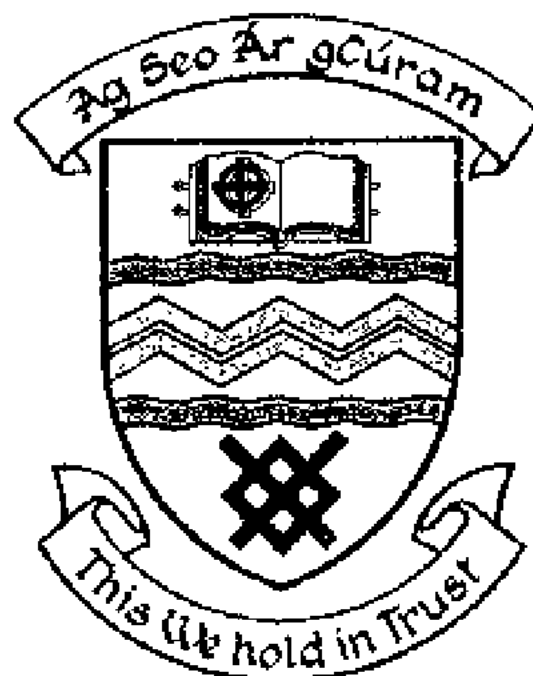


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0643	
1. Location	Newhall Court, Blessington Road, Jobstown, Tallaght, Dublin 24.		
2. Development	Construction of six semi-detached dwellings and one detached dwelling together with associated landscape and site works.		
3. Date of Application	06/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 24/12/1999 2.
4. Submitted by	Name: Brady Shipman Martin, Address: 26 Temple Road, Dartry,		
5. Applicant	Name: Austin Developments Ltd., Address: 18 Knocksinna Crescent, Foxrock, Dublin 18.		
6. Decision	O.C.M. No. 0382 Date 22/02/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 725 Date 10/04/2000	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar		 Date	 Receipt No.

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Brady Shipman Martin,
26 Temple Road,
Dartry,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 725	Date of Final Grant 10/04/2000
Decision Order Number 0382	Date of Decision 22/02/2000
Register Reference S99A/0643	Date 24/12/99

Applicant Austin Developments Ltd.,

Development Construction of six semi-detached dwellings and one detached dwelling together with associated landscape and site works.

Location Newhall Court, Blessington Road, Jobstown, Tallaght, Dublin 24.

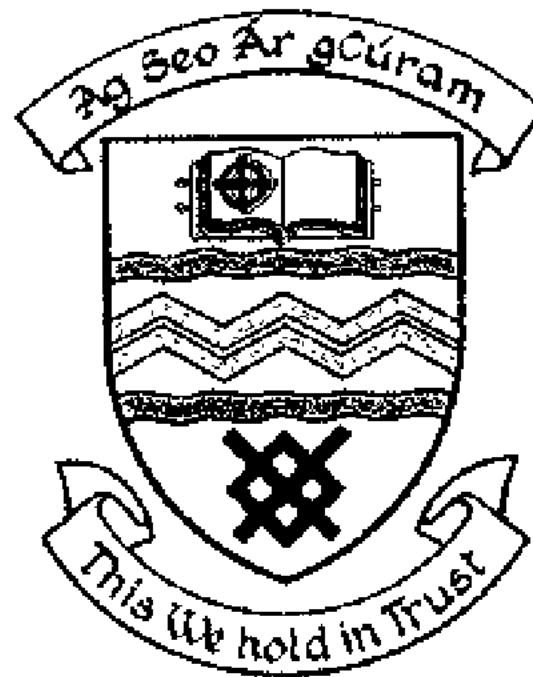
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /24/12/1999

A Permission has been granted for the development described above,
subject to the following (19) Conditions.

