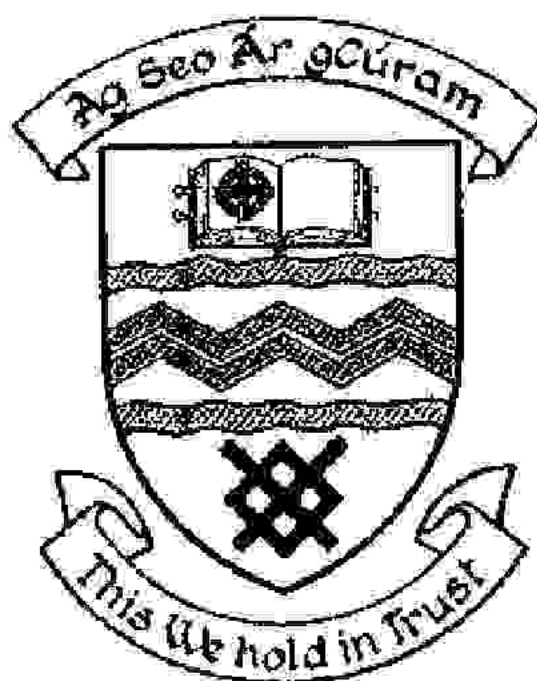
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REG REF. S01A/00007

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Telefon: 01-414 9230
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- 16 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 17 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons in accordance with relevant legislation and criteria.

REASON:

In the interest of safety and amenity.

- 18 No development shall commence without the prior written consent of Duchas The Heritage Service. The applicant shall adhere to the requirements of Duchas, including the engaging of a suitably qualified archaeologist to supervise all site excavations if so required. Any reports on the findings and recommendations by the archaeologist shall be submitted to the Planning Authority and Duchas for their written approval.

Reason:

The application site is within the boundary of a Recorded Monument no. 021 037/022 018 (Tallaght Village).

- 19 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) per 2 + bed unit, £600 (six hundred pounds) EUR 762 (seven hundred and sixty two euros) per 1 bed unit, plus £37,427 (thirty seven thousand four hundred and twenty seven pounds) EUR 47,523 (forty seven thousand five hundred and twenty three euros) for commercial development 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 £2,100 (two thousand and one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) per 2 + bed unit, £1,050 (one thousand and fifty pounds) EUR 1,333 (one thousand three hundred and thirty three euros) per 1 bed unit, plus

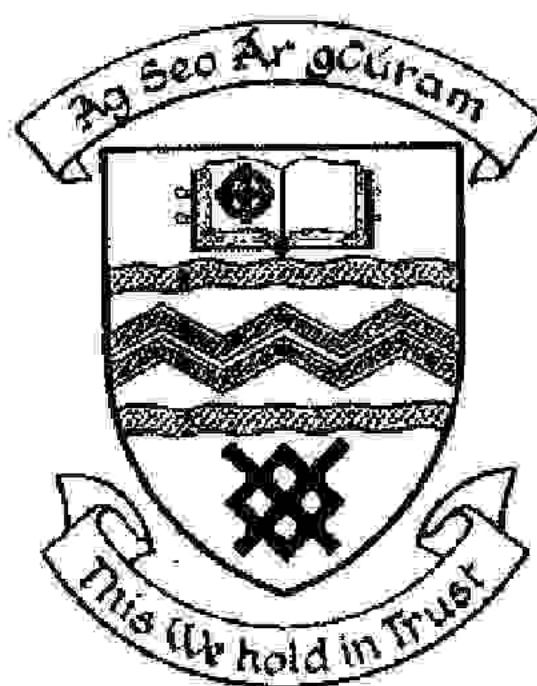
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£95,608 (ninety five thousand six hundred and eight pounds)
EUR 121,397 (one hundred and twenty one thousand three
hundred and ninety seven euros) for commercial development
shall be paid by the proposer to South Dublin County Council
towards the cost 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 £750 (seven
hundred and fifty pounds) EUR 952 (nine hundred and fifty
two euros) per 2 + bed unit, £375 (three hundred and seventy
five pounds) EUR 476 (four hundred and seventy six euros)
per 1 bed unit 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.

