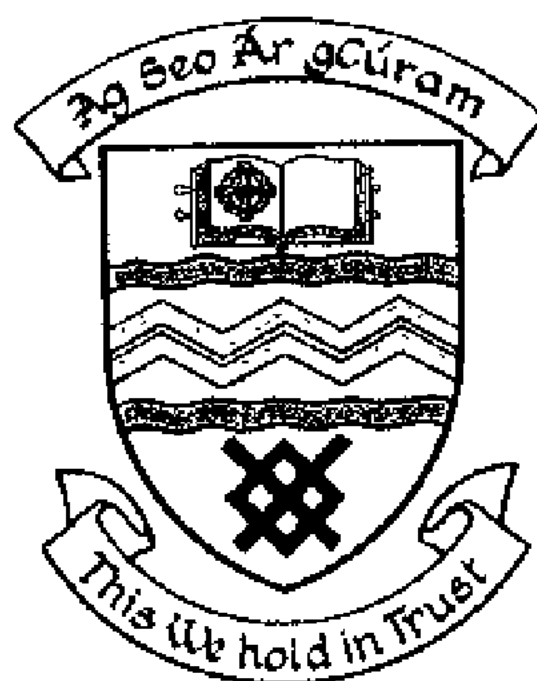


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0196	
1. Location	Old Mill Site, Nangor Road, Clondalkin, Dublin 22.		
2. Development	Remodel previously approved elevations and to provide two number townhouse units between previously approved apartment blocks.		
3. Date of Application	29/03/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Kenny Kane Associates, Address: 5 Clyde Lane, Dublin 4.		
5. Applicant	Name: Dawndale Developments Ltd., Address: Caragh, Naas, Co. Kildare.		
6. Decision	O.C.M. No. 1094 Date 27/05/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1423 Date 07/07/1999	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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Dublin 24

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Kenny Kane Associates,
5 Clyde Lane,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1423	Date of Final Grant 07/07/1999
Decision Order Number 1094	Date of Decision 27/05/1999
Register Reference S99A/0196	Date 29/03/99

Applicant Dawndale Developments Ltd.,

Development Remodel previously approved elevations and to provide two number townhouse units between previously approved apartment blocks.

Location Old Mill Site, Nangor Road, Clondalkin, Dublin 22.

Floor Area 0.00 Sq Metres

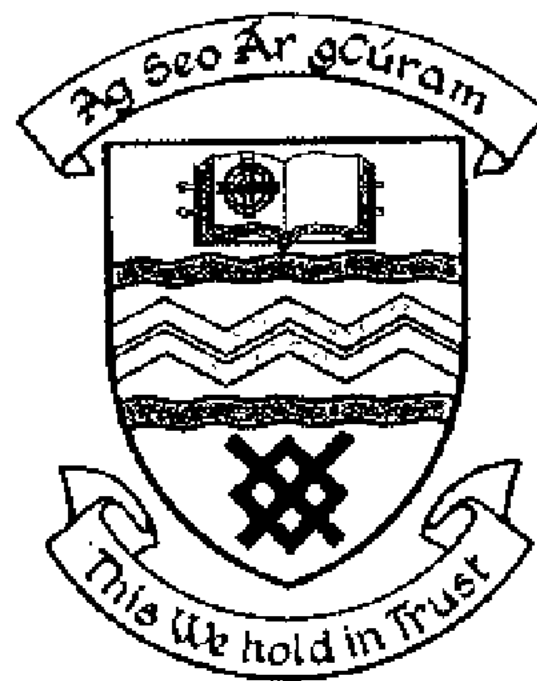
Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (6) Conditions.

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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 the development shall be carried out in conformity with the terms and conditions of the planning permission granted under Reg. Ref. S95A/0053, save as amended to conform with the provisions indicated in the plans lodged with South Dublin County Council in connection with this application.
REASON:
In the interest of the proper planning and development of the area.

