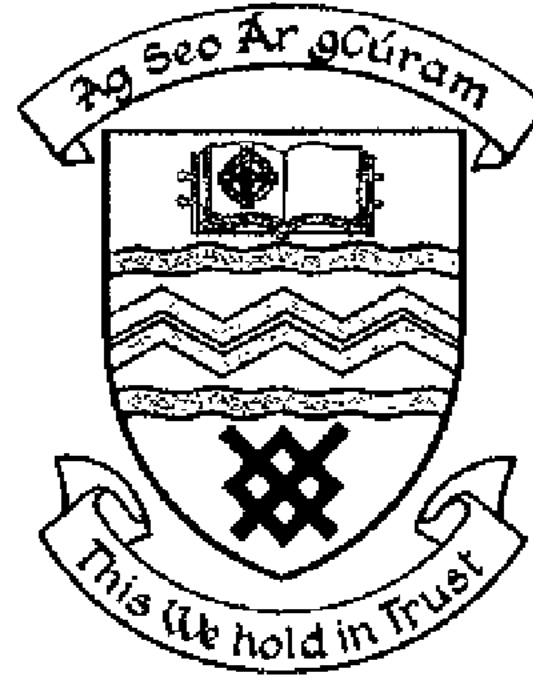


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0172	
1. Location	Site between no's 3 and 4 Newtown Park, Blessington Road, Tallaght, Dublin 24.			
2. Development	Construction of 3 no. two bedroom and 5 no. one bedroom apartments in 2/3 storey block.			
3. Date of Application	19/03/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 17/05/1999	1. 15/07/1999	
		2.	2.	
4. Submitted by	Name: Pierce & Associates Architects, Address: 104 Francis Street, Dublin 8.			
5. Applicant	Name: Lismore Properties, Address: 29 Fitzwilliam Place, Dublin 2.			
6. Decision	O.C.M. No. 1985 Date 13/09/1999	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 2351 Date 28/10/1999	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		
14. Registrar Date Receipt No.		

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Pierce & Associates Architects,
104 Francis Street,
Dubin 8.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2351	Date of Final Grant 28/10/1999
Decision Order Number 1985	Date of Decision 13/09/1999
Register Reference S99A/0172	Date 15/07/99

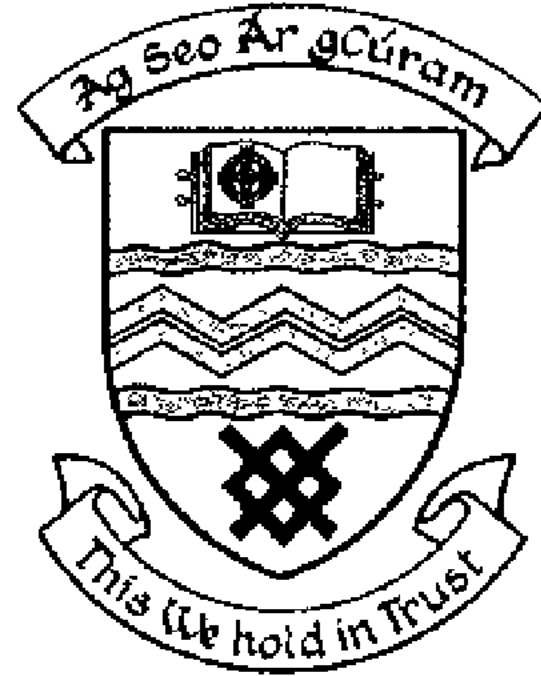
Applicant Lismore Properties,
Development Construction of 3 no. two bedroom and 5 no. one bedroom
apartments in 2/3 storey block.
Location Site between no's 3 and 4 Newtown Park, Blessington Road,
Tallaght, Dublin 24.
Floor Area 345.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 17/05/1999 /15/07/1999

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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Conditions and Reasons

