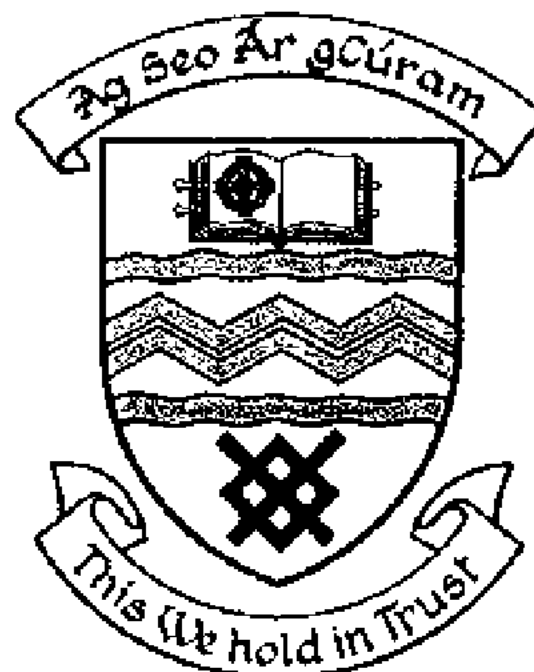


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0153	
1. Location	St. Brigid's, Convent View, Boot Road/Fonthill Road, Clondalkin, Dublin 22.		
2. Development	Demolition of 2 dwellinghouses and construction of a residential apartment development containing 32 two bedroom and 12 one bedroom apartments in 2/3 and part 4 storey block incorporating car parking at lower ground/basement level.		
3. Date of Application	10/03/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Pierce & O'Connor Architects, Address: 104 Francis Street, Dublin 8.		
5. Applicant	Name: Lismore Properties, Address: 29 Fitzwilliam Place, Dublin 2.		
6. Decision	O.C.M. No. 1169 Date 03/06/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1495 Date 15/07/1999	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.	

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Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

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Dublin 24

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Fax: 01-414 9104

Pierce & O'Connor Architects,
104 Francis Street,
Dublin 8.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1495	Date of Final Grant 15/07/1999
Decision Order Number 1169	Date of Decision 03/06/1999
Register Reference S99A/0153	Date 10/03/99

Applicant Lismore Properties,

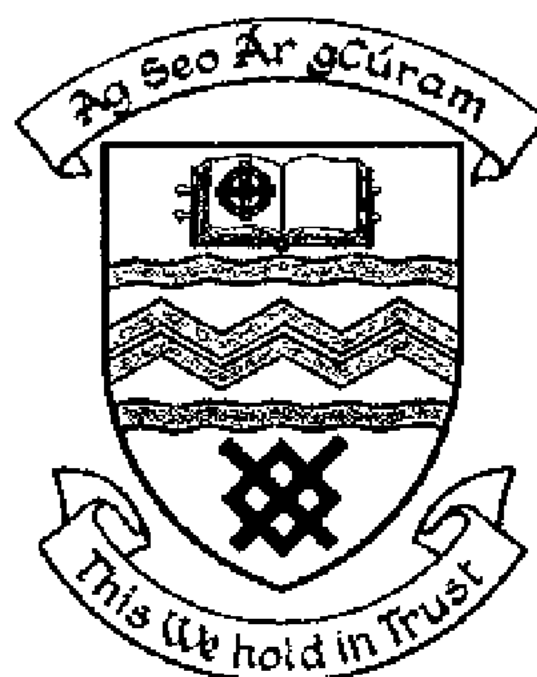
Development Demolition of 2 dwellinghouses and construction of a residential apartment development containing 32 two bedroom and 12 one bedroom apartments in 2/3 and part 4 storey block incorporating car parking at lower ground/basement level.

Location St. Brigid's, Convent View, Boot Road/Fonthill Road, Clondalkin, Dublin 22.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 08/06/1999
Additional Information Requested/Received /

