

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0468	
1. Location	Killinarden Heights, Tallaght, Dublin 24.		
2. Development	Demolition of existing bungalow, site clearance, and the erection of 72 number 2 bedroom apartments in 12 number 3 storey blocks, construction of a single storey residents laundry/drying facility, provision of car parking, bicycle area, bin areas, landscaping, drainage, water and all associated site works, in lieu of approved development under Reg. Ref. S98A/0694.		
3. Date of Application	14/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 30/07/1999 2.	1. 10/08/1999 2.
4. Submitted by	Name: John A. Randall & Associates, Address: 17 Greenfield Road, Mount Merrion,		
5. Applicant	Name: Bunty Properties Ltd., Address: 62 Orwell Road, Dublin 6.		
6. Decision	O.C.M. No. 2143 Date 01/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2461 Date 09/11/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	

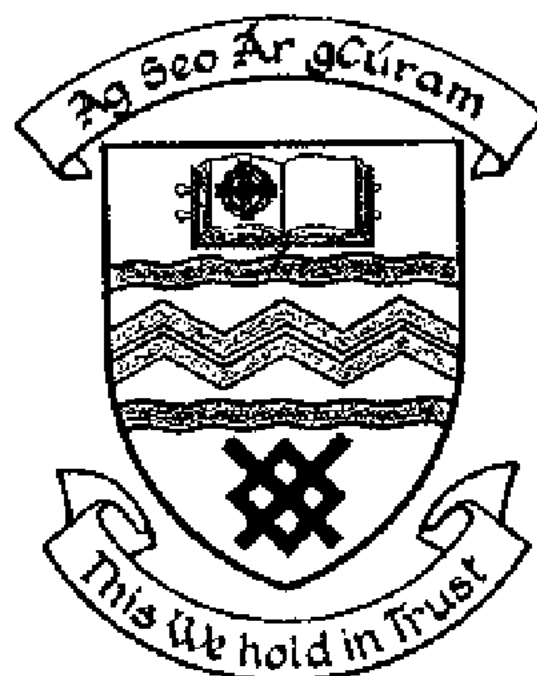
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
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John A. Randall & Associates,
17 Greenfield Road,
Mount Merrion,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2461	Date of Final Grant 09/11/1999
Decision Order Number 2143	Date of Decision 01/10/1999
Register Reference S99A/0468	Date 10/08/99

Applicant Bunty Properties Ltd.,

Development Demolition of existing bungalow, site clearance, and the erection of 72 number 2 bedroom apartments in 12 number 3 storey blocks, construction of a single storey residents laundry/drying facility, provision of car parking, bicycle area, bin areas, landscaping, drainage, water and all associated site works, in lieu of approved development under Reg. Ref. S98A/0694.

Location Killinarden Heights, Tallaght, Dublin 24.

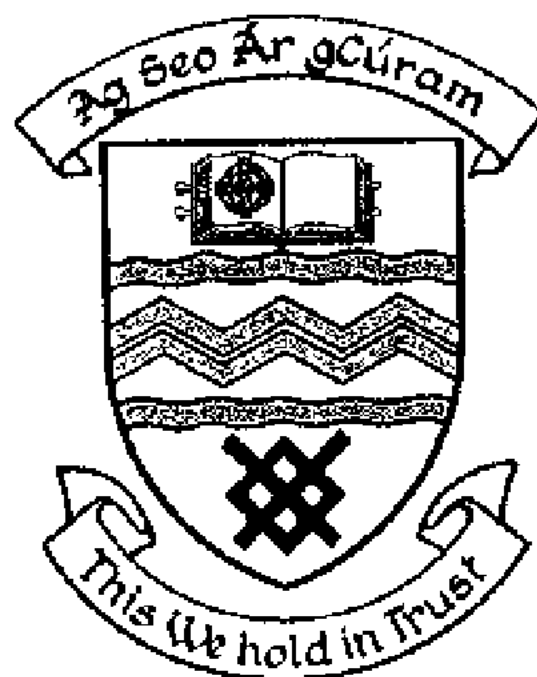
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 30/07/1999 /10/08/1999

A Permission has been granted for the development described above,
subject to the following (22) Conditions.