- 22 That a financial contribution in the sum of £195 (one
hundred and ninety five pounds) EUR 248 (two hundred and
forty eight euros) per unit, plus £10,060 (ten thousand and
sixty pounds) EUR 12,774 (twelve thousand seven hundred and
seventy four euros) for commercial development be paid by
the proposer to South Dublin County Council towards the cost
of upgrading of Bancroft Foul Sewer which will facilitate
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 developer should contribute towards the
cost of the works.

- 23 Before the development is commenced, the developer shall
lodge with the South Dublin County Council a cash deposit of

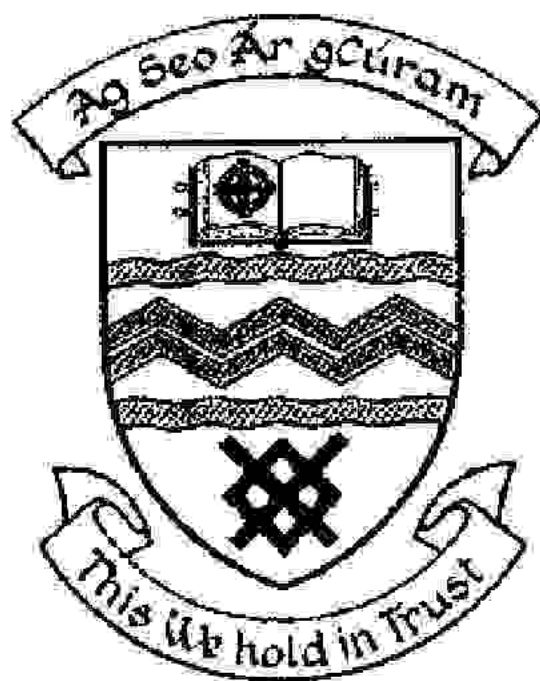
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£29,000 (twenty nine thousand pounds) EUR 36,822 (thirty six thousand eight hundred and twenty two euros), a bond of an Insurance Company of £43,500 (forty three thousand and five hundred pounds) EUR 55,234 (fifty five thousand two hundred and thirty four euros), 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.

NOTE:

(i) Applicant is advised that in the event of encroachment of oversailing of the adjoining property, the consent of the adjoining property owner is required.

(ii) The applicant's attention is drawn to any ownership implications of trees adjacent to the site but outside the site.

- (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.

.....
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/0025	
1. Location	St. Catherine's, 2 Cooleen, Doneen, Old Blessington Road Dublin 24.		
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3. Date of Application	18/01/01	Date Further Particulars (a) Requested (b) Received	
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4. Submitted by	Name: P & A Lavin Associates Address: 49 Raglan Road, Ballsbridge,		
5. Applicant	Name: Losaid Teoranta Address: Vanomer House, 191/193 Lwr. Kimmage Road, Dublin 6W.		
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Facs: 01-414 9104



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

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

Decision Order Number 2287	Date of Decision 02/07/2001
Register Reference S01A/0025	Date: 18/01/01

Applicant Losaid Teoranta

Development Demolition of existing building and erection of a mixed commercial/student residential development.
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Location St. Catherine's, 2 Cooleen, Doneen, Old Blessington Road
Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 02/07/2001