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

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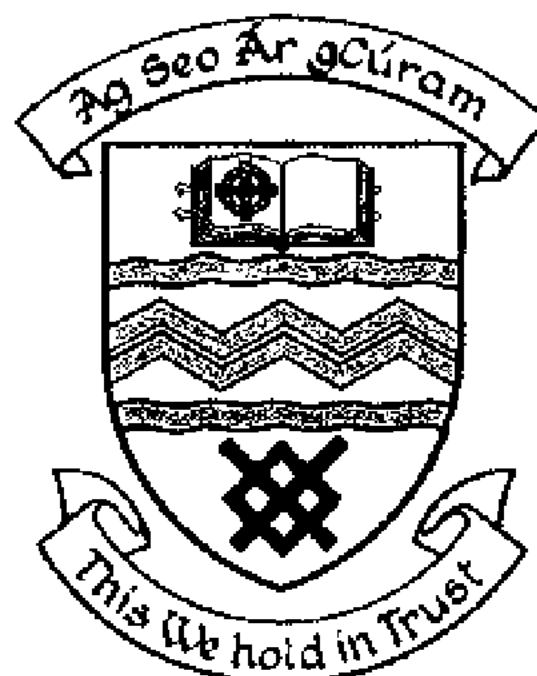
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by unsolicited additional information received on 18/05/99, 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 Prior to the commencement of development, details of all external finishes, including samples, shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interests of visual amenity.
- 3 Prior to the commencement of development details of proposed boundary treatment to the site shall be submitted for the written agreement of the Planning Authority, such details shall include the provision of a wall and decorative railing along the boundary which adjoins the Fonthill Road/Boot Road.
REASON:
In the interests of the proper planning and development of the area and visual amenity.
- 4 Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority, a detailed landscape plan with full works specification. The plan to include a timescale for implementation, a maintenance programme (for a period of at least eighteen months) and a bill of quantities for the development of the open space.

It should also include grading works, topsoiling, seeding paths, drainage, boundary treatment, open space planting, and street tree planting as necessary. These works to be in accordance with South Dublin County Council Guidelines for Open Space Development available from the Parks and Landscape Services Department.
REASON:
In the interest of the proper planning and development of the area and visual amenity.
- 5 The proposed external carparking area and associated surface shall be finished in a material to be agreed in writing with the Planning Authority, such as cobblelock or brick paving, parking spaces shall be properly laid out and lined to the

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satisfaction of the Planning Authority.

REASON:

In the interest of the visual amenity.

- 6 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.

- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

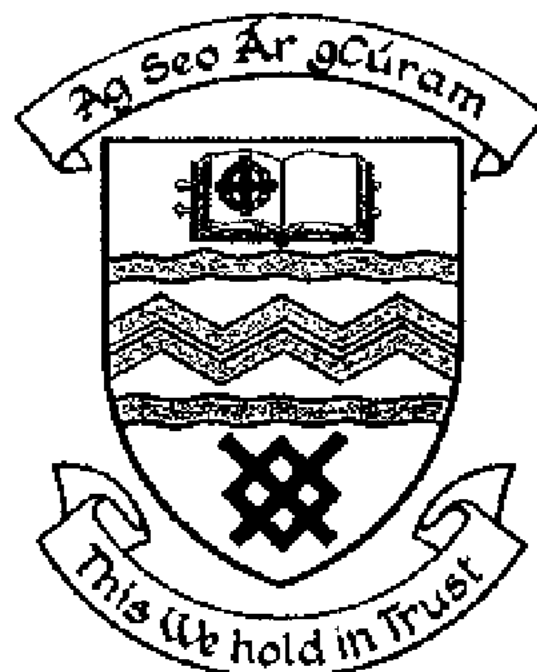
REASON:

In the interest of amenity.

- 8 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 the applicant shall have regard to the following:-

- a) Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
- b) Applicant to ensure full and complete separation of foul and surface water systems;
- c) No building within 5m of public sewer or sewer with potential to be taken in charge;
- d) 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;
- e) Applicant to submit details of proposed watermain layout including watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of the 1997 Building Regulations;
- f) All watermains greater than 150mm diameter shall be ductile iron;
- g) No unit shall be further than 50m from a fire hydrant;
- h) Watermains shall be laid in public open space;
- i) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter;
- j) All connections, swabbing, chlorination and tappings

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- of mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
- k) 24 hour storage per unit shall be provided;
- l) Applicant may need to install balancing tanks and booster pumps on rising main to the top of 3 storey units (Apartment blocks etc.)

REASON:

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

- 9 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.

