

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                        |                 |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Plan Register No.<br><br>S99A/0928/C3                  |                 |
| 1. Location                 | Garters Lane, Saggart, Co. Dublin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                        |                 |
| 2. Development              | Construction of an apartment development consisting of three blocks, 2 link and 1 free standing. Blocks fronting Garter's Lane to be 2 storey with development in roof space to provide some development at second floor in roof and blocks overlooking Golf Course furthest from the road being three storey with some development at third floor in roof space. Blocks comprise of 53 no. 2 bed, 22 no. 3 bed and 9 no. four bed apartments along with ancillary site development work and entrance to site. Also to erect a small Heritage Centre for the Saggart Residents Association on the same site.<br>Compliance re condition no. 20. |                                                        |                 |
| 3. Date of Application      | 19/06/00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Date Further Particulars<br>(a) Requested (b) Received |                 |
| 3a. Type of Application     | Compliance with Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1.<br><br>2.                                           | 1.<br><br>2.    |
| 4. Submitted by             | Name: Mc Grane & Partners,<br>Address: Paradigm House, Dundrum Office Park,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                        |                 |
| 5. Applicant                | Name: Melbury Developments Ltd.,<br>Address: 20-21 Sullivans Quay, Cork.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                        |                 |
| 6. Decision                 | O.C.M. No. 1645<br><br>Date 26/07/2000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Effect<br>CC APPROVE THE COMPLIANCE<br>SUBMISSION      |                 |
| 7. Grant                    | O.C.M. No.<br>Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Effect<br>CC APPROVE THE COMPLIANCE<br>SUBMISSION      |                 |
| 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. | .....<br>Registrar | .....<br>Date   | .....<br>Receipt No. |



REG. REF. : S99A/0928/C3

DATE : 26.07.2000

**RE: Construction of an apartment development consisting of three blocks, 2 link and 1 free standing. Blocks fronting Garter's Lane to be 2 storey with development in roof space to provide some development at second floor in roof and blocks overlooking Golf Course furthest from the road being three storey with some development at third floor in roof space. Blocks comprise of 53 no. 2 bed, 22 no. 3 bed and 9 no. four bed apartments along with ancillary site development work and entrance to site. Also to erect a small Heritage Centre for the Saggart Residents Association on the same site at Garters Lane, Saggart, Saggart, Co. Dublin for Melbury Developments Ltd.**

Dear Sir/Madam,

I refer to your submission received on 19.06.2000 to comply with Condition No. 20 of Grant of Permission Order No. 1011, dated 11.05.2000, in connection with the above.

In this regard I wish to inform you that the proposed materials are satisfactory.

Yours faithfully,

*MA*

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for Senior Administrative Officer

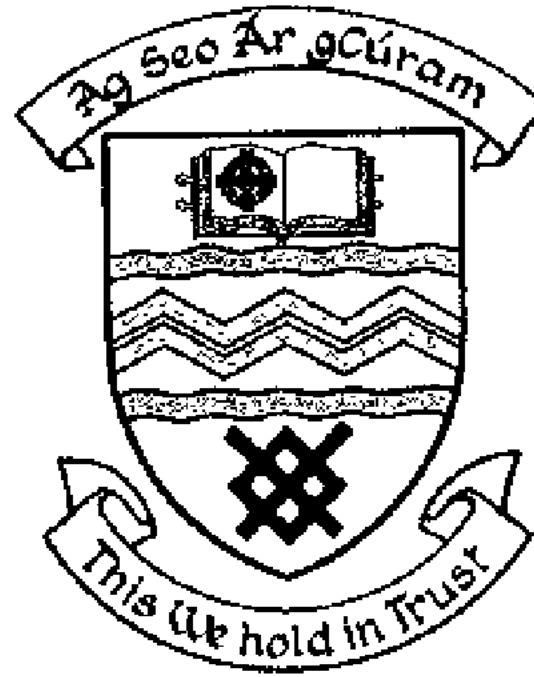
McGrane & Partners,  
Paradigm House,  
Dundrum Office Park,  
Dundrum,  
Dublin 14.

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                        |              |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Plan Register No.<br><br>S99A/0928                     |              |
| 1. Location                 | Garters Lane, Saggart, Co. Dublin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                        |              |
| 2. Development              | Construction of an apartment development consisting of three blocks, 2 link and 1 free standing. Blocks fronting Garter's Lane to be 2 storey with development in roof space to provide some development at second floor in roof and blocks overlooking Golf Course furthest from the road being three storey with some development at third floor in roof space. Blocks comprise of 53 no. 2 bed, 22 no. 3 bed and 9 no. four bed apartments along with ancillary site development work and entrance to site. Also to erect a small Heritage Centre for the Saggart Residents Association on the same site. |                                                        |              |
| 3. Date of Application      | 21/12/99                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Date Further Particulars<br>(a) Requested (b) Received |              |
| 3a. Type of Application     | Permission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1.<br><br>2.                                           | 1.<br><br>2. |
| 4. Submitted by             | Name: Mc Grane & Partners,<br>Address: Paradigm House, Dundrum Office Park,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                        |              |
| 5. Applicant                | Name: Melbury Developments Ltd.,<br>Address: 20-21 Sullivans Quay, Cork.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                        |              |
| 6. Decision                 | O.C.M. No. 0659<br><br>Date 30/03/2000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Effect<br>AP GRANT PERMISSION                          |              |
| 7. Grant                    | O.C.M. No. 1011<br><br>Date 11/05/2000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Effect<br>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. | .....<br>Registrar | .....<br>Date   | .....<br>Receipt No. |

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



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Mc Grane & Partners,  
Paradigm House,  
Dundrum Office Park,  
Dundrum,  
Dublin 14.

**NOTIFICATION OF GRANT OF Permission**

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

|                               |                                |
|-------------------------------|--------------------------------|
| Final Grant Order Number 1011 | Date of Final Grant 11/05/2000 |
| Decision Order Number 0659    | Date of Decision 30/03/2000    |
| Register Reference S99A/0928  | Date 21/12/99                  |

**Applicant** Melbury Developments Ltd.,

**Development** Construction of an apartment development consisting of three blocks, 2 link and 1 free standing. Blocks fronting Garter's Lane to be 2 storey with development in roof space to provide some development at second floor in roof and blocks overlooking Golf Course furthest from the road being three storey with some development at third floor in roof space. Blocks comprise of 53 no. 2 bed, 22 no. 3 bed and 9 no. four bed apartments along with ancillary site development work and entrance to site. Also to erect a small Heritage Centre for the Saggart Residents Association on the same site.