Additional Information Requested/Received /

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

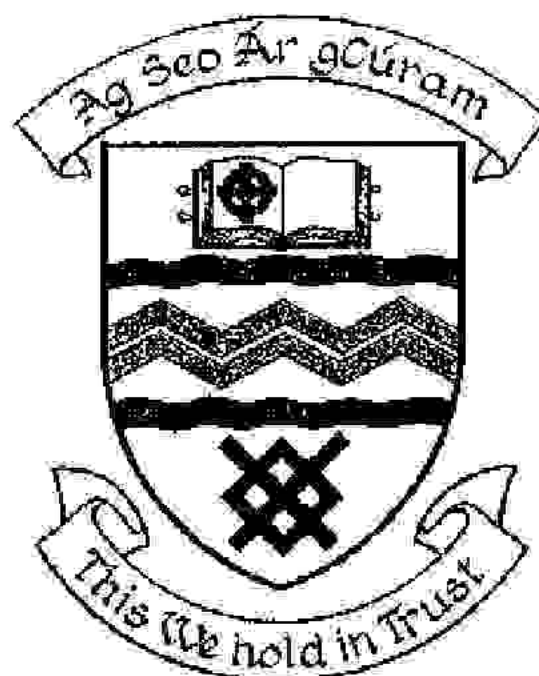
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..... 02/07/01
for SENIOR ADMINISTRATIVE OFFICER

P & A Lavin Associates
49 Raglan Road,
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Telefon: 01-414 9000
Facs: 01-414 9104



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REG REF. S01A/0025

Conditions and Reasons

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Reason: In the interest of architectural harmony and visual amenity.

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 - iv) 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.
 - v) The surface water sewer serving the development shall be a minimum of 225mm in diameter. The sewer will discharge into the existing 450mm diameter public surface water on the Belgard Road. Any change in the routing or discharge location of this sewer shall be subject to approval prior to the commencement of development.
 - vi) As per the applicant's proposal the surface water

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discharges from the site shall be attenuated by the provision of 40m³ storage tank fitted with a hydrobrake flow control or similar such that the maximum surface water discharge from the site shall not exceed 6.6 l/s. The system will be maintained and cleaned regularly and kept free from siltation.

vii) All surface water runoff from vehicle parking / marshalling areas, including the basement car park, shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.

viii) Prior to the commencement of development full details of the proposed surface water pumping system for the basement shall be submitted. These shall include detailed plans, cross sections and calculations for the design of the pumping system. Information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main. Adequate provision shall also be allowed for a storage facility in the event of pump failure.

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REASON:

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

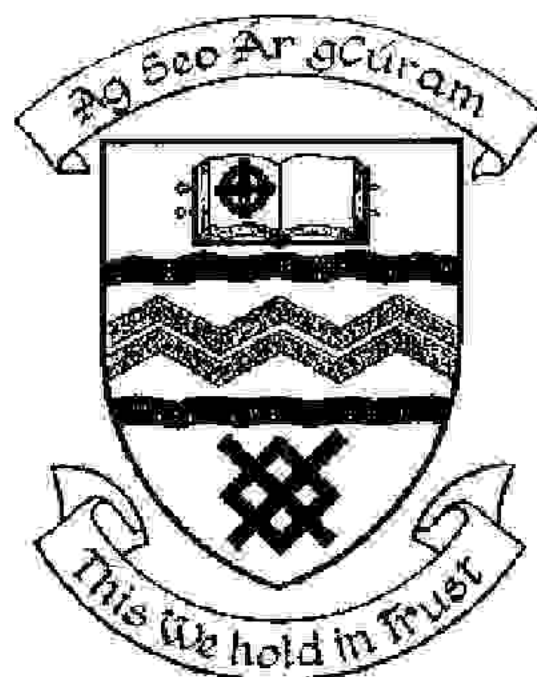
4 The following roads conditions shall be strictly adhered to:

i) The footpath and kerb at the entrance to the basement car park shall be dished and the entrance constructed to the

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satisfaction of the Area Engineer, Roads Maintenance.

ii) A ramp shall be provided at the entrance ramp to the basement car park 1 metre to the rear of the public footpath.

Reason: In the interest of pedestrian and traffic safety.

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

- 6 Prior to the commencement of development the applicant shall submit for the written approval of the Planning Authority, revised drawings showing the internal layout of the apartment units, at all floor levels, in the north-western apartment block, rearranged so as to achieve no mutual overlooking between habitable rooms.