- 10 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewers, watermains or drains has been given by:-

A. Lodgement with the Council of an approved bond or letter of guarantee in the sum of £44,000 (forty four thousand pounds)

OR...../

B. Lodgement with the Council of a Cash Sum of £44,000 (forty four thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

REASON:

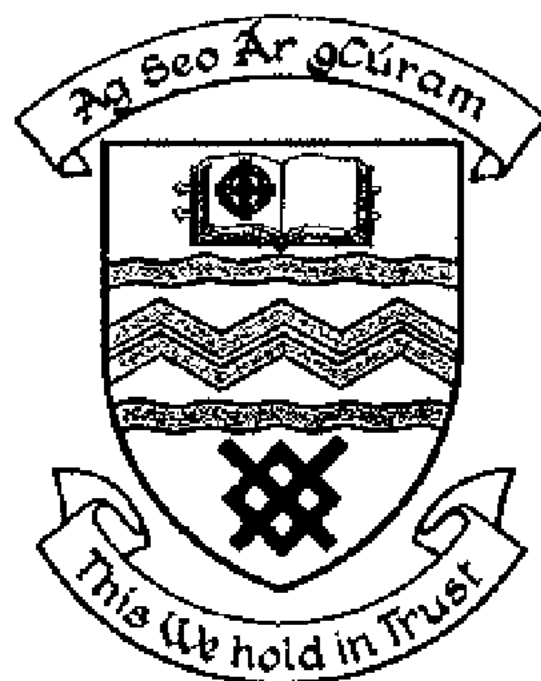
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 11 That a financial contribution in the sum of £22,000 (twenty 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 Corkagh Regional Park 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.

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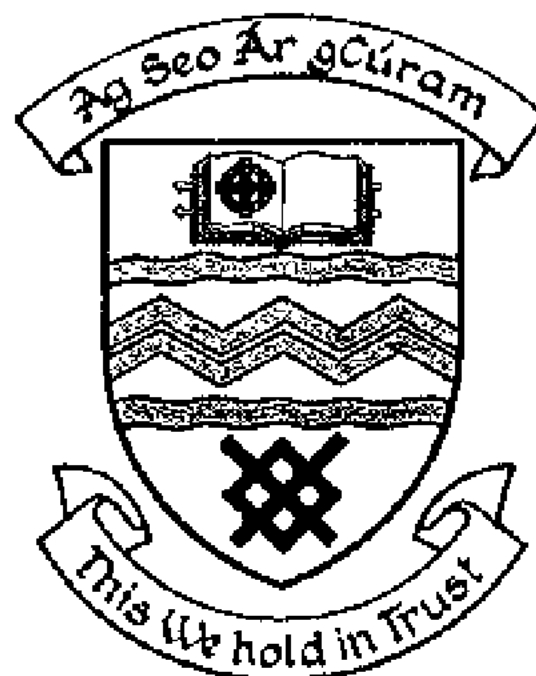
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- 12 That a financial contribution in the sum of £25,200 (twenty five thousand two hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which 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.
- 13 That a financial contribution in the sum of £79,800 (seventy nine thousand eight hundred 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.
- 14 That an acceptable apartment naming and numbering scheme be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed development.
REASON:
 In the interest of the proper planning and development of the area.
- 15 That the proposed balconies in the south west elevation indicated on Drg. No. PP/09A shall be omitted.
REASON:
 In the interest of residential amenity.
- 16 That full details of any proposed vehicular entrance gates shall be submitted for the written agreement of the planning authority prior to the commencement of development.
REASON:
 In the interest of public safety.
- 17 That a financial contribution of £1,800 (one thousand eight hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the Watery Lane Foul Sewer Duplication Scheme which serves this development; this

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Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

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contribution to be paid before the commencement of development on 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 the works.

- (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.

Eileen Sewell
.....16/07/99
for SENIOR ADMINISTRATIVE OFFICER

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

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

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

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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1169	Date of Decision 03/06/1999
Register Reference S99A/0153	Date: 10/03/1999

Applicant Lismore Properties,
Development Demolition of 2 dwellinghouses and construction of a
residential apartment development containing 32 two bedroom
and 12 one bedroom apartments in 2/3 and part 4 storey
block incorporating car parking at lower ground/basement
level.