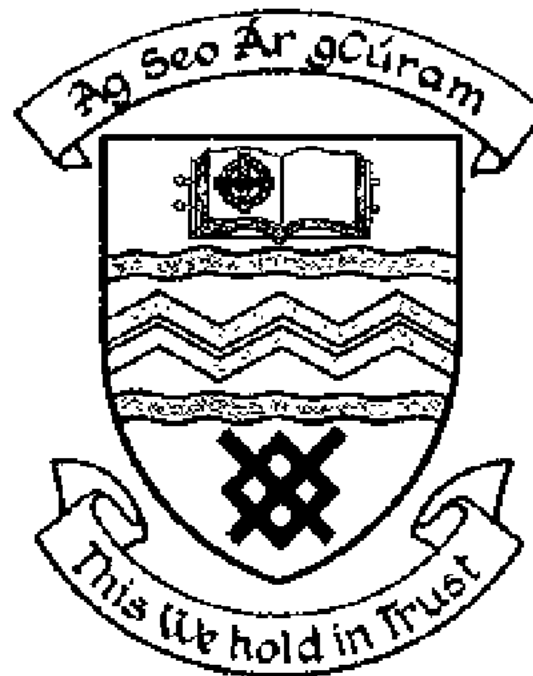
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Unsolicited Additional Information received on 25/03/99 and Additional Information received on 15/07/99, save as may be required by the other conditions 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 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.
- 4 The landscaping proposals as submitted are not permitted. The applicant shall submit revised landscaping proposals to the Planning Authority for agreement and is advised to consult with the Council's Parks and Landscape Services Department beforehand. The landscaping proposals as subsequently agreed shall be implemented within 3 months of occupation of the first apartment occupied.
REASON:
To secure a satisfactory appearance to the development and in the interest of residential amenity.
- 5 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.

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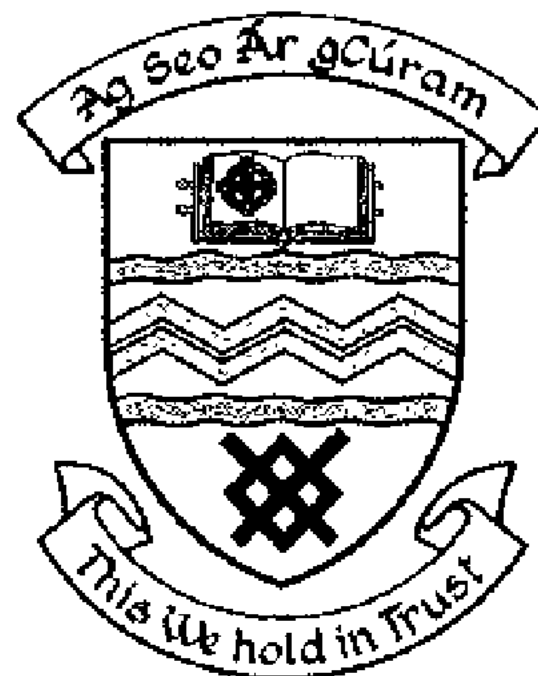
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- 6 The applicant shall ensure full and complete separation of foul and surface water drainage systems.
REASON:
In the interest of public health.
- 7 The applicant shall conform to the following as regards water supply:-
- (i) Spurs shall not end in a duckfoot hydrant. Spurs shall be looped back into themselves or where there is another main within a reasonable distance, they should be connected there.
 - (ii) As the applicant is proposing to tap into a watermain not yet taken in charge the applicant shall obtain permission from the owners of this watermain prior to connection.
 - (iii) Prior to the commencement of works the applicant shall submit for the approval of the Area Engineer at Deansrath Depot, a revised watermain layout indicating the watermain size, material, sluice and air valves, meter and hydrants and proposed point of connection to existing watermain (Layout to be in accordance with Part B of 1997 Building Regulations).
 - (iv) The applicant may need to install balancing tanks and booster pumps on the rising main to the top storey of the 3 storey units.
 - (v) The applicant shall provide facilities for the 24 hour storage of water.
- REASON:
To secure satisfactory water supply and in the interests of public health and proper planning and development.
- 8 That a financial contribution in the sum of £4,300 (four thousand three 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.
- 9 That a financial contribution in the sum of £11,550 (eleven thousand five hundred and fifty pounds) 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

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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.

- 10 That a financial contribution in the sum of £4,000 (four
 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
 development and improvement of amenity lands in the area
 which will facilitate the proposed development.

