

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0424	
1. Location	Rear of 9, 10, 11 Old Bawn Road, Tallaght, Dublin 24 with access across existing open space at St. Maelruan's Park.		
2. Development	Residential development consisting of 29 no. one, two and three bedroom apartments in one no. 2 storey block and one no. 2 storey block plus attic and all associated site works including demolition of 40m boundary wall on a site of circa .31 hectares including minor boundary changes.		
3. Date of Application	21/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 06/09/2000 2.
4. Submitted by	Name: Colette Downey, Address: Architect, 17 Brighton Square,		
5. Applicant	Name: Hannah Homes Limited. Address: Sommers House, 10 Templeogue Road, Terenure,		
6. Decision	O.C.M. No. 0267 Date 05/02/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	02/03/2001	Written Representations	
9. Appeal Decision	01/10/2001	Grant Permission	
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

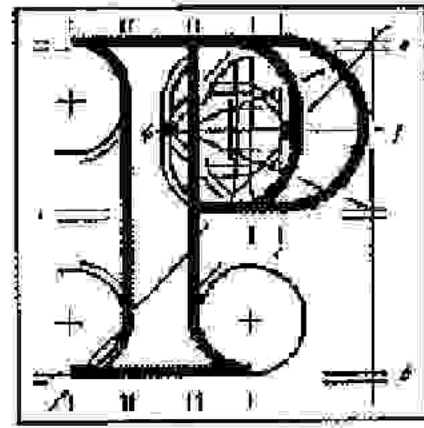
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Date

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Receipt No.

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0424

APPEAL by Hannah Homes Limited care of Colette Downey Architect of 17 Brighton Square, Dublin and by Patrick Warren of Saint Maelruans Park Working Group, 155 Saint Maelruans Park, Tallaght, Dublin against the decision made on the 5th day of February, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Hannah Homes Limited for a residential development consisting of 29 number one, two and three bedroom apartments in one number two-storey block and one number two-storey block plus attic and all associated site works including demolition of 40 metre boundary wall on a site of .31 hectares including minor boundary changes, located to rear of 9, 10 and 11 Oldbawn Road, Tallaght, with access across existing open space at Saint Maelruans Park adjacent to 163 Saint Maelruans Park, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the residential zoning objective for the area, the pattern of development in the area and the infill nature of the site, it is considered that, subject to compliance with conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

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SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the drawings received by the planning authority on the 18th day of December, 2001, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Block 'A', as illustrated on drawing number P04B Revision B, received by the planning authority on the 18th December 2000, shall be modified by the omission of the attic element including rooflights on both front and rear elevations and the lowering of the ridge line by approximately one metre so as to reflect the ridge line established by existing housing to the west. The total number of units permitted is 24. A total of 42 parking spaces shall be provided on the site. Revised drawings showing compliance with these requirements shall be submitted to the planning authority for agreement prior to commencement of development.

Reason: In order to avoid over-development of the site and to ensure that the development does not injure the amenities of the area.

3. The existing open space adjoining Saint Maelruan's Park shall be upgraded at the expense of the developer in accordance with a landscaping scheme to be agreed with the planning authority prior to the commencement of development.

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

4. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

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

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

BA

6. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to the planning authority for agreement.

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

7. Prior to commencement of development, a management scheme providing adequate measures relating to the future maintenance of private open spaces, roads and communal areas in a satisfactory manner shall be submitted to the planning authority for agreement.

Reason: To ensure the adequate future maintenance of this private development in the interest of residential amenity.

8. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

9. Prior to commencement of development, the developer shall pay the sum of £23,100 (twenty-three thousand one hundred pounds) [€29,330.95 (twenty-nine thousand three hundred and thirty euro and ninety-five cent)] (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office), to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of road improvements facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(b) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (b) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



10. Prior to commencement of development, the developer shall pay the sum of £17,400 (seventeen-thousand four hundred pounds) [€22,093.44 (twenty-two thousand and ninety-three euro and forty-four cent)] (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office), to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public services facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

11. Prior to commencement of development, the developer shall pay the sum of £16,500 (sixteen thousand five hundred pounds) [€20,950.68 (twenty thousand nine hundred and fifty euro and sixty-eight cent)] (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office), to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public open space facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

12. Prior to commencement of development, the developer shall pay the sum of £15,000 (fifteen thousand pounds) [€19,046.07 (nineteen thousand and forty-six euro and seven cent)] (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office), to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of Boherboy water supply scheme facilitating the proposed development.