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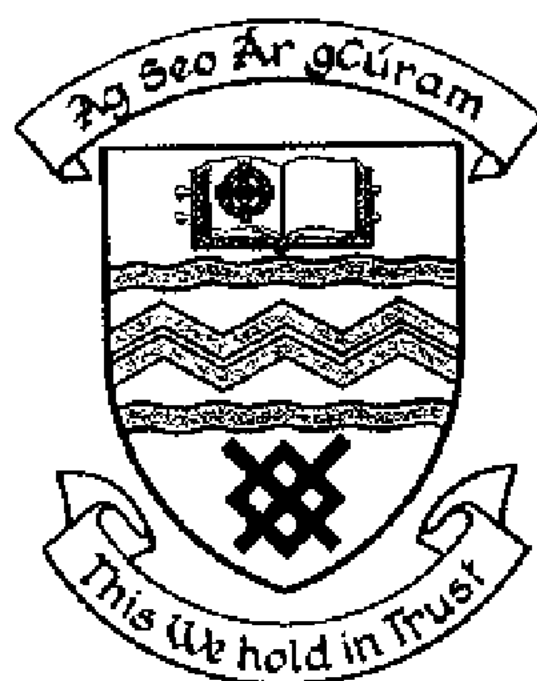
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 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 apartment be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard, applicant to submit full details of proposed water supply and drainage, including watermain layout pipe sizes, invert, cover and invert levels, up to and including connection to public services, for the written agreement of the Planning Authority, prior to commencement of development. As regards watermain spurs shall not end in a duckfoot hydrant but shall be looped back into themselves, or where there is another main within a reasonable distance they should be

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connected there.

REASON:

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

- 7 No building/structure shall be within 5m of any sewer or watermain capable of being taken in charge by South Dublin County Council. All such sewers shall be located in road reservations or open space areas.

REASON:

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

- 8 That all watermain tappings, 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.

- 9 Applicant to comply with the following requirements of the Council's Roads Department:-

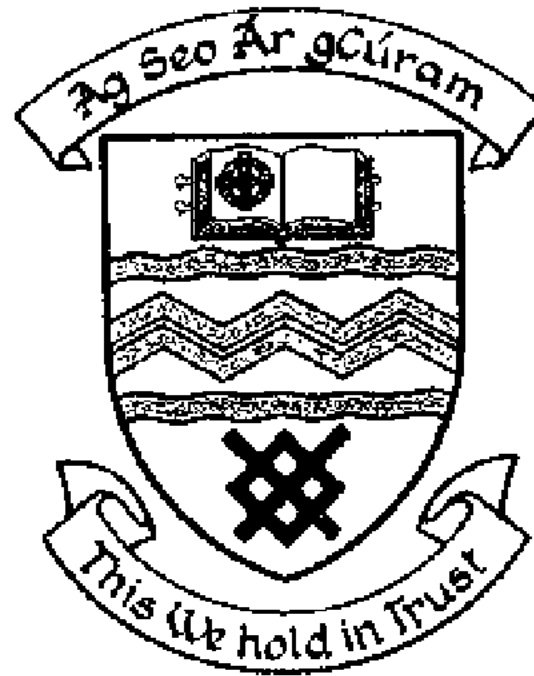
- (a) Existing kerbline to be continued along road frontage (including access road);
- (b) Applicant to submit upgrade details (surfacing, junction radii, drainage etc.) of existing laneway from Killinarden Heights to site entrance. Alternatively, a new access road from existing access point on Killinarden Heights to new entrance between blocks 5/6 would be feasible;
- (c) Footpath along Killinarden Heights to be 1.5m wide with 2m grass verge;
- (d) Public lighting to be extended as far as site entrance;

Details of the above to be submitted for the agreement of the Planning Authority prior to commencement of development. Applicant to consult with Roads Department prior to submission.