**Location** Gartars Lane, Saggart, Co. Dublin.

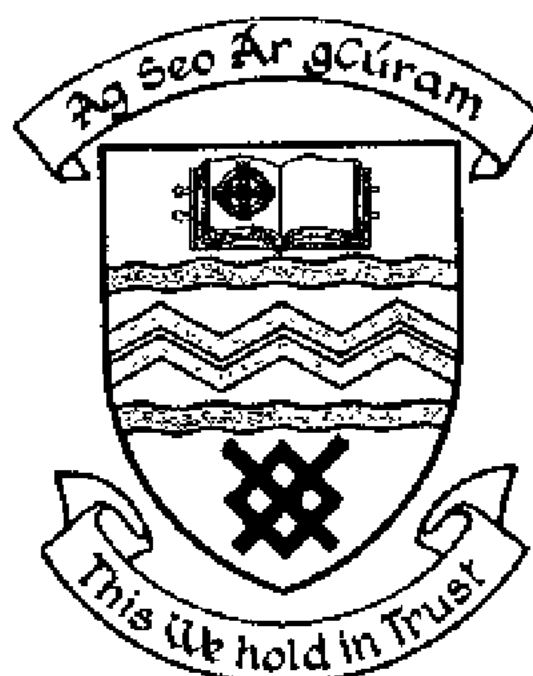
**Floor Area** 38.00 Sq Metres  
**Time extension(s) up to and including** 31/03/2000  
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,



REG REF. S99A/0928

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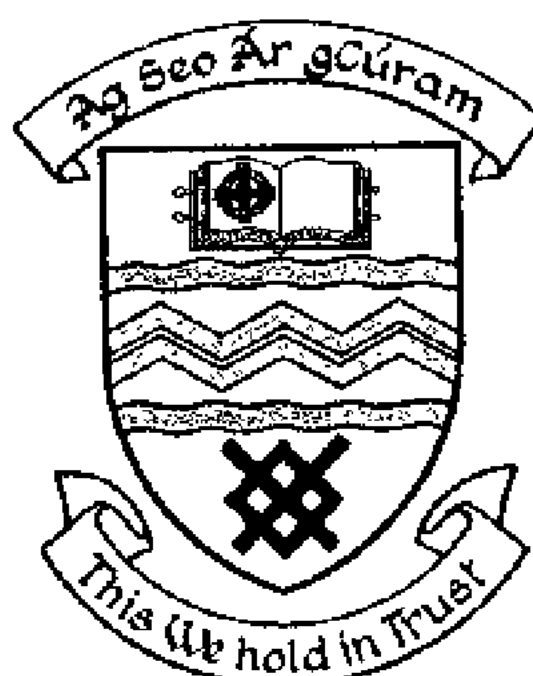
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subject to the following (33) Conditions.

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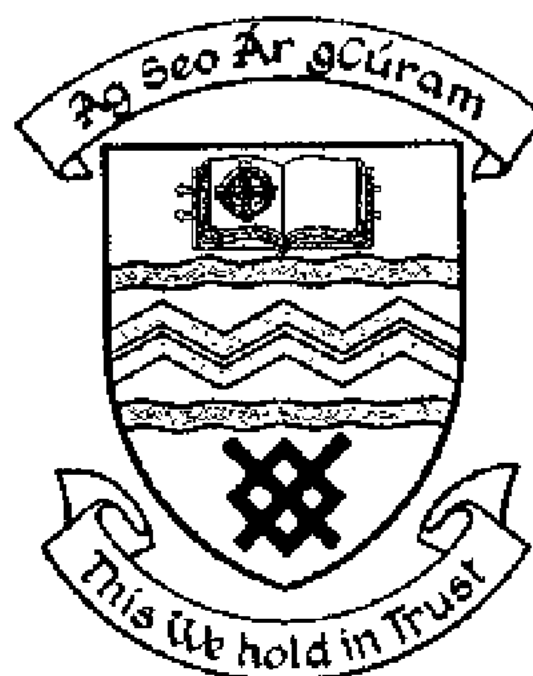
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**Conditions and Reasons**

- 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 Unsolicited Additional Information received on 10/02/00 and 16/03/00, 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 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.
- 4 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.
- 5 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
 REASON:  
 In order to comply with the Sanitary Services Acts, 1878-1964.



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- 7 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

**REASON:**

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

**REASON:**

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

- 9 That public lighting and car park lighting is provided in accordance with a scheme to be approved by the County Council and before any of the apartments is first occupied.

**REASON:**

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

- 10 That no part of the development shall exceed 15 metres in height above ground level.

**REASON:**

To meet the requirements of the Department of Defence.

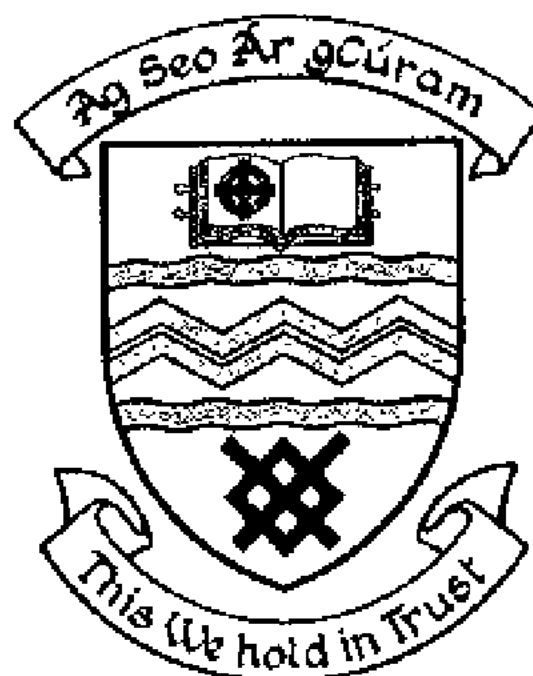
- 11 That an acceptable street naming and apartment naming/ numbering scheme be submitted to and approved by the Council before any constructional work takes place on the proposed apartments.

**REASON:**

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

- 12 Prior to commencement of works on site the applicant shall agree with the Parks and Landscape Services Department a detailed landscaping plan with full works specification to include a survey of any existing trees with proposals for surgery to and retention of existing trees where appropriate and details of the proposed means of protecting the trees to be retained during construction, grading, topsoiling,

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seeding, paths, drainage, boundary treatment and shrub and tree planting.

**REASON:**

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

- 13 The proposed landscaping/planting and the proposed heritage centre shall all be provided before any of the apartments are first occupied.

**REASON:**

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

- 14 The details of the 3 metre wide cobblelock path along the Garter Lane frontage submitted as part of the unsolicited additional information received on 16/03/00 is not satisfactory to the Roads Department. Therefore revised details of this shall be agreed with the Roads Department and submitted to the Planning Authority for agreement before development commences.

**REASON:**

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

- 15 No construction or site preparation work shall be carried out on the site until all archaeological requirements of the Planning Authority have been complied with.