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In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

Brian Hunt

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this *1st* day of *October* 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0424	
1. Location	Rear of 9, 10, 11 Old Bawn Road, Tallaght, Dublin 24 with access across existing open space at St. Maelruan's Park.		
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4. Submitted by	Name: Colette Downey, Address: Architect, 17 Brighton Square,		
5. Applicant	Name: Hannah Homes Limited. Address: Sommers House, 10 Templeogue Road, Terenure,		
6. Decision	O.C.M. No. 0267 Date 05/02/2001	Effect AP GRANT PERMISSION	
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Registrar

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Date

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Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0267	Date of Decision 05/02/2001
Register Reference S00A/0424	Date: 21/06/00

Applicant Hannah Homes Limited.

Development Residential development consisting of 29 no. one, two and three bedroom apartments in one no. 2 storey block and one no. 2 storey block plus attic and all associated site works including demolition of 40m boundary wall on a site of circa .31 hectares including minor boundary changes.

Location Rear of 9, 10, 11 Old Bawn Road, Tallaght, Dublin 24 with access across existing open space at St. Maelruan's Park.

Floor Area Sq Metres

Time extension(s) up to and including 06/02/2001

Additional Information Requested/Received /06/09/2000

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

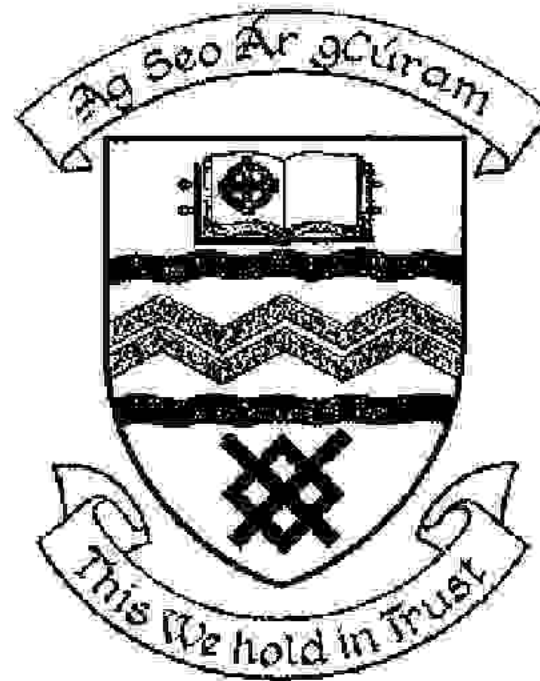
MT
..... 05/02/01
for SENIOR ADMINISTRATIVE OFFICER

Colette Downey,
Architect,
17 Brighton Square,
Dublin 6.

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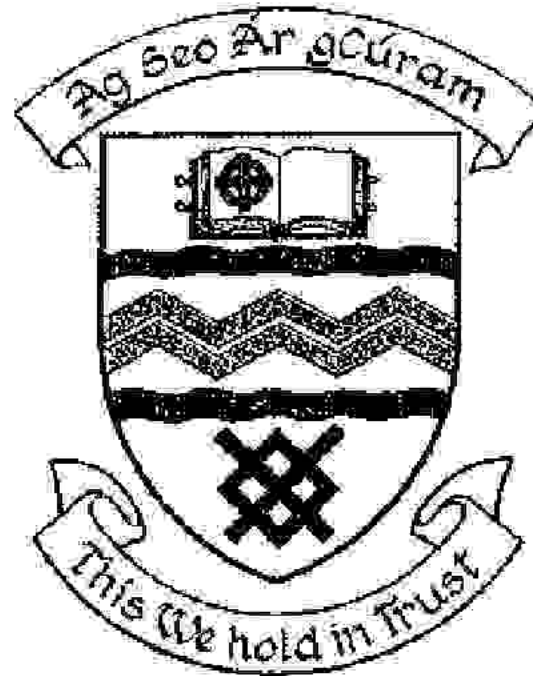
Conditions and Reasons

- 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 the Additional Information received on the 06/09/2000, the Unsolicited Additional Information received on 18/12/00, 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 public lighting be provided in accordance with a scheme to be approved by the County Council so as to provide street lighting to a standard required by the South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 4 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.
- 5 That no apartment 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.
- 6 That car parking spaces no's 34-38 inclusive shall be omitted and this area and the adjoining circulation area, but excluding the relocated bin storage areas subject to

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condition No. 8, shall be incorporated into the adjoining open space area. A revised site layout plan to scale 1:200 shall be submitted to and agreed with the Planning Department prior to the commencement of development.

REASON:

In the interest of amenity.

- 7 That the area shown as open space and the extended open space area conditioned by Condition No. 6 shall be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by the residents on completion of their dwellings.

REASON:

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

- 8 That the proposed bin storage area which abuts the boundary with the town house development to the north of the site and the bin store to the rear of car parking spaces No's. 28 and 29 shall be omitted. They shall be relocated in a position adjoining the bicycle store and the third proposed bin store location. A revised site layout plan in compliance with this condition which shall provide for screening of bin stores, shall be submitted to and agreed with the Planning Department prior to the commencement of development.