- 11 That an acceptable apartment naming/numbering scheme
 be submitted to and approved by the County 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 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:

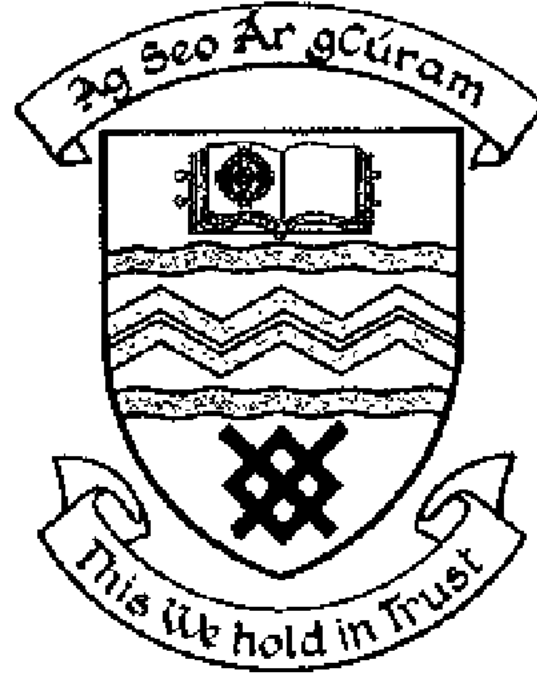
In the interest of the proper planning and development of
 the area.

- 13 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 £56,000 (fifty six thousand pounds) or lodgement
 with the Council of a cash sum of £35,000 (thirty five
 thousand pounds).

REASON:

To ensure that a ready sanction may be available to induce

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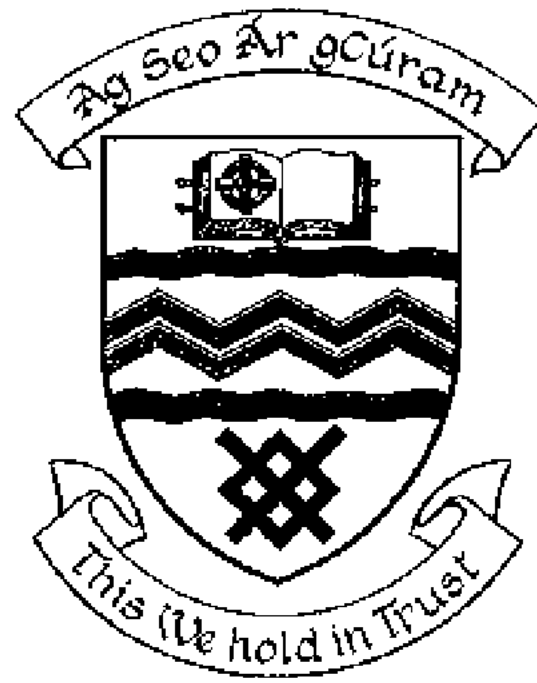
the provision of services and prevent disamenity in the development.

- (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.

E. Bowlow
.....28/10/99
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 1985	Date of Decision 13/09/1999
Register Reference S99A/0172	Date: 19/03/99

Applicant Lismore Properties,
Development Construction of 3 no. two bedroom and 5 no. one bedroom
apartments in 2/3 storey block.
Location Site between no's 3 and 4 Newtown Park, Blessington Road,
Tallaght, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 17/05/1999 /15/07/1999

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

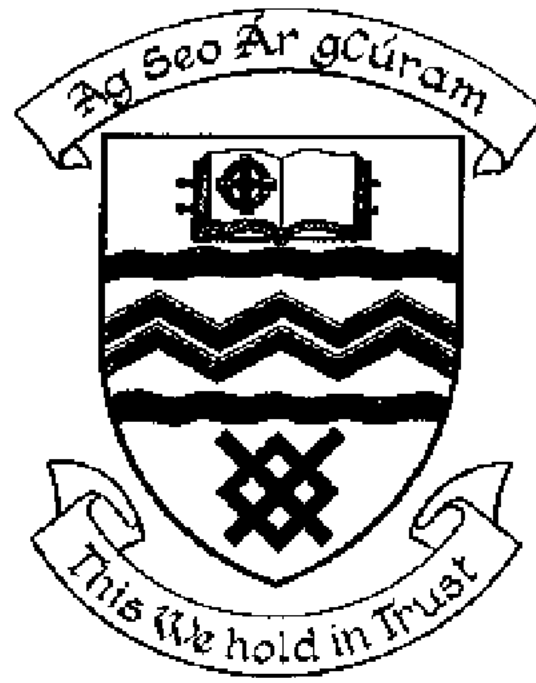
..... 13/09/99
for SENIOR ADMINISTRATIVE OFFICER