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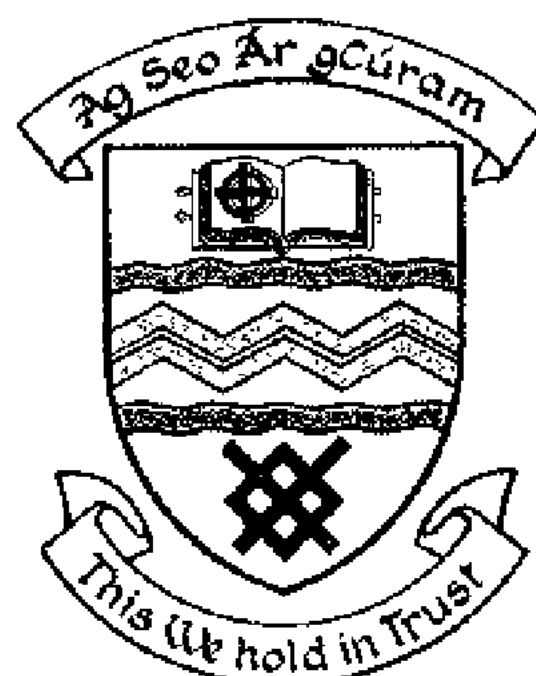
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Conditions and Reasons

- 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 additional information received on 24/12/99 and unsolicited additional information received on 07/01/00, 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 public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
 REASON:
 In the interest of amenity and public safety.
- 5 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development of the area.
- 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 an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 9 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 10 That a comprehensive landscape plan with a maintenance programme for a period of 18 months shall be agreed with the Parks and Landscape Services Department and submitted to the Planning Authority for agreement prior to commencement of works on site.

REASON:

In the interest of visual amenity.

- 11 That the area shown as open space shall be laid out and landscaped to the satisfaction of the County Council so as to be available for use by residents on completion of their dwelling. The maximum contour shall be 100.5 metres.

REASON:

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

- 12 That the applicant complies with the requirements of the Environmental Services Department:

- 1) The applicant shall ensure full and complete separation of foul and surface water drainage

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- systems.
- 2) 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.
 - 3) No building shall be within 5 metres of a public sewer or sewer with potential to be taken in charge.
 - 4) The applicant proposes to connect in to foul and surface water sewers not yet taken in charge. The applicant shall obtain permission from the owners of these sewers prior to connection.
 - 5) No dwelling shall be further than 46m from a hydrant.
 - 6) Watermains shall be laid in public open space.
 - 7) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
 - 8) Separate water connections are required for each dwelling. The applicant shall provide 24-hour water storage for each dwelling.
 - 9) The applicant intends to tap into a watermain not yet taken in charge. The applicant shall obtain permission from the owners of this watermain prior to connection.

REASON:

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

- 13 A double width drive shall be provided at House No. 2 in accordance with details to be submitted and agreed by the Planning Authority prior to commencement of development.

REASON:

In the interest of road safety.

- 14 External facing and roofing materials/finishes shall match those of existing properties on the estate.

REASON:

In the interest of visual amenity.

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

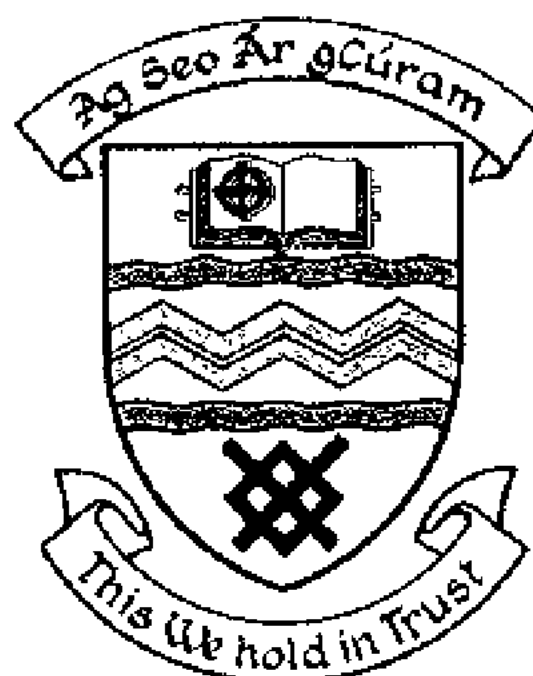
REASON:

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

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- 16 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 3 and 4 of Register Reference S93A/0054 be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 17 That a financial contribution in the sum of £500 (five hundred pounds) EUR 635 (six hundred and thirty five euros) PER DWELLING 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.