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

- 7 Prior to the commencement of development the applicant shall submit revised drawings, for the written approval of the Planning Authority, showing that area of open space created by the proposed setback of the street façade at the south-east corner of the site, cordoned off from public access with railing and entrance gate.

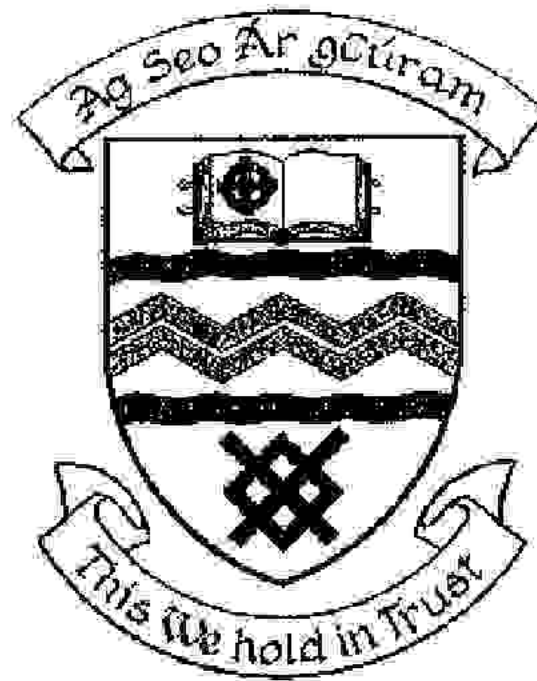
Reason: In the interest of local amenity and the proper planning and development of the area.

- 8 The proposed retail units shall be restricted to use as 'Shops-Neighbourhood' as defined under schedule 2 of the South Dublin County Council Development Plan, 1998. This category includes smaller shops giving a localised service in range of retail trades or businesses such as sweets,

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

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



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Dublin 24.

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groceries, tobacconist, newspaper, hairdresser, undertaker, ticket agency, dry cleaning and laundry depots and mini markets and designed to cater for normal 'neighbourhood' requirements.

Reason: In the interest of the proper planning and development of the area and in order to comply with the policy of South Dublin County Council as stated under 2.5.1 'Policy SI: Existing Centres'

- 9 Prior to the commencement of works on site, the developer is to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification (including boundary treatments, details of the internal civic spaces and courtyard gardens etc. and timescale for implementation). These works are 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.

Reason: In the interest of residential amenity.

- 10 The letting of the proposed residential apartments shall be restricted to use by students attending the adjoining college campus, the Institute of Technology, Tallaght, or other local third level education institution.

Reason: In order to provide accommodation for students in accordance with the stated use of the apartments in the application and in the interest of the proper planning and development of the area.

- 11 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:

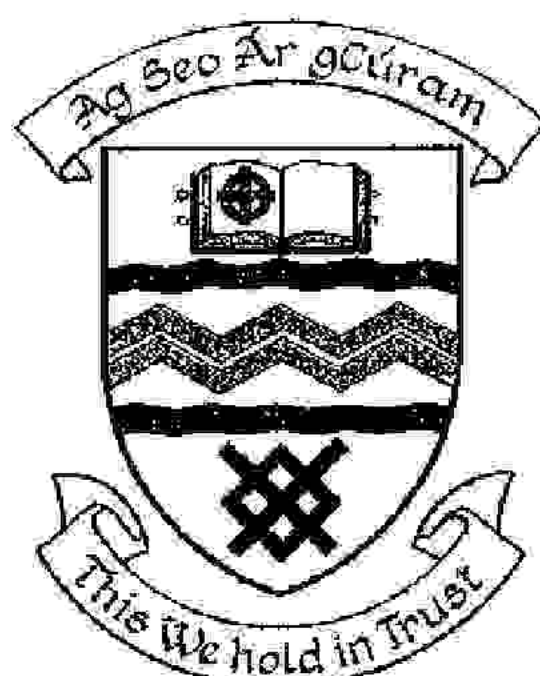
To protect the amenities of the area.