Pierce & Associates Architects,
104 Francis Street,
Dubin 8.

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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 25/03/99 and Additional Information received on 15/07/99, 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 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.
- 4 The landscaping proposals as submitted are not permitted. The applicant shall submit revised landscaping proposals to the Planning Authority for agreement and is advised to consult with the Council's Parks and Landscape Services Department beforehand. The landscaping proposals as subsequently agreed shall be implemented within 3 months of occupation of the first apartment occupied.
REASON:
To secure a satisfactory appearance to the development and in the interest of residential amenity.
- 5 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

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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.

6 The applicant shall ensure full and complete separation of foul and surface water drainage systems.

REASON:

In the interest of public health.

7 The applicant shall conform to the following as regards water supply:-

- (i) Spurs shall not end in a duckfoot hydrant. Spurs shall be looped back into themselves or where there is another main within a reasonable distance, they should be connected there.
- (ii) As the applicant is proposing to tap into a watermain not yet taken in charge the applicant shall obtain permission from the owners of this watermain prior to connection.
- (iii) Prior to the commencement of works the applicant shall submit for the approval of the Area Engineer at Deansrath Depot, a revised watermain layout indicating the watermain size, material, sluice and air valves, meter and hydrants and proposed point of connection to existing watermain (Layout to be in accordance with Part B of 1997 Building Regulations).
- (iv) The applicant may need to install balancing tanks and booster pumps on the rising main to the top storey of the 3 storey units.
- (v) The applicant shall provide facilities for the 24 hour storage of water.

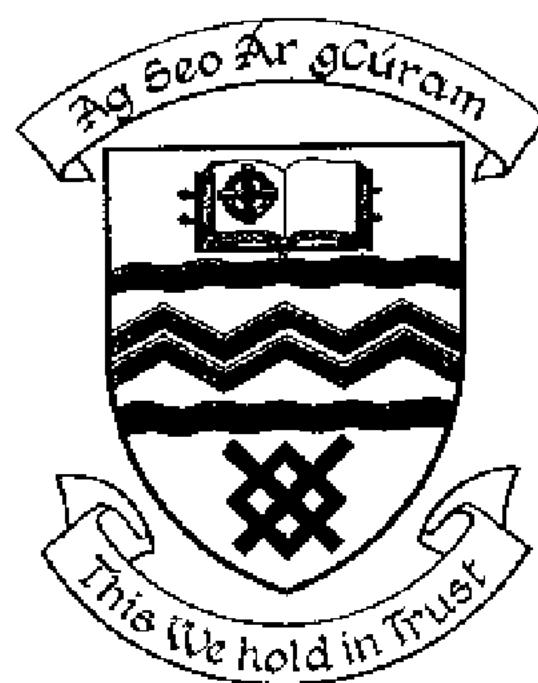
REASON:

To secure satisfactory water supply and in the interests of public health and proper planning and development.

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- 8 That a financial contribution in the sum of £4,300 (four thousand three 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.

- 9 That a financial contribution in the sum of £11,550 (eleven thousand five hundred and fifty pounds) 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.