**REASON:**

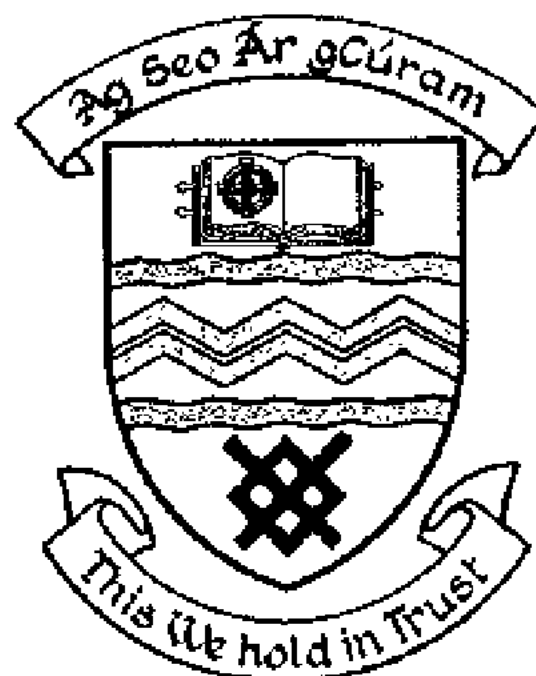
To facilitate the Planning Authority in the archaeological appraisal of the site which is located within the boundary of a Recorded Monument and Place protected under Section 12, National Monuments (Amendment) Act 1994.

- 16 The applicant shall have an archaeological assessment of the site of all proposed site development works carried out as soon as possible and before construction work commences. The assessment shall be prepared by a qualified Archaeologist and shall address the following issues:

- a) The archaeological and historical background of the site.
- b) The nature, extent and location of archaeological material on the site.
- c) The impact of the proposed development on such archaeological material including the impact of the development on the archaeological amenity of adjacent monuments.



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The assessment shall be carried out on the basis of desk based study and on the basis of trial trenches excavated on site by the Archaeologist. The trial trenches shall be excavated by machine to the top of archaeological deposits, with a small portion of the trench or trenches hand excavated in order to establish the depth of archaeological stratigraphy.

Where archaeological material is shown to be present, a detailed Impact Statement shall be prepared by the Archaeologist which will include specific information on the location, form, size and level (corrected to Ordnance Datum) of all foundation structures, ground beams, floor slabs, trenches for services, drains etc. No subsurface work shall be undertaken in the absence of the Archaeologist without his/her express consent.

**REASON:**

To facilitate the Planning Authority in the archaeological appraisal of the site which is within the boundary of a Recorded Monument and Place protected under Section 12, National Monuments (Amendment Act) 1994.

- 17 A written report containing the results of the assessment shall be forwarded to the Planning Authority and to the Heritage Service with full and final details of all proposed development works.

**REASON:**

To facilitate the Planning Authority in the archaeological appraisal of the site which is within the boundary of a Recorded Monument and Place protected under Section 12, National Monuments (Amendment Act) 1994.

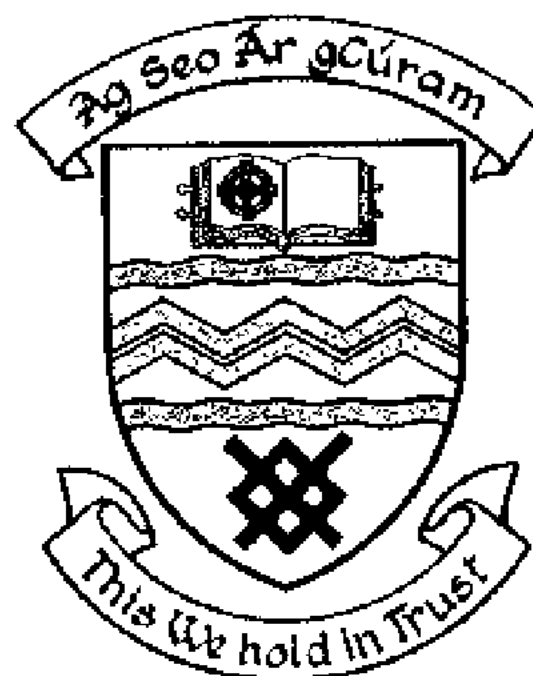
- 18 Before any work commences, the applicant shall agree in writing and comply with all requirements of Duchas the Heritage Service in relation to proposed foundation structures and further archaeological requirements (including if necessary preservation in situ, excavation or monitoring). No construction or development related works should take place on site until written approval has been issued by The Heritage Service with reference to the archaeological report.

**REASON:**

In the interest of the archaeological appraisal of the site which is within the boundary of a Recorded Monument and Place protected under Section 12, National Monuments (Amendment) Act 1994.

- 19 That the car parking areas indicated on the submitted plans shall be surfaced and marked out before any of the

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apartments are first occupied.

REASON:

In the interest of road safety.

- 20 Details and samples of all external facing and roofing materials shall be submitted to and agreed by the Planning Authority before development commences.

REASON:

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

- 21 Full details of the height, materials and finishes of all boundary treatments, including the height of proposed piers, shall be submitted to and agreed with the Planning Authority before development commences.

REASON:

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

- 22 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 23 Full details of the amended form of Block C shall be submitted to and agreed by the Planning Authority before development commences.

REASON:

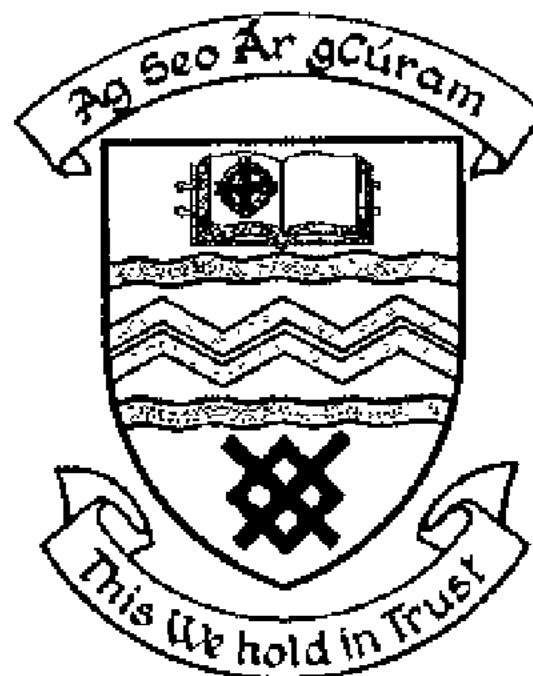
In the interest of the proper planning and development of the area.