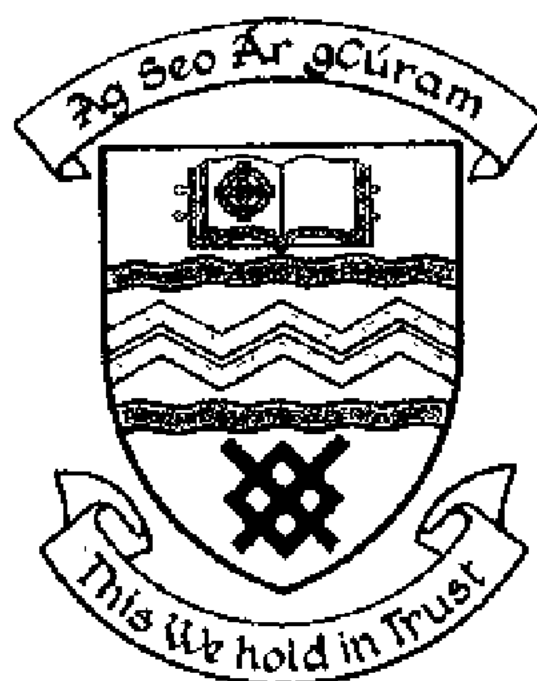
- 3 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 4, 18, 23 and 25 of Register Reference S95A/0053 (An Bord Pleanála Order No. 06S.097491) arrangements to be made prior to commencement of 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 provision of services and prevent disamenity in the development.

- 4 That an additional financial contribution in the sum of £1,500 (one thousand five hundred pounds) 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.

- 5 That an additional financial contribution in the sum of £4,200 (four thousand two hundred pounds) shall be paid by the proposer to South Dublin County Council towards the cost

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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.

- 6 That an additional financial contribution in the sum of £2,000 (two thousand pounds) 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 provision and development of amenity lands in the area which will facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

E. Newbold 08/07/99
for SENIOR ADMINISTRATIVE OFFICER

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Decision Order Number 1094	Date of Decision 27/05/1999
Register Reference S99A/0196	Date: 29/03/1999

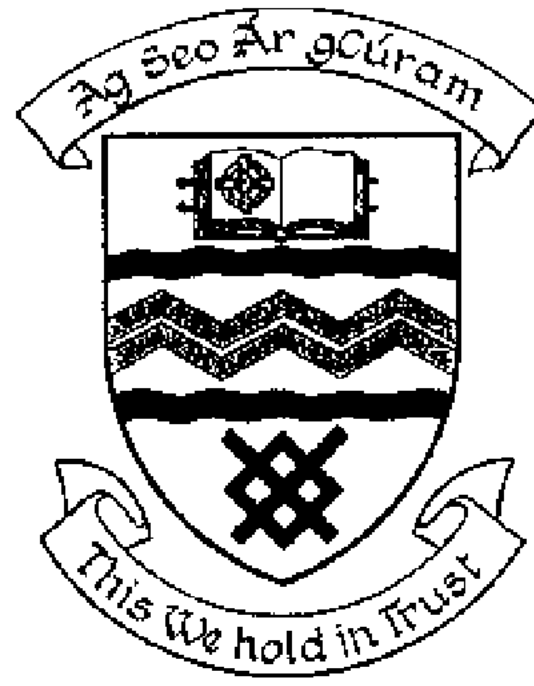
..... 27/05/1999
for SENIOR ADMINISTRATIVE OFFICER

Page 1 of 3

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REG REF. S99A/0196

Conditions and Reasons

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REASON:

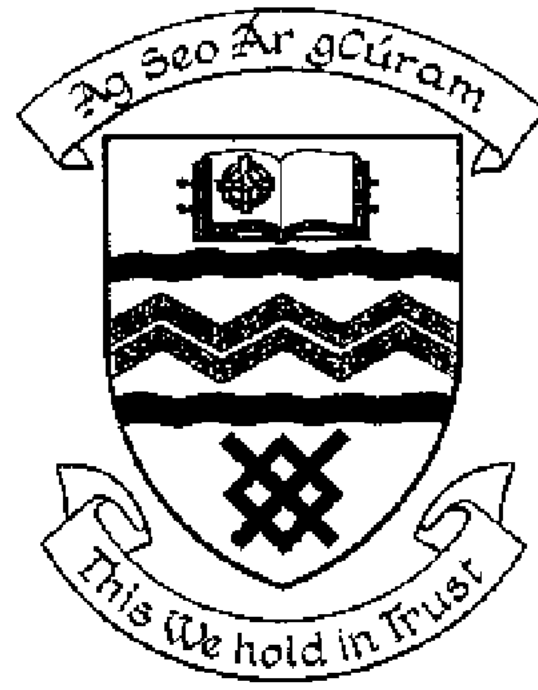
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REASON:

The provision of such services in the area by the Council

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REG. REF. S99A/0196

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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