- 12 The hours of operation of the proposed childcare facility shall be restricted to operating between the hours of 7.30am to 6.30pm and shall operate on weekdays only.

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Reason: To preserve residential amenities

- 13 The proposed creche development shall accord with the requirements of the Childcare (pre-school Services) Regulations 1996.

Reason: In the interest of clarity, orderly development and public health.

- 14 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.

- 15 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.

- 16 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 17 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons in accordance with relevant legislation and criteria.

REASON:

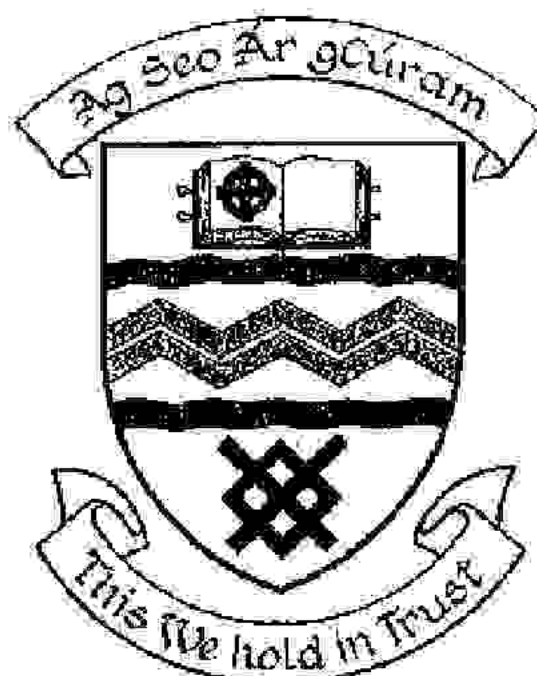
In the interest of safety and amenity.

- 18 No development shall commence without the prior written consent of Duchas The Heritage Service. The applicant shall adhere to the requirements of Duchas, including the engaging of a suitably qualified archaeologist to supervise all site excavations if so required. Any reports on the findings and recommendations by the archaeologist shall be submitted to

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Facs: 01-414 9104



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the Planning Authority and Duchas for their written approval.

Reason:

The application site is within the boundary of a Recorded Monument no. 021 037/022 018 (Tallaght Village).

- 19 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) per 2 + bed unit, £600 (six hundred pounds) EUR 762 (seven hundred and sixty two euros) per 1 bed unit, plus £37,427 (thirty seven thousand four hundred and twenty seven pounds) EUR 47,523 (forty seven thousand five hundred and twenty three euros) for commercial development 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 £2,100 (two thousand and one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) per 2 + bed-unit, £1,050 (one thousand and fifty pounds) EUR 1,333 (one thousand three hundred and thirty three euros) per 1 bed unit, plus £95,608 (ninety five thousand six hundred and eight pounds) EUR 121,397 (one hundred and twenty one thousand three hundred and ninety seven euros) for commercial development 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.

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- 21 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) per 2 + bed unit, £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) per 1 bed unit 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.

- 22 That a financial contribution in the sum of £195 (one hundred and ninety five pounds) EUR 248 (two hundred and forty eight euros) per unit, plus £10,060 (ten thousand and sixty pounds) EUR 12,774 (twelve thousand seven hundred and seventy four euros) for commercial development be paid by the proposer to South Dublin County Council towards the cost of upgrading of Bancroft Foul Sewer which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