- 24 As regards foul drainage:

- (i) Prior to any development works the applicant shall demonstrate to the Council's satisfaction that the wastewater collection system and pumping station to which it is proposed to discharge has sufficient capacity to cater for the proposed development.
- (ii) No development shall commence until the existing receiving sewers on Brookfield Road are upgraded in order to accommodate increased flows.
- (iii) No development shall commence until the wastewater collection system and pumping station on the adjoining lands (ref. permission S99A/0205) are in place and connected to the public sewer of adequate capacity.
- (iv) Applicant to ensure full and complete separation of



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- foul and surface water systems.
- (v) 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.

**REASON:**

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

25 As regards surface water drainage:

1. The surface water discharges from the site shall be attenuated such that the maximum surface water discharge from the site shall not exceed 15.84 l/s.
2. Applicant to ensure full and complete separation of foul and surface water systems.
3. 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.

**REASON:**

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

- 26 Prior to commencement of works applicant shall submit for the approval of the Area Engineer, Deansrath (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:**

In the interest of public health.

- 27 That a financial contribution in the sum of £63,000 (sixty three thousand pounds) EUR 79,993 (seventy nine thousand nine hundred and ninety three 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.

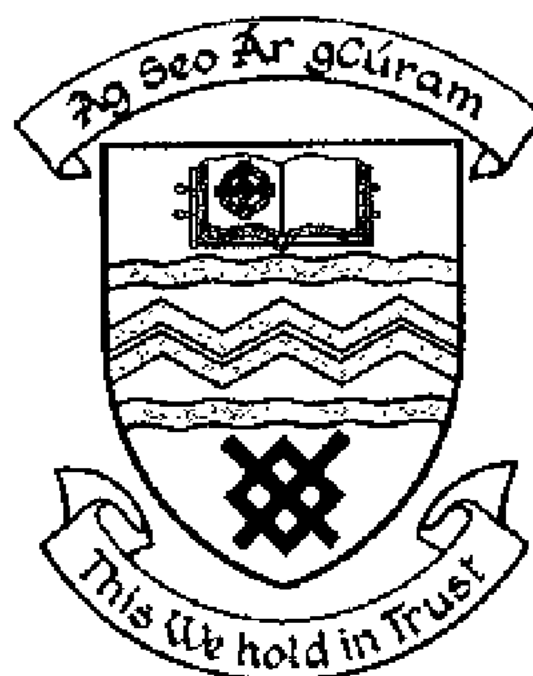
**REASON:**

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.

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- 28 That a financial contribution in the sum of £176,400 (one hundred and seventy six thousand four hundred pounds) EUR 223,981 (two hundred and twenty three thousand nine hundred and eighty one 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.

- 29 That a financial contribution in the sum of £177,000 (one hundred and seventy seven thousand pounds) EUR 224,743 (two hundred and twenty four thousand seven hundred and forty three 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.

- 30 That a financial contribution in the sum of £30,414 (thirty thousand four hundred and fourteen pounds) EUR 38,617 (thirty eight thousand six hundred and seventeen euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

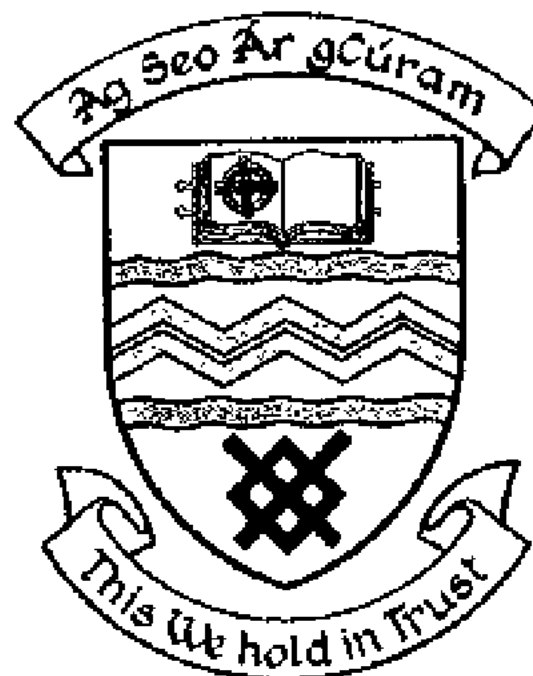
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 31 The applicant shall pay a levy in respect of the upgrading of the existing public sewers to which it is proposed to discharge. The amount and method of such payment to be agreed with the County Council prior to the commencement of development.

REASON:



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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.

- 32 The applicant shall pay a sum of sum of money for the maintenance and operation by the Council of the proposed foul sewage pumping plant. The sum to be determined on the basis of the Council's maintenance of the pumping plant for a period of operation of twelve years. The amount and method of such payment to be agreed with the County Council prior to the commencement of 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.

- 33 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £126,000 (one hundred and twenty six thousand pounds) EUR 159,987 (one hundred and fifty nine thousand nine hundred and eighty seven euros) or lodgement with the Council of a cash sum of £84,000 (eighty four thousand pounds) EUR 106,658 (one hundred and six thousand six hundred and fifty eight euros)

**REASON:**

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

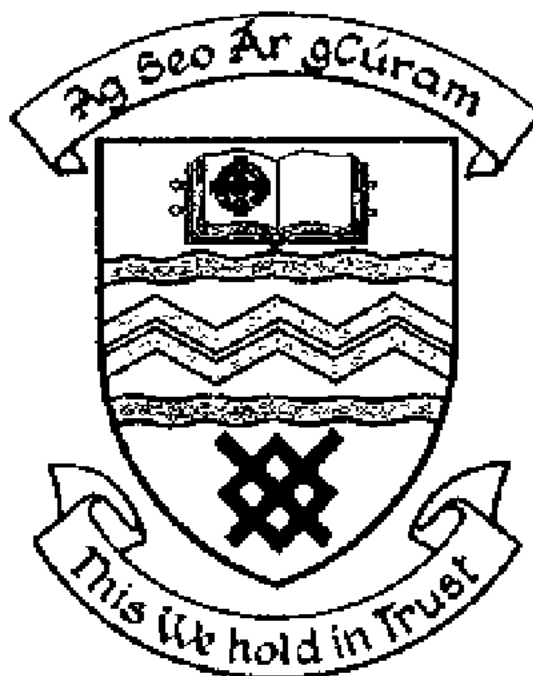
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

REG. REF. S99A/0928

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

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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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



**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**

P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

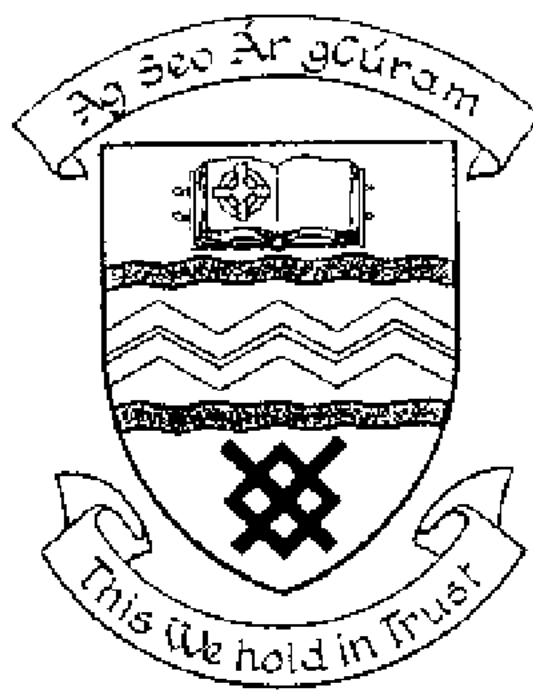
Telephone: 01-414 9230  
Fax: 01-414 9104

Signed on behalf of South Dublin County Council.