REASON:

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

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- 10 A detailed tree survey should be provided prior to the commencement of works on site, indicating the location, species, age, condition, crown spread and height of each tree. The trees outside the boundary fence should be included and particular attention should be given to those which have already been damaged in the construction of the access roadway to this site. Information should be given on the proposals for removal/retention of these trees and measures proposed to protect them during the course of the development. The trees to be retained on site are to be protected by suitable fencing and a scheme of tree felling and surgery works based on the applicant's tree survey is to be carried out prior to the commencement of works on site. It should be noted that these trees will not survive if there is any excavation carried out under their canopy.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 11 The trees to be retained on site are to be protected by post and rail fencing to enclose at least the area covered by the crown spread. This is to be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on site.
REASON:
In the interest of the proper planning and development of the area.
- 12 The exact details of proposed plinth and railing boundary with the road and the adjoining development shall be agreed with the Parks and Landscape Services Department. However, where the wall passes under the canopy of existing trees to be retained, their roots are to be bridged with reinforced beams as no excavations for foundations will be permitted under the canopy of the trees in this area.
REASON:
In the interest of the proper planning and development of the area.
- 13 The exact location of water main, foul and surface water sewers must be marked out on site and agreed with the Parks Department prior to the start of any development works to minimise damage to trees which would inevitably result from excavation works.
REASON:
In the interest of the proper planning and development of the area.

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- 14 A tree bond of £20,000 (twenty thousand pounds) EUR25,394 (twenty five thousand three hundred and ninety four euros) shall to be lodged with South Dublin County Council prior to the commencement of works on site to ensure the protection of trees to be retained on site. This bond will be released twelve months after the completion of all site works once it has been ascertained that all trees specified for retention have been preserved.

REASON:

In the interest of preservation of existing trees on site.

- 15 Prior to the commencement of works on site the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of at least eighteen months and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and tree and shrub planting as necessary.

REASON:

In the interest of visual amenity.

- 16 All bathroom and utility room windows shall be fitted with obscure glazing only.

REASON:

In the interest of residential amenity.

- 17 An acceptable apartment naming and numbering scheme shall be submitted to and approved by the County Council before any construction work takes place on the proposed apartments.

REASON:

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

- 18 That a financial contribution in the sum of £43,200 (forty three thousand two hundred pounds) EUR54,853 (fifty four thousand eight hundred and fifty 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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- 19 That a financial contribution in the sum of £151,200 (one hundred and fifty one thousand two hundred pounds) EUR191,984 (one hundred and ninety one thousand nine hundred and eighty four 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.

- 20 That a financial contribution in the sum of £36,000 (thirty six thousand pounds) EUR45,710 (forty five thousand seven hundred and ten euros) be paid by the proposer to South Dublin County Council towards the cost of further development of Class 1 public open space and recreational facilities in Killinarden Park 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.

- 21 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/or cash security in the sum of £150,000 (one hundred and fifty thousand pounds) EUR190,460 (one hundred and ninety thousand four hundred and sixty euros).

REASON:

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

- 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:

REG. REF. S99A/0468 SOUTH DUBLIN COUNTY COUNCIL
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In the interest of the proper planning and development of the area.

- (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.

Andrew Cowley...10/11/99
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 2143	Date of Decision 01/10/1999 <i>MA</i>
Register Reference S99A/0468	Date: 14/07/99

Applicant Bunty Properties Ltd.,

Development Demolition of existing bungalow, site clearance, and the erection of 72 number 2 bedroom apartments in 12 number 3 storey blocks, construction of a single storey residents laundry/drying facility, provision of car parking, bicycle area, bin areas, landscaping, drainage, water and all associated site works, in lieu of approved development under Reg. Ref. S98A/0694.

