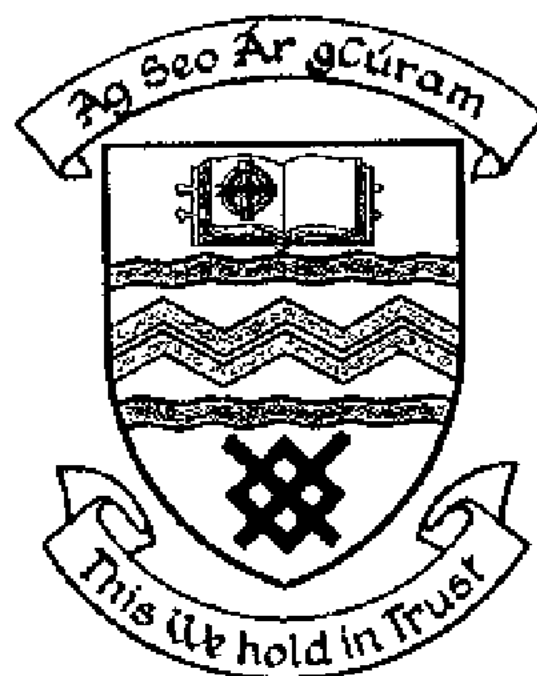


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register, (Part 1)	Plan Register No. S99A/0450
1. Location	Vacant site to the east of the Main Road Entrance to the New Tallaght Hospital, Dublin 24.	
2. Development	3 storey building totalling 974.00 sq.m. in area. This building is additional to a previously approved development Reg. Ref. S98A/0910 and comprises ground and first floor respite residential accommodation for 16 no. adults with learning disabilities, second floor facilities for programmes for the development of life skills.	
3. Date of Application	06/07/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Moloney O'Beirne & Partners Arch., Address: Northumberland Hall, Northumberland Avenue,	
5. Applicant	Name: The Brothers of St. John of God, Address: 'Granada', Stillorgan Road, Stillorgan, Co. Dublin.	
6. Decision	O.C.M. No. 1921 Date 02/09/1999	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2254 Date 14/10/1999	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



SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Moloney O'Beirne & Partners Arch.,
Northumberland Hall,
Northumberland Avenue,
Dun Laoghaire,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2254	Date of Final Grant 14/10/1999
Decision Order Number 1921	Date of Decision 02/09/1999
Register Reference S99A/0450	Date 06/07/99

Applicant The Brothers of St. John of God,

Development 3 storey building totalling 974.00 sq.m. in area. This building is additional to a previously approved development Reg. Ref. S98A/0910 and comprises ground and first floor respite residential accommodation for 16 no. adults with learning disabilities, second floor facilities for programmes for the development of life skills.

Location Vacant site to the east of the Main Road Entrance to the New Tallaght Hospital, Dublin 24.

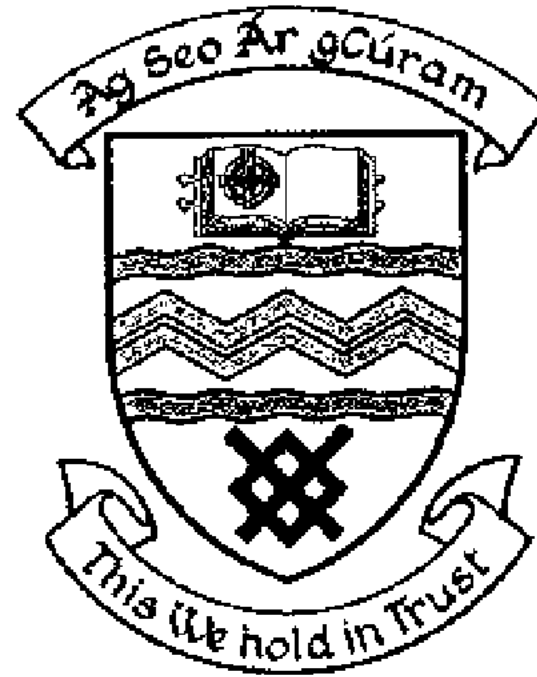
Floor Area 973.89 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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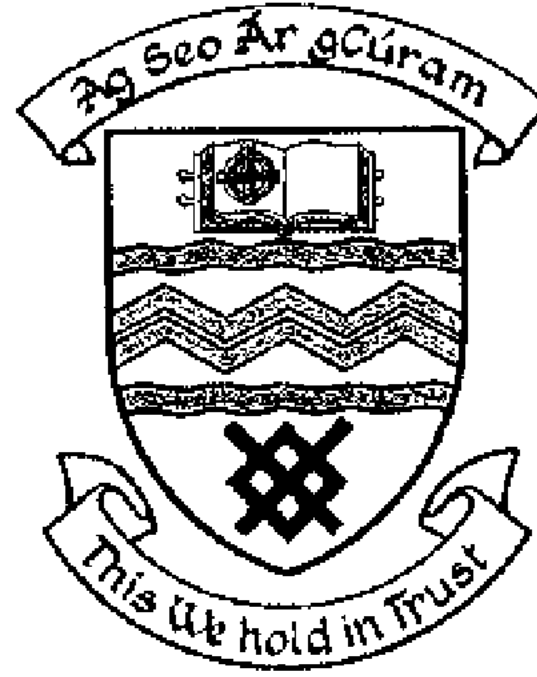
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Conditions and Reasons

- 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 Details of materials, colours and textures of all the external finishes including windows shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In order to achieve a high standard of design and finish in this important town centre development.
- 3 Provision shall be made in the development for secure, clean and accessible facilities for refuse storage and collection. Details shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of public health.
- 4 A detailed landscaping scheme, including works specification, for the open space areas, including the roof gardens, shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.
REASON:
In the interest of visual amenity and to create a residential environment of high standard.
- 5 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 6 A management scheme for the adequate future maintenance of open spaces, roads and communal areas shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.
REASON:
To ensure the adequate future maintenance of the development in the interest of residential amenity.