.....11/05/00  
for SENIOR ADMINISTRATIVE OFFICER



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

|                              |                             |
|------------------------------|-----------------------------|
| Decision Order Number 0659   | Date of Decision 30/03/2000 |
| Register Reference S99A/0928 | Date: 21/12/99              |

Applicant Melbury Developments Ltd.,

Development Construction of an apartment development consisting of three blocks, 2 link and 1 free standing. Blocks fronting Garter's Lane to be 2 storey with development in roof space to provide some development at second floor in roof and blocks overlooking Golf Course furthest from the road being three storey with some development at third floor in roof space. Blocks comprise of 53 no. 2 bed, 22 no. 3 bed and 9 no. four bed apartments along with ancillary site development work and entrance to site. Also to erect a small Heritage Centre for the Saggart Residents Association on the same site.

Location Gartons Lane, Saggart, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 31/03/2000

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.

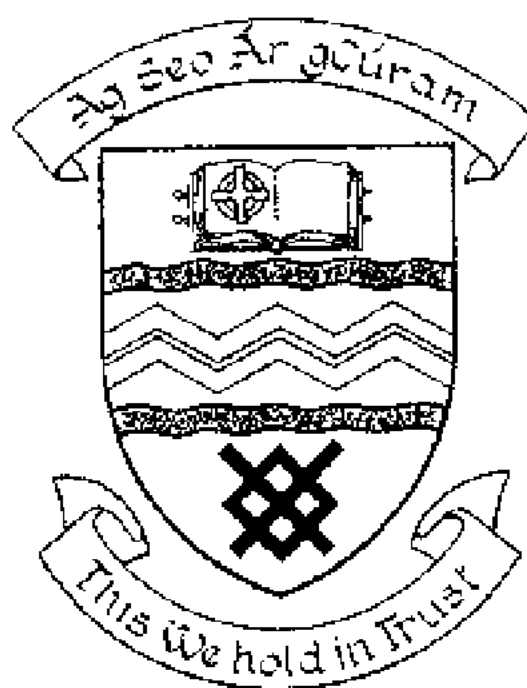
Subject to the conditions ( 33 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

Mc Grane & Partners,  
Paradigm House,  
Dundrum Office Park,  
Dundrum,  
Dublin 14.

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..... 31/03/00  
for SENIOR ADMINISTRATIVE OFFICER

Conditions and Reasons

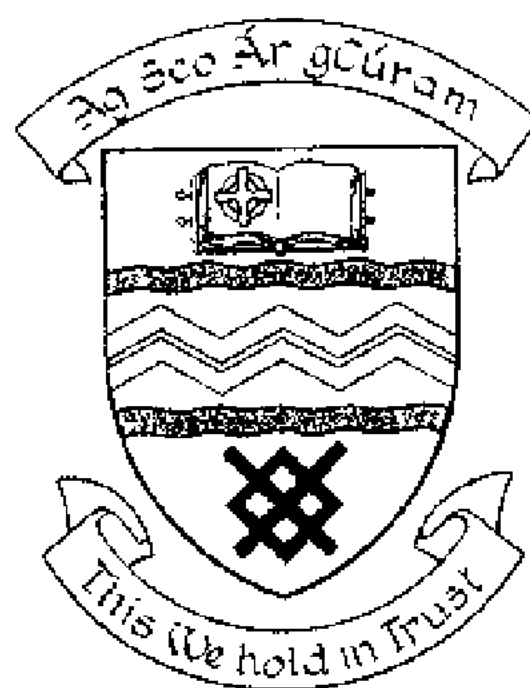
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Unsolicited Additional Information received on 10/02/00 and 16/03/00, save as may be required by the other conditions attached hereto.  
REASON:  
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 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.
- 4 That no apartment be occupied until all the services have been connected thereto and are operational.



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REASON:

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

- 5 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

REASON:

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

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 7 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

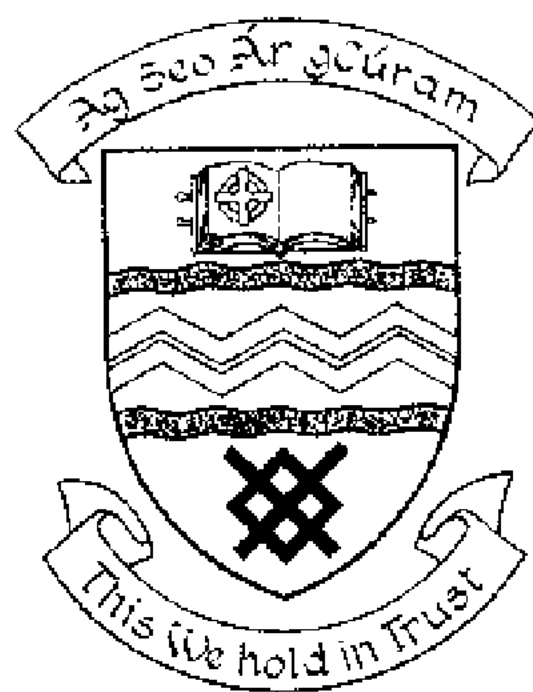
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

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

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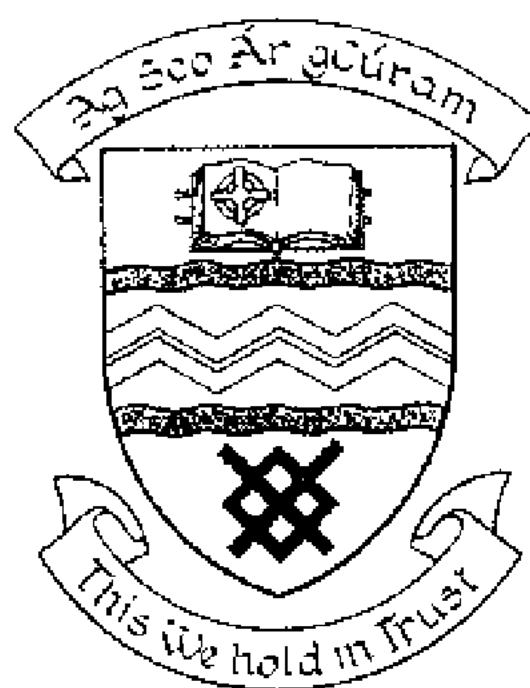
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REG REF. S99A/0928