Location Killinarden Heights, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 30/07/1999 /10/08/1999

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

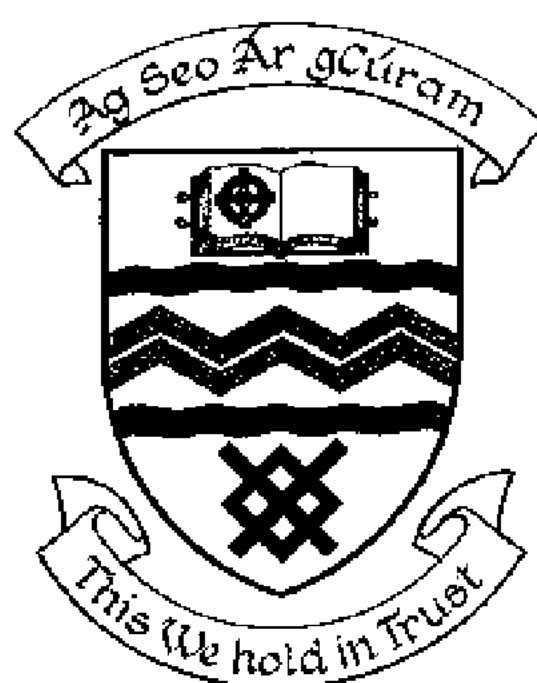
MA
..... 01/10/99
for SENIOR ADMINISTRATIVE OFFICER

John A. Randall & Associates,
17 Greenfield Road,
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REG REF. S99A/0468

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, 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 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 apartment be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard, applicant to submit full details of proposed water supply

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and drainage, including watermain layout pipe sizes, invert, cover and invert levels, up to and including connection to public services, for the written agreement of the Planning Authority, prior to commencement of development. As regards watermains spurs shall not end in a duckfoot hydrant but shall be looped back into themselves, or where there is another main within a reasonable distance they should be connected there.

REASON:

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

- 7 No building/structure shall be within 5m of any sewer or watermain capable of being taken in charge by South Dublin County Council. All such sewers shall be located in road reservations or open space areas.

REASON:

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

- 8 That all watermain tappings, 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.

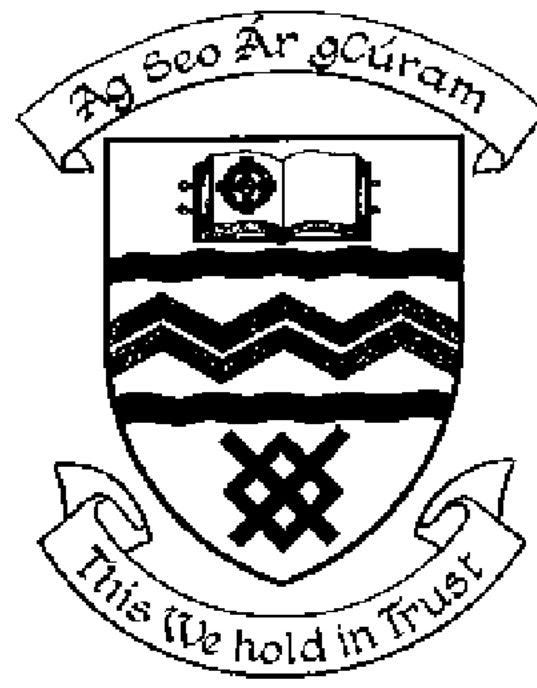
REASON:

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.

- 9 Applicant to comply with the following requirements of the Council's Roads Department:-

- (a) Existing kerbline to be continued along road frontage (including access road);
- (b) Applicant to submit upgrade details (surfacing, junction radii, drainage etc.) of existing laneway from Killinarden Heights to site entrance. Alternatively, a new access road from existing access point on Killinarden Heights to new entrance

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- between blocks 5/6 would be feasible;
- (c) Footpath along Killinarden Heights to be 1.5m wide with 2m grass verge;
 - (d) Public lighting to be extended as far as site entrance;

Details of the above to be submitted for the agreement of the Planning Authority prior to commencement of development. Applicant to consult with Roads Department prior to submission.