REASON:

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

- 9 That the conditioned car parking spaces be properly marked out.

REASON:

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

- 10 The proposed footpath adjoining the access roadway to the site from St. Maelruan's Park, shall be 1.5m wide.

REASON:

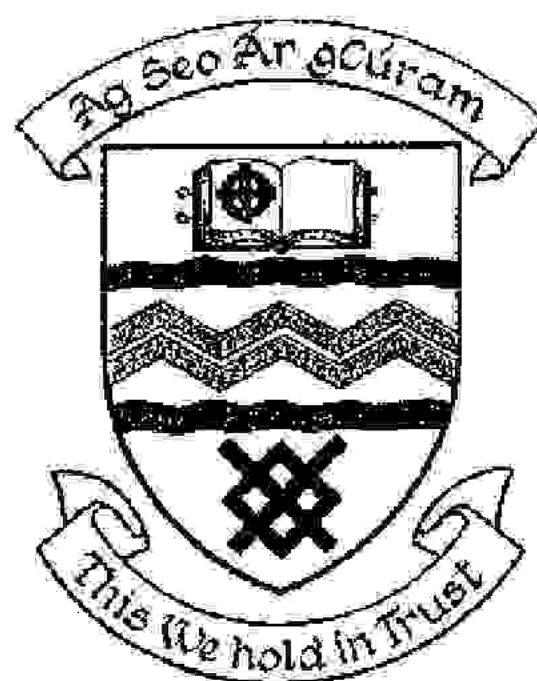
In the interest of the proper planning and development of the area.

- 11 (i) The proposed new footpath to be constructed across the public open space between Old Bawn Road and the

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- proposed site access shall be constructed at the applicant's expense. The exact line of the path shall be submitted to and agreed with the Parks Department prior to commencement of development.
- (ii) The existing open space at St. Maelruan's Park adjoining the site boundary shall be landscaped at the applicants expense. Details to be submitted to and agreed with the Parks Department prior to the commencement of development.

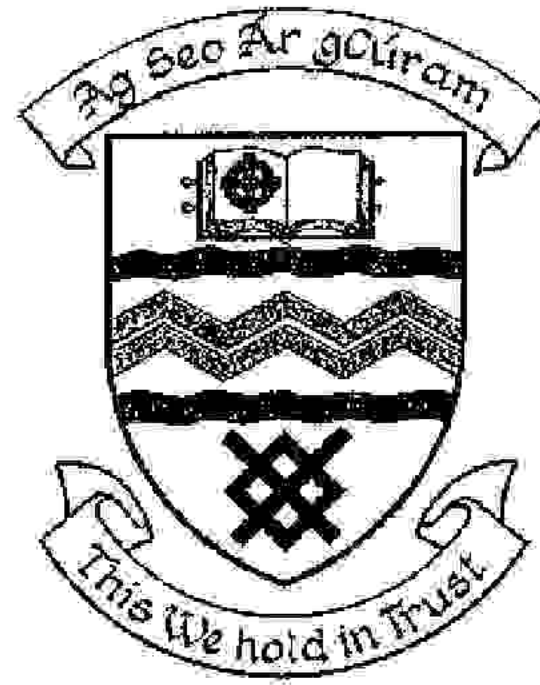
REASON:

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

- 12 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard:-
- (i) The applicant shall ensure full and complete separation of the foul and surface water systems.
- (ii) All foul and surface water pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (iii) The applicant shall provide details to the Environmental Services Department prior to commencement of development of cover and invert levels at the connection to the public foul and surface water sewers on the Old Bawn Road.
- (iv) The applicant is to supply details to the Environmental Services Department prior to the commencement of development, of the ownership of the foul and surface water drains between his site and Oldbawn Road and evidence of permission to discharge to these drains.
- (v) Prior to commencement of works, the applicant shall submit for the approval of the Area Engineer, Deanssrath (tel. 01-4570784), a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations.

REASON:

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

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

REASON:

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

- 14 That details of a Management Agreement for the maintenance and control of the communal areas of the proposed development shall be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

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

- 15 That details including colours of all external finishes of the apartment blocks and of the proposed stub wall and railing shall be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

In the interest of visual amenity.

- 16 That this permission relates to development proposed on the site outlined in red on the site location map to scale 1:1000 and does not include permission for any boundary wall on the site area hatched in blue.