- 9 That public lighting and car park lighting is provided in accordance with a scheme to be approved by the County Council and before any of the apartments is first occupied.  
REASON:  
In the interest of the proper planning and development of the area.
- 10 That no part of the development shall exceed 15 metres in height above ground level.  
REASON:  
To meet the requirements of the Department of Defence.
- 11 That an acceptable street naming and apartment naming/ numbering scheme be submitted to and approved by the Council before any constructional work takes place on the proposed apartments.  
REASON:  
In the interest of the proper planning and development of the area.
- 12 Prior to commencement of works on site the applicant shall agree with the Parks and Landscape Services Department a detailed landscaping plan with full works specification to include a survey of any existing trees with proposals for surgery to and retention of existing trees where appropriate and details of the proposed means of protecting the trees to be retained during construction, grading, topsoiling, seeding, paths, drainage, boundary treatment and shrub and tree planting.  
REASON:  
In the interest of the proper planning and development of the area.
- 13 The proposed landscaping/planting and the proposed heritage centre shall all be provided before any of the apartments are first occupied.  
REASON:  
In the interest of the proper planning and development of the area.
- 14 The details of the 3 metre wide cobblelock path along the Garter Lane frontage submitted as part of the unsolicited additional information received on 16/03/00 is not



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satisfactory to the Roads Department. Therefore revised details of this shall be agreed with the Roads Department and submitted to the Planning Authority for agreement before development commences.

REASON:

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

- 15 No construction or site preparation work shall be carried out on the site until all archaeological requirements of the Planning Authority have been complied with.

REASON:

To facilitate the Planning Authority in the archaeological appraisal of the site which is located within the boundary of a Recorded Monument and Place protected under Section 12, National Monuments (Amendment) Act 1994.

- 16 The applicant shall have an archaeological assessment of the site of all proposed site development works carried out as soon as possible and before construction work commences. The assessment shall be prepared by a qualified Archaeologist and shall address the following issues:

- a) The archaeological and historical background of the site.
- b) The nature, extent and location of archaeological material on the site.
- c) The impact of the proposed development on such archaeological material including the impact of the development on the archaeological amenity of adjacent monuments.

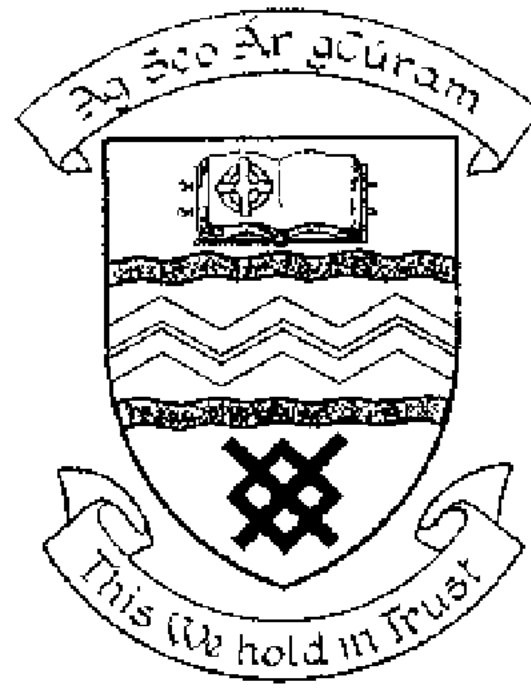
The assessment shall be carried out on the basis of desk based study and on the basis of trial trenches excavated on site by the Archaeologist. The trial trenches shall be excavated by machine to the top of archaeological deposits, with a small portion of the trench or trenches hand excavated in order to establish the depth of archaeological stratigraphy.

Where archaeological material is shown to be present, a detailed Impact Statement shall be prepared by the Archaeologist which will include specific information on

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the location, form, size and level (corrected to Ordnance Datum) of all foundation structures, ground beams, floor slabs, trenches for services, drains etc. No subsurface work shall be undertaken in the absence of the Archaeologist without his/her express consent.

REASON:

To facilitate the Planning Authority in the archaeological appraisal of the site which is within the boundary of a Recorded Monument and Place protected under Section 12, National Monuments (Amendment Act) 1994.

- 17 A written report containing the results of the assessment shall be forwarded to the Planning Authority and to the Heritage Service with full and final details of all proposed development works.

REASON:

To facilitate the Planning Authority in the archaeological appraisal of the site which is within the boundary of a Recorded Monument and Place protected under Section 12, National Monuments (Amendment Act) 1994.

- 18 Before any work commences, the applicant shall agree in writing and comply with all requirements of Duchas the Heritage Service in relation to proposed foundation structures and further archaeological requirements (including if necessary preservation in situ, excavation or monitoring). No construction or development related works should take place on site until written approval has been issued by The Heritage Service with reference to the archaeological report.

REASON:

In the interest of the archaeological appraisal of the site which is within the boundary of a Recorded Monument and Place protected under Section 12, National Monuments (Amendment) Act 1994.

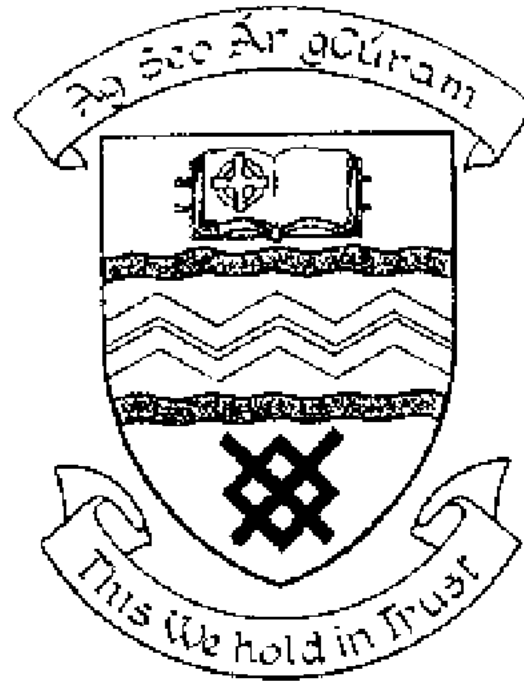
- 19 That the car parking areas indicated on the submitted plans shall be surfaced and marked out before any of the apartments are first occupied.

REASON:

In the interest of road safety.



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- 20 Details and samples of all external facing and roofing materials shall be submitted to and agreed by the Planning Authority before development commences.

REASON:

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

- 21 Full details of the height, materials and finishes of all boundary treatments, including the height of proposed piers, shall be submitted to and agreed with the Planning Authority before development commences.