REASON:

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

- 10 A detailed tree survey should be provided prior to the commencement of works on site, indicating the location, species, age, condition, crown spread and height of each tree. The trees outside the boundary fence should be included and particular attention should be given to those which have already been damaged in the construction of the access roadway to this site. Information should be given on the proposals for removal/retention of these trees and measures proposed to protect them during the course of the development. The trees to be retained on site are to be protected by suitable fencing and a scheme of tree felling and surgery works based on the applicant's tree survey is to be carried out prior to the commencement of works on site. It should be noted that these trees will not survive if there is any excavation carried out under their canopy.

REASON:

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

- 11 The trees to be retained on site are to be protected by post and rail fencing to enclose at least the area covered by the crown spread. This is to be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on site.

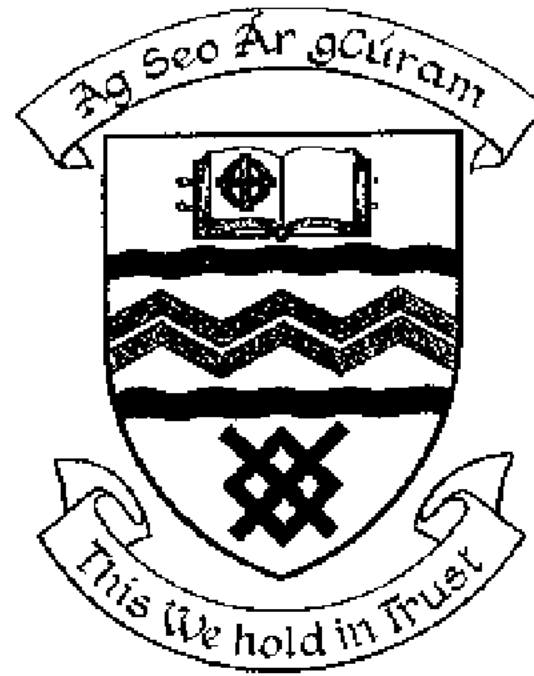
REASON:

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

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- 12 The exact details of proposed plinth and railing boundary with the road and the adjoining development shall be agreed with the Parks and Landscape Services Department. However, where the wall passes under the canopy of existing trees to be retained, their roots are to be bridged with reinforced beams as no excavations for foundations will be permitted under the canopy of the trees in this area.

REASON:

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

- 13 The exact location of water main, foul and surface water sewers must be marked out on site and agreed with the Parks Department prior to the start of any development works to minimise damage to trees which would inevitably result from excavation works.

REASON:

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

- 14 A tree bond of £20,000 (twenty thousand pounds) EUR25,394 (twenty five thousand three hundred and ninety four euros) shall to be lodged with South Dublin County Council prior to the commencement of works on site to ensure the protection of trees to be retained on site. This bond will be released twelve months after the completion of all site works once it has been ascertained that all trees specified for retention have been preserved.

REASON:

In the interest of preservation of existing trees on site.

- 15 Prior to the commencement of works on site the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification (including timescale for implementation), maintenance programme for a period of at least eighteen months and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and tree and shrub planting as necessary.