- 10 That a financial contribution in the sum of £4,000 (four 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:

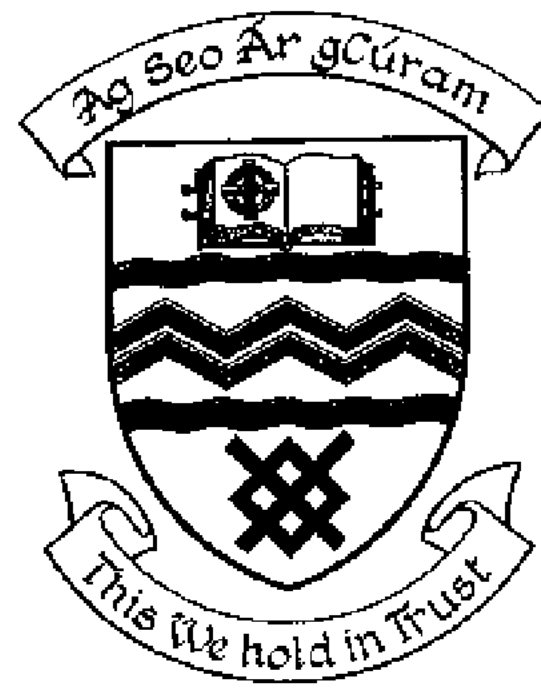
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

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

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apartments.

REASON:

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

- 12 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.

- 13 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 £56,000 (fifty six thousand pounds) or lodgement
with the Council of a cash sum of £35,000 (thirty five
thousand pounds).

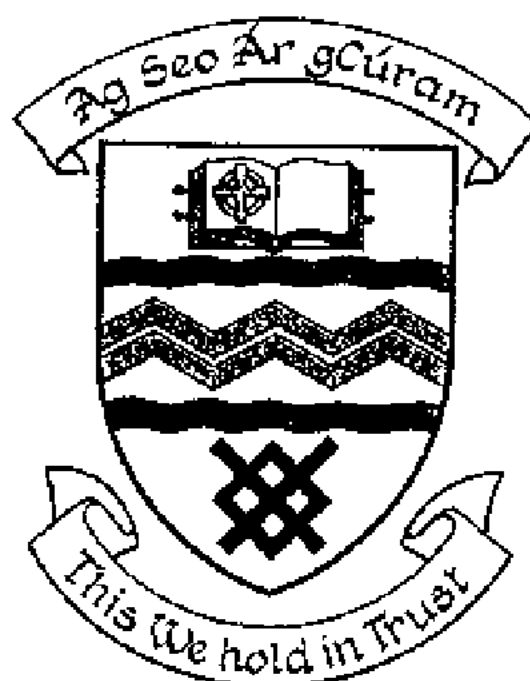
REASON:

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 1016	Date of Decision 17/05/1999
Register Reference S99A/0172	Date: 19/03/1999

Applicant Development Lismore Properties,
Construction of 3 no. two bedroom and 5 no. one bedroom
apartments in 2/3 storey block.

Location Site between no's 3 and 4 Newtown Park, Blessington Road,
Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/03/1999 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 The applicant is requested to submit revised plans showing the existing two storey extension to the rear of No. 4 Newtown Park. The applicant is requested to clarify whether he owns No's. 3 and 4 Newtown Park and what his intentions are in respect of these properties including whether the extension to No. 4 is to be retained or not.
- 2 The applicant is requested to submit revised plans showing landscaping proposals.
- 3 The applicant is requested to submit revised plans showing the proposed treatment of all boundaries including elevational details at walls, railings etc.
- 4 The applicant is requested to submit revised plans indicating a further distance between car spaces, 82, 94 and 101 and the windows of the ground floor apartments.

Pierce & O'Connor Architects,
104 Francis Street,
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- 5 The applicant is requested to submit details/plans indicating proposals for drying areas, bin storage, fuel storage and cycle storage in respect of the 8 apartments proposed.
- 6 The applicant is requested to submit full details/plans of proposed surface water and foul drainage, including pipe sizes, invert, cover and invert levels, up to and including connection to public sewer.
- 7 The applicant is requested to submit details/plans of proposed watermain layout including watermain size, material, sluice and air valves, meter and hydrants, and proposed point of connection to existing watermain. The layout is to be in accordance with Part B of the 1997 Building Regulations.
- 8 The applicant is requested to clarify the parking standard used in both the proposed apartments and the existing apartment scheme adjoining with reference to the numbers of apartments and the number of parking spaces.

Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

17/05/1999