REASON:

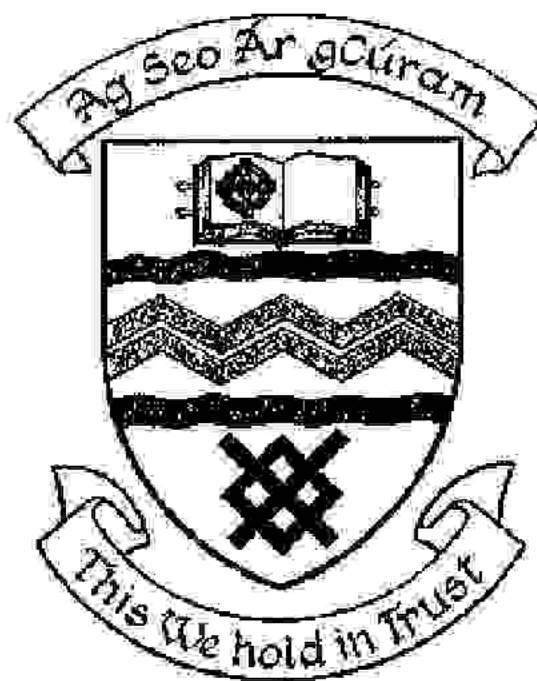
To ensure that development shall be in accordance with the Planning permission and that effective control be maintained.

- 17 That agreement for a right of way for the proposed access road and footpath across the public open space at St. Maelruan's Park shall be agreed with the Development Department of the County Council prior to the commencement of development.

REASON:

To provide for proper development.

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- 18 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 Five Hundred Pounds) EUR 55,233 (Fifty Five Thousand Two Hundred and Thirty Three 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.

- 19 That a financial contribution in the sum of £21,150 (Twenty One Thousand One Hundred and Fifty Pounds) EUR 26,854 (Twenty Six Thousand Eight Hundred and Fifty Four Euros) 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 £94,500 (Ninety Four Thousand Five Hundred Pounds) EUR 119,990 (One Hundred and Nineteen Thousand Nine Hundred and Ninety 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.

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- 21 That a financial contribution in the sum of £20,250 (Twenty Thousand Two Hundred and Fifty Pounds) EUR 25,712 (Twenty Five Thousand Seven Hundred and Twelve 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.

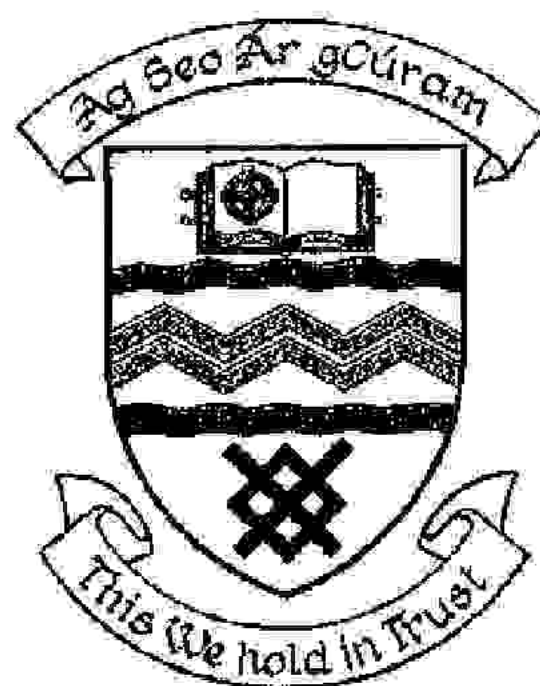
- 22 That a financial contribution in the sum of £18,223 (Eighteen Thousand Two Hundred and Twenty Three Pounds) EUR 23,138 (Twenty Three Thousand One Hundred and Thirty Eight Euros) be paid by the proposer to South Dublin County Council towards the cost of the Bcherboy Water Supply Scheme which serves 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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2. Development	Residential development consisting of 29 no. one, two and three bedroom apartments in one no. 2 storey block and one no. 2 storey block plus attic and all associated site works including demolition of 42m boundary wall and replacement of existing layby on a site of circa .31 hectares.		
3. Date of Application	21/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 06/09/2000 2.
4. Submitted by	Name: Colette Downey, Address: Architect, 17 Brighton Square,		
5. Applicant	Name: Hannah Homes Limited. Address: Sommers House, 10 Templeogue Road, Terenure,		
6. Decision	O.C.M. No. 2653 Date 05/12/2000	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION	
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2444	Date of Decision 02/11/2000
Register Reference S00A/0424	Date 21/06/00

Applicant Hannah Homes Limited.
App. Type Permission
Development Residential development consisting of 29 no. one, two and three bedroom apartments in one no. 2 storey block and one no. 2 storey block plus attic and all associated site works including demolition of 42m boundary wall and replacement of existing layby on a site of circa .31 hectares.

Location Rear of 9, 10, 11 Old Bawn Road, Tallaght, Dublin 24 with access across existing open space at St. Maelruan's Park.

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 06/12/2000

Yours faithfully

.....*MY*..... 02/11/00
for SENIOR ADMINISTRATIVE OFFICER

Colette Downey,
Architect,
17 Brighton Square,
Dublin 6.