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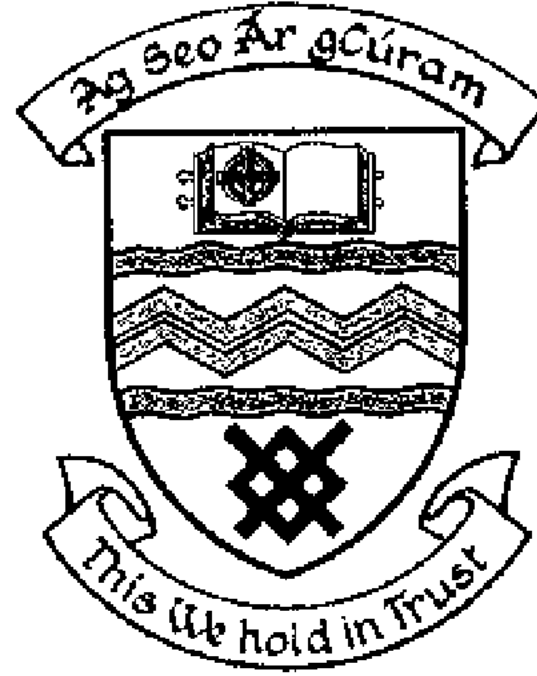
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- 7 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 8 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 9 That the development not 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.
- 10 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.
- 11 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.
- 12 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.

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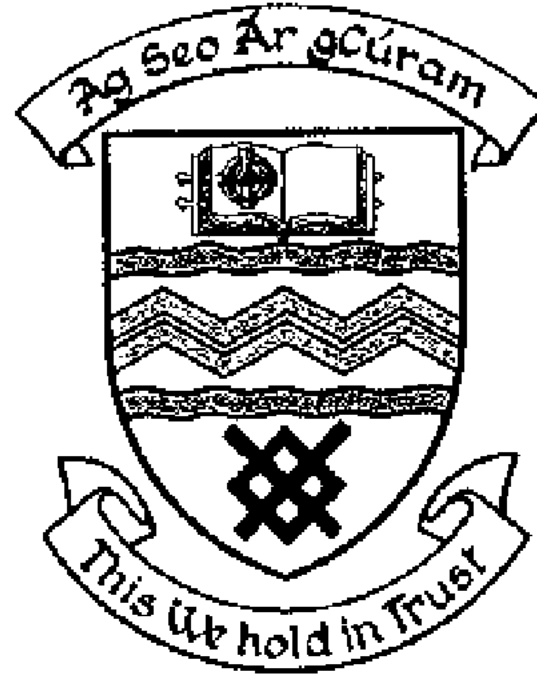
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- 13 Prior to the commencement of the development permission in writing shall be obtained from the Development Department, South Dublin County Council, to lay the foul sewer across the adjacent site.
 REASON:
 In the interest of the proper planning and development of the area.
- 14 Prior to the commencement of the development a detailed watermain layout shall be submitted to the Planning Authority (Environmental Services Department) for agreement. Details of watermain size valve, meter and hydrant layout and proposed point of connection to the existing watermain. The Council shall be in accordance with part B of the 1997 Building Regulations.
 REASON:
 In the interest of the proper planning and development of the area.
- 15 There shall be full and complete separation of foul and surface water drainage systems.
 REASON:
 In the interest of public health.
- 16 Full details of all boundary treatments shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site. In any event a three metre high screen wall shall be provided to the northern boundary of the site. The wall shall be suitably capped and rendered.
 REASON:
 In the interests of the amenity of the adjoining site to the north and to take account of any future development thereon.
- 17 Windows at 2nd and 3rd floor level to the north elevation shall be fitted with clouded/opaque glass.
 REASON:
 In the interests of the amenities of the adjoining site and to take account of any future development thereon.
- (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.

REG. REF. S99A/0450

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- (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.

P. Bowler
.....15/10/99
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0450	
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14. Registrar Date Receipt No.	

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- 11 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

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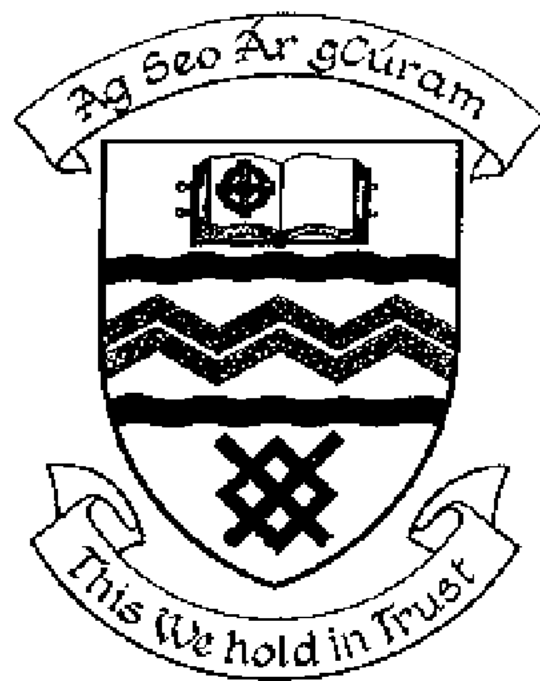
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