Location St. Brigid's, Convent View, Boot Road/Fonthill Road,
Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 08/06/1999

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

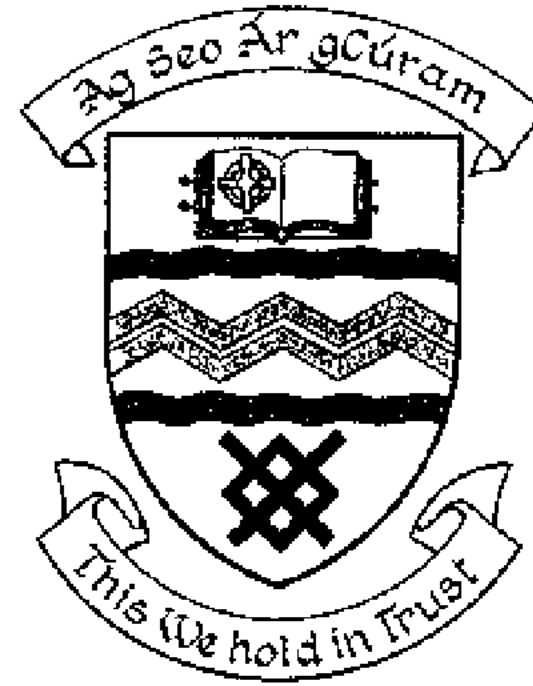
..... 04/06/1999
for SENIOR ADMINISTRATIVE OFFICER

Pierce & O'Connor Architects,
104 Francis Street,
Dublin 8.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



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

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

REG REF. S99A/0153

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 18/05/99, 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 Prior to the commencement of development, details of all external finishes, including samples, shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interests of visual amenity.
- 3 Prior to the commencement of development details of proposed boundary treatment to the site shall be submitted for the written agreement of the Planning Authority, such details shall include the provision of a wall and decorative railing along the boundary which adjoins the Fonthill Road/Boot Road.
REASON:
In the interests of the proper planning and development of the area and visual amenity.
- 4 Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority, a detailed landscape plan with full works specification. The plan to include a timescale for implementation, a maintenance programme (for a period of at least eighteen months) and a bill of quantities for the development of the open space.

It should also include grading works, topsoiling, seeding paths, drainage, boundary treatment, open space planting, and street tree planting as necessary. These works to be in accordance with South Dublin County Council Guidelines for Open Space Development available from the Parks and Landscape Services Department.

REASON:

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

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



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

Telephone: 01-414 9000
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REG. REF. S99A/0153

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

- 5 The proposed external carparking area and associated surface shall be finished in a material to be agreed in writing with the Planning Authority, such as cobblelock or brick paving, parking spaces shall be properly laid out and lined to the satisfaction of the Planning Authority.

REASON:

In the interest of the visual amenity.

- 6 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.

- 7 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.

- 8 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 the applicant shall have regard to the following:-

- a) Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
- b) Applicant to ensure full and complete separation of foul and surface water systems;
- c) No building within 5m of public sewer or sewer with potential to be taken in charge;
- d) 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;
- e) Applicant to submit details of proposed watermain

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Facs: 01-414 9104

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Dublin 24.

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

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- layout including watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of the 1997 Building Regulations;
- f) All watermains greater than 150mm diameter shall be ductile iron;
 - g) No unit shall be further than 50m from a fire hydrant;
 - h) Watermains shall be laid in public open space;
 - i) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter;
 - j) All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
 - k) 24 hour storage per unit shall be provided;
 - l) Applicant may need to install balancing tanks and booster pumps on rising main to the top of 3 storey units (Apartment blocks etc.)

REASON:

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

- 9 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.

- 10 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewers, watermains or drains has been given by:-

A. Lodgement with the Council of an approved bond or letter of guarantee in the sum of £44,000 (forty four thousand pounds)

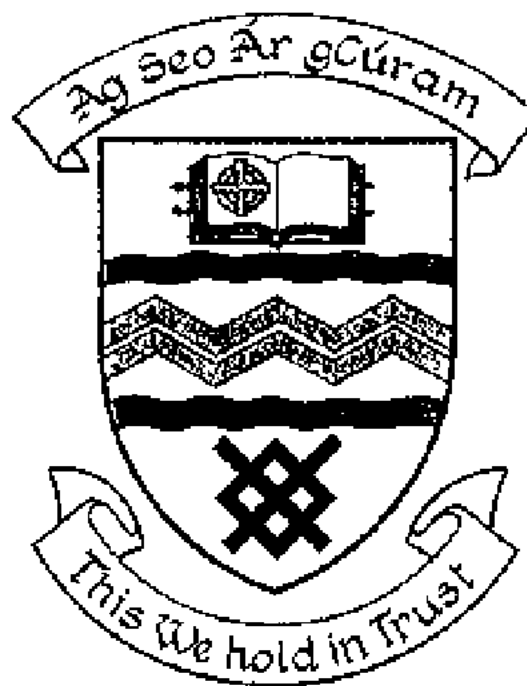
OR...../

B. Lodgement with the Council of a Cash Sum of £44,000 (forty four thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

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



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REG. REF. S99A/0153

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.