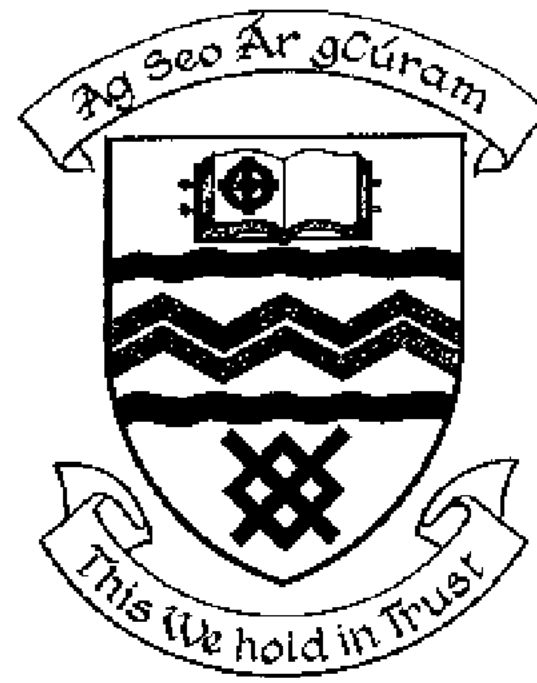
REASON:

In the interest of visual amenity.

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16 All bathroom and utility room windows shall be fitted with obscure glazing only.

REASON:

In the interest of residential amenity.

17 An acceptable apartment naming and numbering scheme shall be submitted to and approved by the County Council before any construction work takes place on the proposed apartments.

REASON:

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

18 That a financial contribution in the sum of £43,200 (forty three thousand two hundred pounds) EUR54,853 (fifty four thousand eight hundred and fifty 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.

19 That a financial contribution in the sum of £151,200 (one hundred and fifty one thousand two hundred pounds) EUR191,984 (one hundred and ninety one thousand nine hundred and eighty four euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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20 That a financial contribution in the sum of £36,000 (thirty six thousand pounds) EUR45,710 (forty five thousand seven hundred and ten euros) be paid by the proposer to South Dublin County Council towards the cost of further development of Class 1 public open space and recreational facilities in Killinarden Park 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.

21 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/or cash security in the sum of £150,000 (one hundred and fifty thousand pounds) EUR190,460 (one hundred and ninety thousand four hundred and sixty euros).

REASON:

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

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.

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

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

Order Number 1629	Date of Order 30/07/1999
Register Reference S99A/0468	Date 14/07/99

Applicant Buntly Properties Ltd.,

Development Demolition of existing bungalow, site clearance, and the erection of 72 number 2 bedroom apartments in 12 number 3 storey blocks, construction of a single storey residents laundry/drying facility, provision of car parking, bicycle area, bin areas, landscaping, drainage, water and all associated site works, in lieu of approved development under Reg. Ref. S98A/0694.

Location Killinarden Heights, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 20/07/99 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and development) Regulations, 1994 as the site notice was not erected in a conspicuous position so that it was not easily visible by persons using the public road. Before this application can be considered, you must erect anew 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

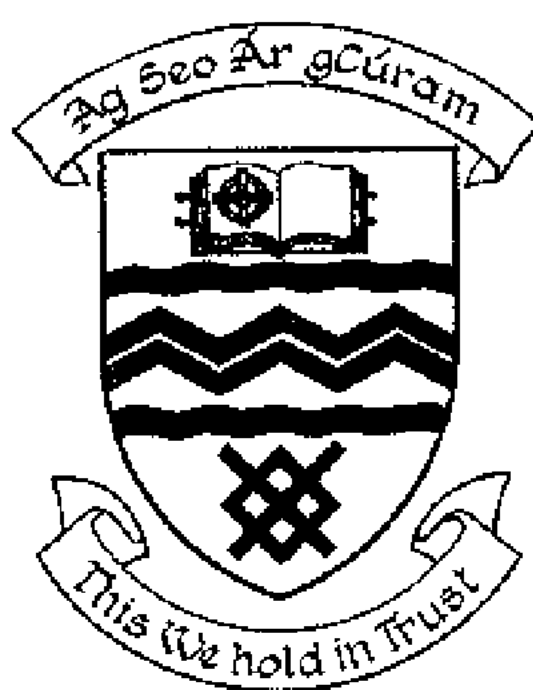
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

John A. Randall & Associates,
17 Greenfield Road,
Mount Merrion,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0468

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:
 - (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,

.....^{LA} 30/07/99
for Senior Administrative Officer.