- 18 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) PER DWELLING be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

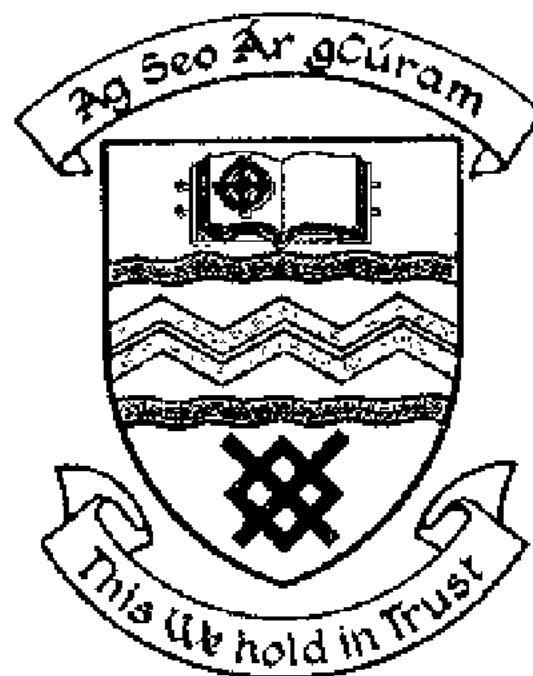
REASON:

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.

- 19 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £48,000 (forty eight thousand pounds) EUR 60,947 (sixty thousand nine hundred and forty seven euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the

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Council.

Or./...

- b. Lodgement with the Council of a Cash Sum of £30,000 (thirty thousand pounds) EUR 38,092 (thirty eight thousand and ninety two euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...

- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

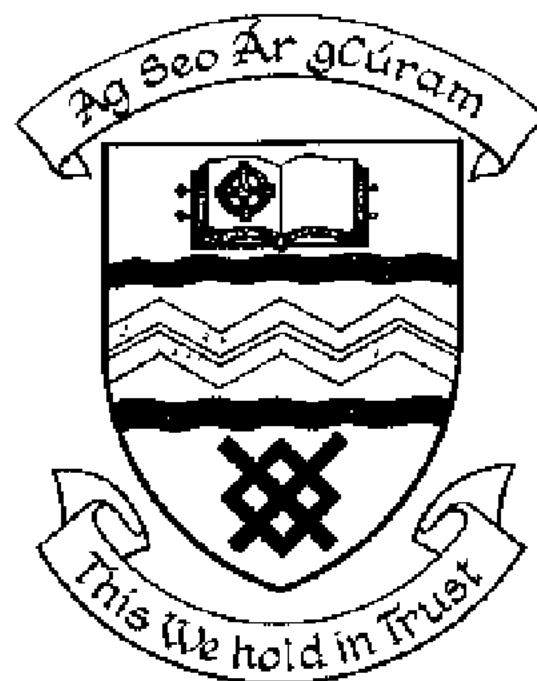
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

Edwina O'Sullivan
 ...10/04/00
 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 0382	Date of Decision 22/02/2000
Register Reference S99A/0643	Date: 06/09/99

Applicant Austin Developments Ltd.,

Development Construction of six semi-detached dwellings and one detached dwelling together with associated landscape and site works.