REASON:

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

- 22 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 23 Full details of the amended form of Block C shall be submitted to and agreed by the Planning Authority before development commences.

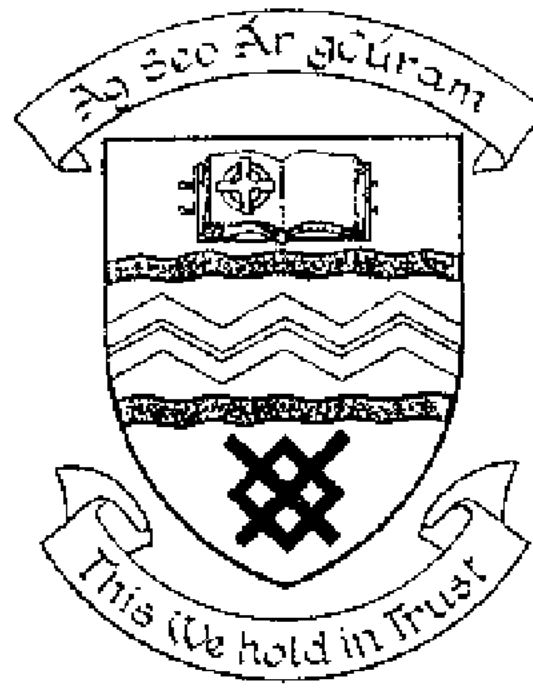
REASON:

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

- 24 As regards foul drainage:

- (i) Prior to any development works the applicant shall demonstrate to the Council's satisfaction that the wastewater collection system and pumping station to which it is proposed to discharge has sufficient capacity to cater for the proposed development.
- (ii) No development shall commence until the existing receiving sewers on Brookfield Road are upgraded in order to accommodate increased flows.
- (iii) No development shall commence until the wastewater collection system and pumping station on the adjoining lands (ref. permission S99A/0205) are in place and connected to the public sewer of adequate

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- capacity.
- (iv) Applicant to ensure full and complete separation of foul and surface water systems.
- (v) 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.

REASON:

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

25 As regards surface water drainage:

1. The surface water discharges from the site shall be attenuated such that the maximum surface water discharge from the site shall not exceed 15.84 l/s.
2. Applicant to ensure full and complete separation of foul and surface water systems.
3. 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.

REASON:

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

26 Prior to commencement of works applicant shall submit for the approval of the Area Engineer, Deansrath (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:

In the interest of public health.

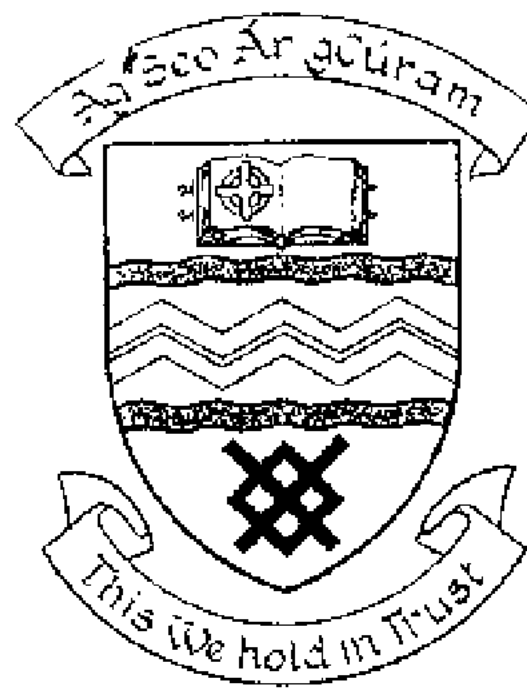
27 That a financial contribution in the sum of £63,000 (sixty three thousand pounds) EUR 79,993 (seventy nine thousand nine hundred and ninety three euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development



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REG. REF. S99A/0928

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.

- 28 That a financial contribution in the sum of £176,400 (one hundred and seventy six thousand four hundred pounds) EUR 223,981 (two hundred and twenty three thousand nine hundred and eighty one 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.

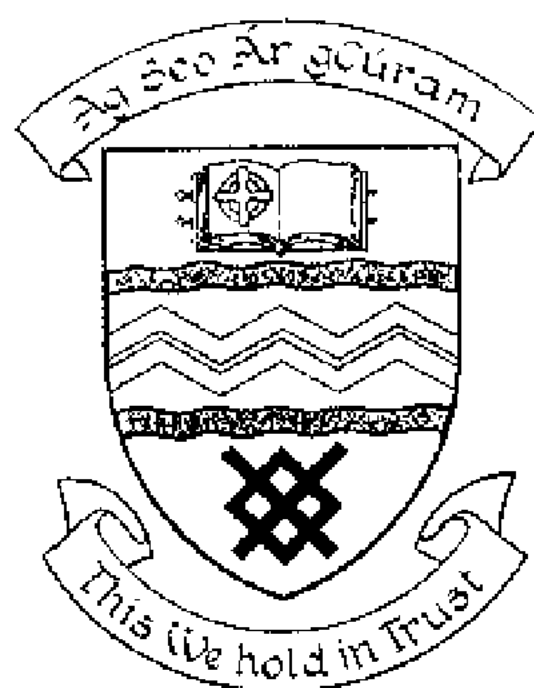
- 29 That a financial contribution in the sum of £177,000 (one hundred and seventy seven thousand pounds) EUR 224,743 (two hundred and twenty four thousand seven hundred and forty three euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of 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.

- 30 That a financial contribution in the sum of £30,414 (thirty thousand four hundred and fourteen pounds) EUR 38,617 (thirty eight thousand six hundred and seventeen euros) be paid by the proposer to South Dublin County Council towards the cost

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of the Boherboy 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.

- 31 The applicant shall pay a levy in respect of the upgrading of the existing public sewers to which it is proposed to discharge. The amount and method of such payment to be agreed with the County Council prior to the commencement of 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.

- 32 The applicant shall pay a sum of sum of money for the maintenance and operation by the Council of the proposed foul sewage pumping plant. The sum to be determined on the basis of the Council's maintenance of the pumping plant for a period of operation of twelve years. The amount and method of such payment to be agreed with the County Council prior to the commencement of development.

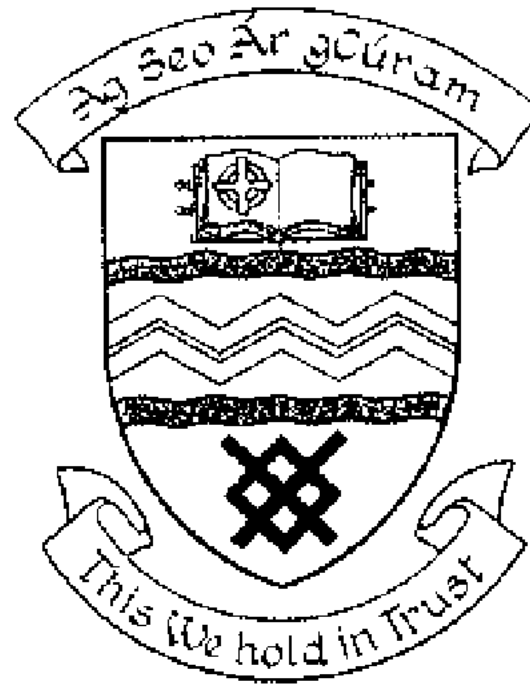
REASON:

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.