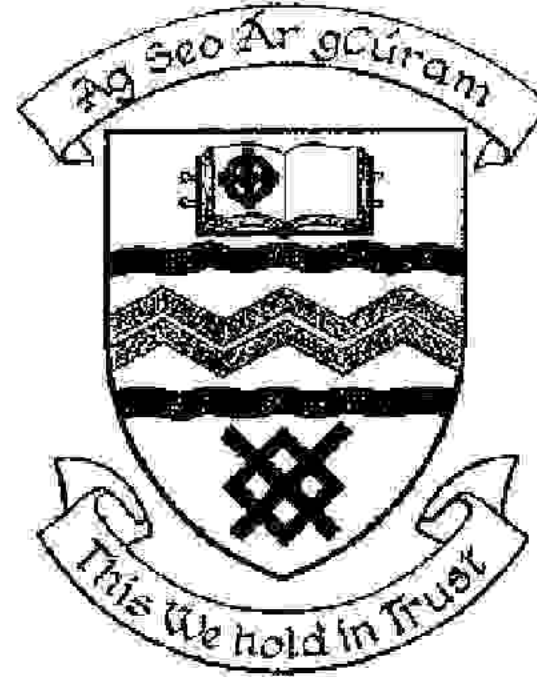
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 23 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £29,000 (twenty nine thousand pounds) EUR 36,822 (thirty six thousand eight hundred and twenty two euros), a bond of an Insurance Company of £43,500 (forty three thousand and five hundred pounds) EUR 55,234 (fifty five thousand two hundred and thirty four euros), 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.

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REASON:

To ensure the satisfactory completion of the development.

NOTE:

(i) Applicant is advised that in the event of encroachment of oversailing of the adjoining property, the consent of the adjoining property owner is required.

(ii) The applicant's attention is drawn to any ownership implications of trees adjacent to the site but outside the site.

	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/0025	
1. Location	St. Catherine's, 2 Cooleen, Doneen, Old Blessington Road Dublin 24.		
2. Development	Demolition of existing building and erection of a mixed commercial/student residential development. The part 4/part 5 storey development comprises basement bicycle and car park, ground floor retail area with 29 student house units and 1 warden's apartment on floors above.		
3. Date of Application	18/01/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission /	1. 2.	1. 2.
4. Submitted by	Name: P & A Lavin Associates Address: 49 Raglan Road, Ballsbridge,		
5. Applicant	Name: Losaid Teoranta Address: Vanomer House, 191/193 Lwr. Kimmage Road, Dublin 6W.		
6. Decision	O.C.M. No. 2287 Date 02/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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

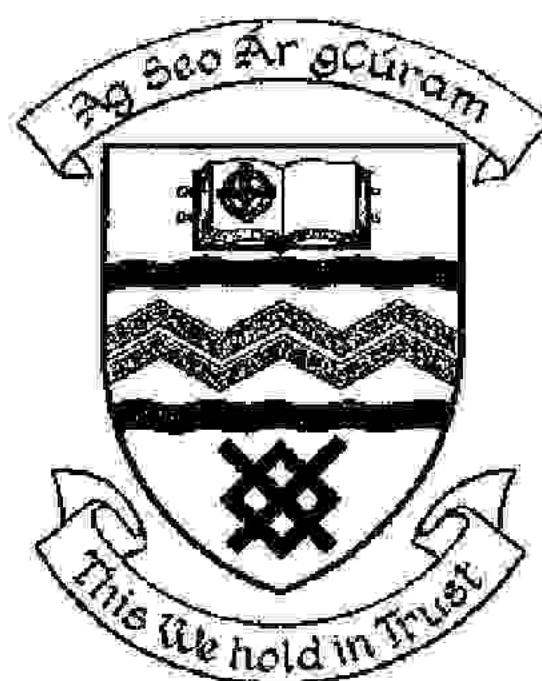
Receipt No.

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

Decision Order Number 0596	Date of Decision 16/03/2001
Register Reference S01A/0025	Date 18/01/01

Applicant Losaid Teoranta
App. Type Permission
Development Demolition of existing building and erection of a mixed commercial/student residential development.
The part 4/part 5 storey development comprises basement bicycle and car park, ground floor retail area with 29 student house units and 1 warden's apartment on floors above.

Location St. Catherine's, 2 Cooleen, Doneen, Old Blessington Road
Dublin 24.

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 12/04/2001

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

23/03/01

P & A Lavin Associates
49 Raglan Road,
Ballsbridge,
Dublin 4.