Location Newhall Court, Blessington Road, Jobstown, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /24/12/1999

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

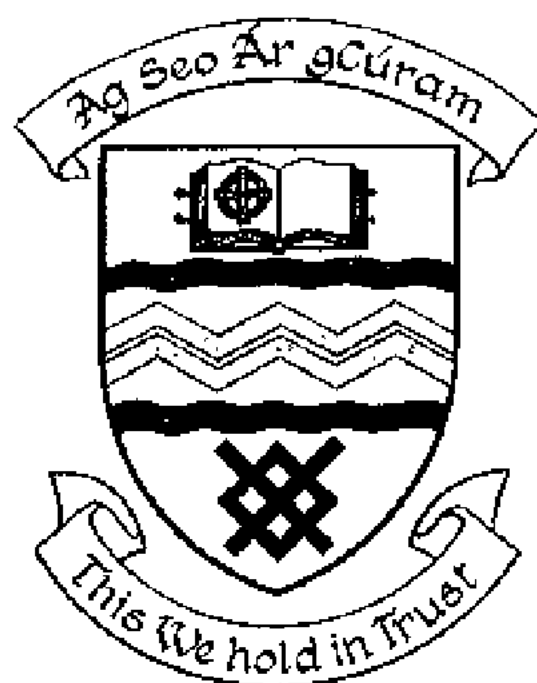
..... 22/02/00
for SENIOR ADMINISTRATIVE OFFICER

Brady Shipman Martin,
26 Temple Road,
Dartry,
Dublin 6.

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REG REF. S99A/0643

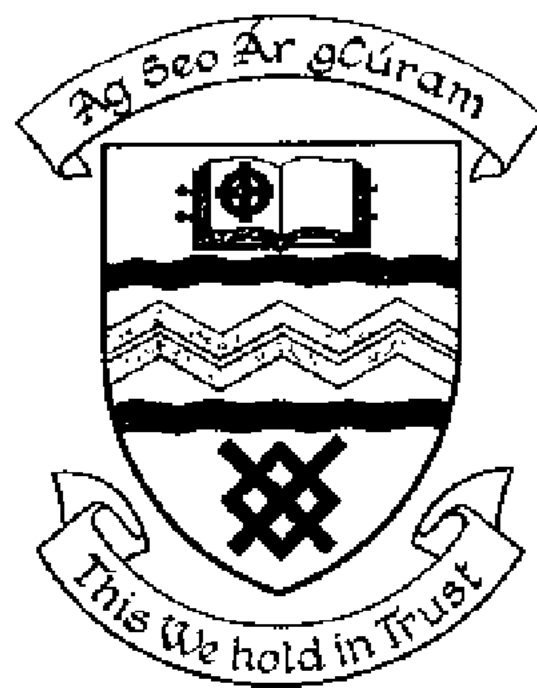
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received on 24/12/99 and unsolicited additional information received on 07/01/00, 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 public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 5 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.

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

REASON:

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

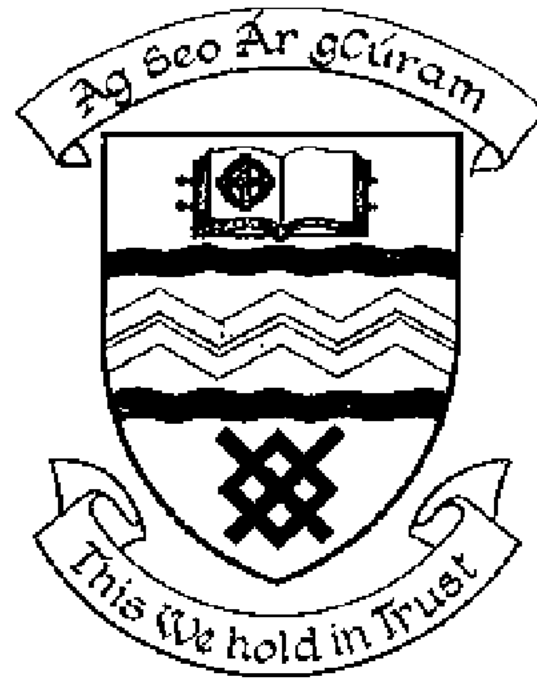
- 9 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 10 That a comprehensive landscape plan with a maintenance programme for a period of 18 months shall be agreed with the Parks and Landscape Services Department and submitted to the Planning Authority for agreement prior to commencement of works on site.