- 33 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £126,000 (one hundred and twenty six thousand pounds) EUR 159,987 (one hundred and fifty nine thousand nine hundred and eighty seven euros) or lodgement with the Council of a cash sum of £84,000 (eighty four thousand pounds) EUR 106,658 (one hundred and six thousand six hundred and fifty eight euros)



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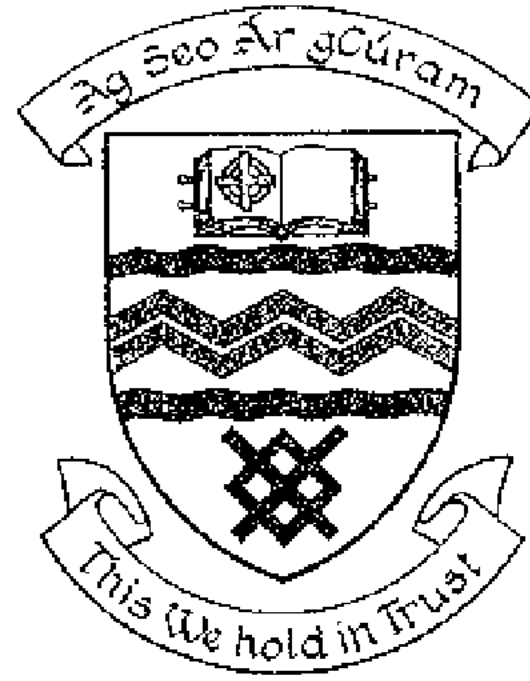
REASON:

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

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

|                              |                                          |
|------------------------------|------------------------------------------|
| Decision Order Number 0495   | Date of Decision 10/03/2000<br><i>MA</i> |
| Register Reference S99A/0928 | Date 21/12/99                            |

Applicant Melbury Developments Ltd.,  
App. Type Permission  
Development Construction of an apartment development consisting of three blocks, 2 link and 1 free standing. Blocks fronting Garter's Lane to be 2 storey with development in roof space to provide some development at second floor in roof and blocks overlooking Golf Course furthest from the road being three storey with some development at third floor in roof space. Blocks comprise of 53 no. 2 bed, 22 no. 3 bed and 9 no. four bed apartments along with ancillary site development work and entrance to site. Also to erect a small Heritage Centre for the Saggart Residents Association on the same site.

Location Gartons Lane, Saggart, Co. Dublin.

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 31/03/2000

Yours faithfully

*MA*  
..... 10/03/00  
for SENIOR ADMINISTRATIVE OFFICER.

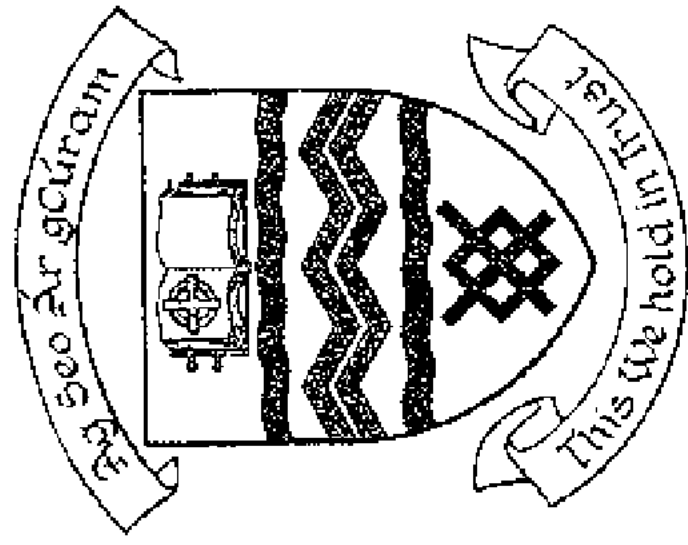
Mc Grane & Partners,  
Paradigm House,  
Dundrum Office Park,



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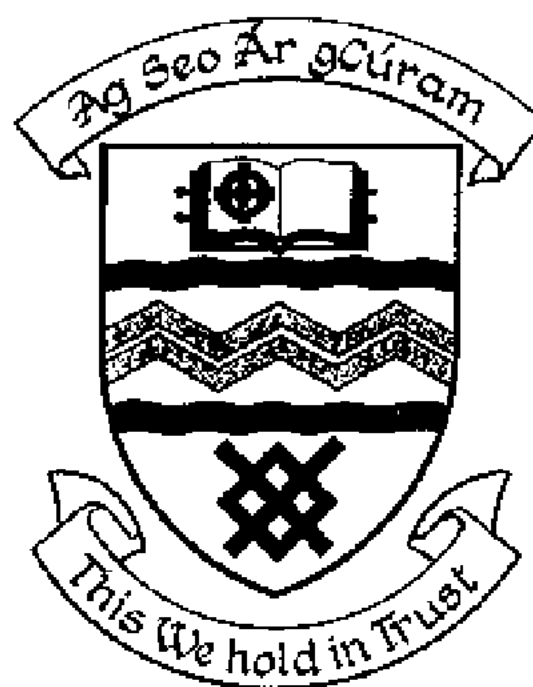
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

|                              |                             |
|------------------------------|-----------------------------|
| Decision Order Number 0306   | Date of Decision 17/02/2000 |
| Register Reference S99A/0928 | Date 21/12/99               |

**Applicant** Melbury Developments Ltd.,  
**App. Type** Permission  
**Development** Construction of an apartment development consisting of three blocks, 2 link and 1 free standing. Blocks fronting Garter's Lane to be 2 storey with development in roof space to provide some development at second floor in roof and blocks overlooking Golf Course furthest from the road being three storey with some development at third floor in roof space. Blocks comprise of 53 no. 2 bed, 22 no. 3 bed and 9 no. four bed apartments along with ancillary site development work and entrance to site. Also to erect a small Heritage Centre for the Saggart Residents Association on the same site.

**Location** Gartons Lane, Saggart, Co. Dublin.

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 17/03/2000

Yours faithfully

*MS*  
..... 17/02/00  
for SENIOR ADMINISTRATIVE OFFICER

Mc Grane & Partners,  
Paradigm House,  
Dundrum Office Park,



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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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REG REF. S99A/0928  
Dundrum,  
Dublin 14.