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REASON:

In the interest of visual amenity.

- 11 That the area shown as open space shall be laid out and landscaped to the satisfaction of the County Council so as to be available for use by residents on completion of their dwelling. The maximum contour shall be 100.5 metres.

REASON:

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

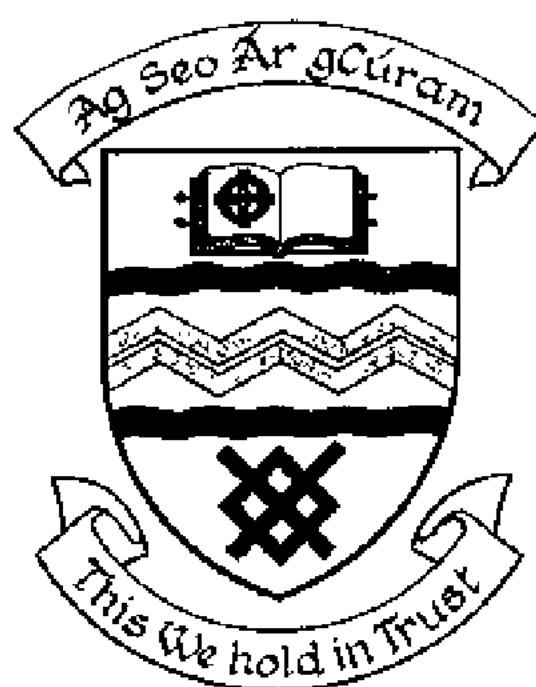
- 12 That the applicant complies with the requirements of the Environmental Services Department:

- 1) The applicant shall ensure full and complete separation of foul and surface water drainage systems.
- 2) 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.
- 3) No building shall be within 5 metres of a public sewer or sewer with potential to be taken in charge.
- 4) The applicant proposes to connect in to foul and surface water sewers not yet taken in charge. The applicant shall obtain permission from the owners of these sewers prior to connection.
- 5) No dwelling shall be further than 46m from a hydrant.
- 6) Watermains shall be laid in public open space.
- 7) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
- 8) Separate water connections are required for each dwelling. The applicant shall provide 24-hour water storage for each dwelling.
- 9) The applicant intends to tap into a watermain not yet taken in charge. The applicant shall obtain permission from the owners of this watermain prior to connection.

REASON:

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

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- 13 A double width drive shall be provided at House No. 2 in accordance with details to be submitted and agreed by the Planning Authority prior to commencement of development.

REASON:

In the interest of road safety.

- 14 External facing and roofing materials/finishes shall match those of existing properties on the estate.

REASON:

In the interest of visual amenity.

- 15 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, 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.

- 16 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 3 and 4 of Register Reference S93A/0054 be strictly adhered to in respect of this development.

REASON:

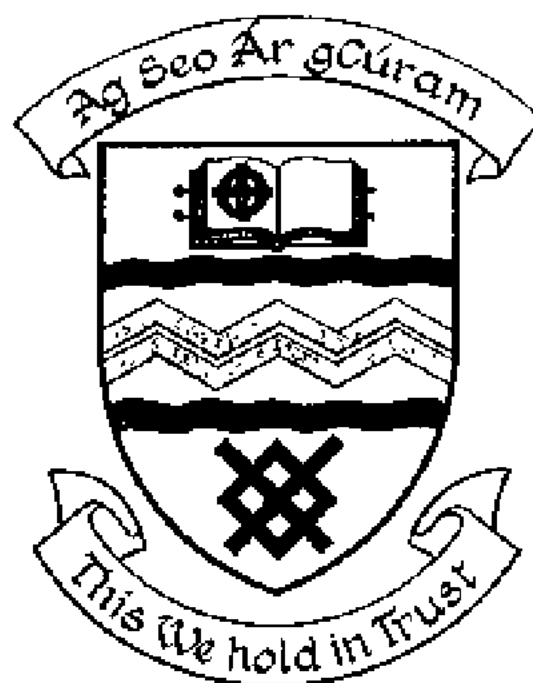
It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 17 That a financial contribution in the sum of £500 (five hundred pounds) EUR 635 (six hundred and thirty five euros) PER DWELLING 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

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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.

- 18 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) PER DWELLING 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.

- 19 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

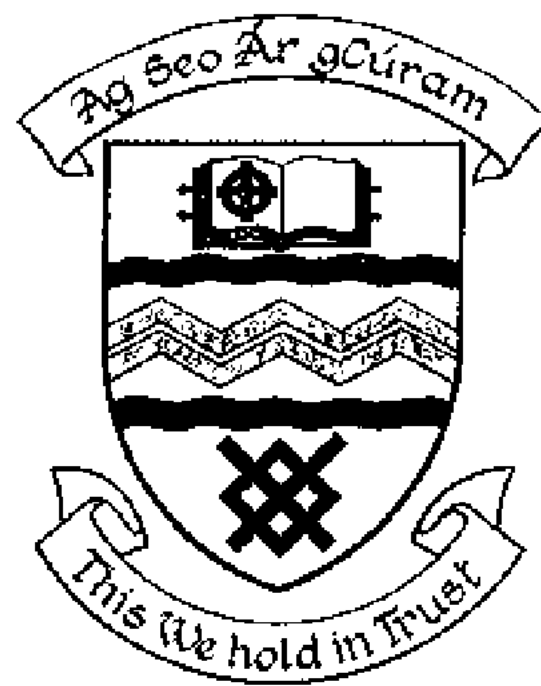
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £48,000 (forty eight thousand pounds) EUR 60,947 (sixty thousand nine hundred and forty seven euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of £30,000 (thirty thousand pounds) EUR 38,092 (thirty eight thousand and ninety two euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

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REG. REF. S99A/0643

To ensure that a ready sanction may be available to the Council 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 2617	Date of Decision 29/11/1999 <i>LM</i>
Register Reference S99A/0643	Date: 06/09/99

Applicant Austin Developments Ltd.,
Development Construction of six semi-detached dwellings and one detached dwelling together with associated landscape and site works.

Location Newhall Court, Blessington Road, Jobstown, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 06/09/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

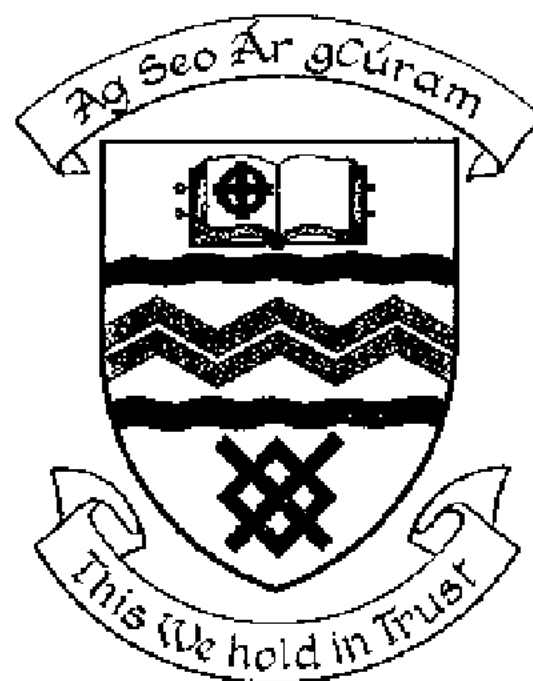
- 1 In respect of house no's. 1,2,5,6 and 7 the applicant is requested to submit any proposals which he may have to provide a minimum set back of 7.5 metres between the front of the houses and the back of the footpath in order to comply with the requirements of the Planning Authority. The applicant should note the required separation distance of 22 metres between opposing rear windows should be maintained at all times and that the normal expected rear garden depth for two storey houses is 11 metres.
- 2 The applicant is advised that the cul-de-sac roadway serving house No's 4-7 need only be 5.5 metres wide and the proposed turning circle does not meet the requirements of the planning authority. The applicant is requested to submit any proposals which he may have with regard to the above.
- 3 In respect of house No's 1, 2 and 3 the applicant is requested to submit any proposals which he may have to ensure that overlooking of the rear and side garden of the

Brady Shipman Martin,
26 Temple Road,
Dartry,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



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

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

REG REF. S99A/0643

adjoining dwelling house does not occur. In any event
minimum rear garden depths of 11 metres are required if
these dwellings are to remain as two storey dwellings.

Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

29/11/99

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

Order Number 2201	Date of Order 07/10/1999
Register Reference S99A/0643	Date 06/09/99

Applicant Austin Developments Ltd.,

Development Construction of six semi-detached dwellings and one detached dwelling together with associated landscape and site works.

Location Newhall Court, Blessington Road, Jobstown, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 05/10/99 has shown that a site notice was not erected at the relocated area stated in your letter dated 30/09/99 in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

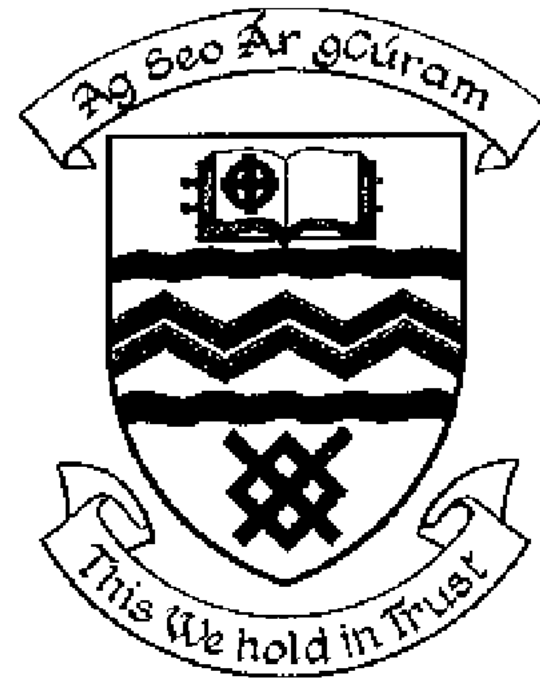
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Brady Shipman Martin,
26 Temple Road,
Dartry,
Dublin 6.

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

PM
..... 08/10/99
for Senior Administrative Officer.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Order Number 2120	Date of Order 28/09/1999
Register Reference S99A/0643	Date 06/09/99

Applicant Austin Developments Ltd.,

Development Construction of six semi-detached dwellings and one detached dwelling together with associated landscape and site works.

Location Newhall Court, Blessington Road, Jobstown, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 21/09/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

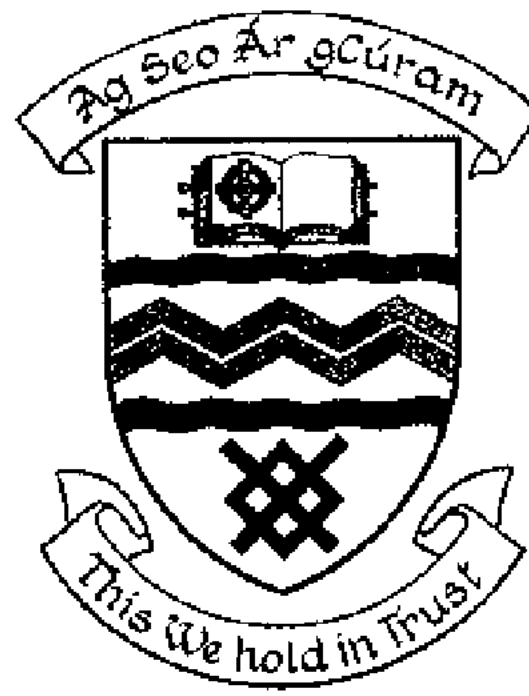
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Brady Shipman Martin,
26 Temple Road,
Dartry,
Dublin 6.

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

MA
..... 29/09/99
for Senior Administrative Officer.