- 11 That a financial contribution in the sum of £22,000 (twenty 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 Corkagh Regional Park 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.

- 12 That a financial contribution in the sum of £25,200 (twenty five thousand two 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.

- 13 That a financial contribution in the sum of £79,800 (seventy nine thousand eight hundred 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.

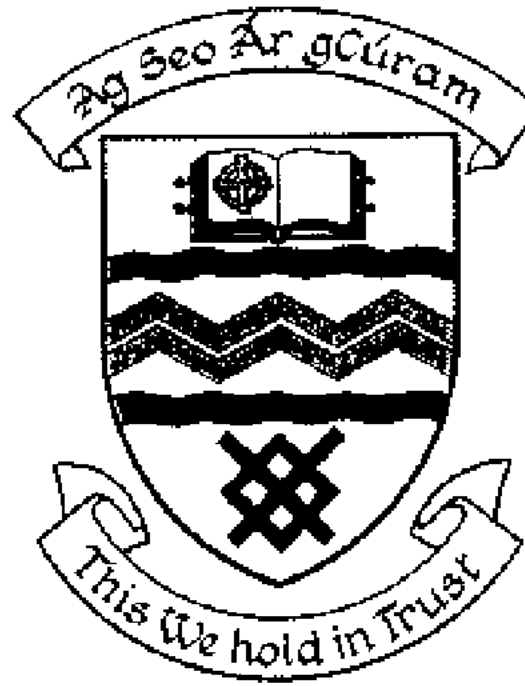
REASON:

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.

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



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Town Centre, Tallaght,
Dublin 24.

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

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- 14 That an acceptable apartment naming and numbering scheme be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed development.

REASON:

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

- 15 That the proposed balconies in the south west elevation indicated on Drg. No. PP/09A shall be omitted.

REASON:

In the interest of residential amenity.

- 16 That full details of any proposed vehicular entrance gates shall be submitted for the written agreement of the planning authority prior to the commencement of development.

REASON:

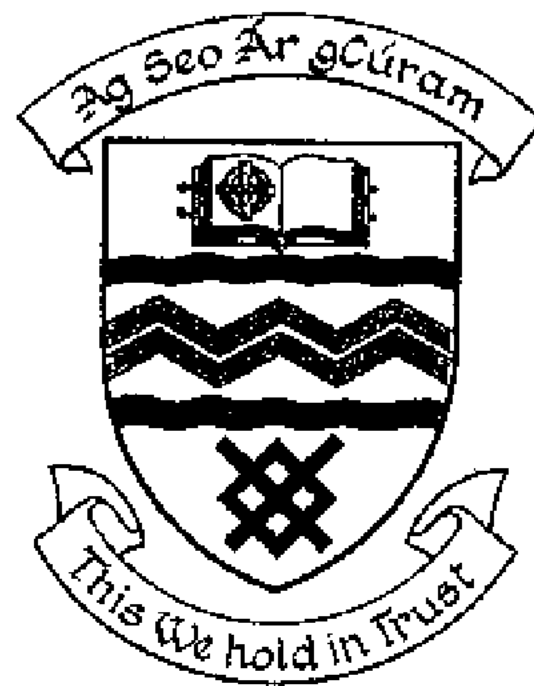
In the interest of public safety.

- 17 That a financial contribution of £1,800 (one thousand eight hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the Watery Lane Foul Sewer Duplication Scheme which serves this development; this contribution to be paid before the commencement of development on 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 the works.

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

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

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Dublin 24.

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

Decision Order Number 1053	Date of Decision 19/05/1999
Register Reference S99A/0153	Date 10th March 1999

Applicant Lismore Properties,
App. Type Permission
Development Demolition of 2 dwellinghouses and construction of a
 residential apartment development containing 32 two bedroom
 and 12 one bedroom apartments in 2/3 and part 4 storey
 block incorporating car parking at lower ground/basement
 level.

Location St. Brigid's, Convent View, Boot Road/Fonthill Road,
 Clondalkin, Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 08/06/1999

Yours faithfully

..... 19/05/1999
for SENIOR ADMINISTRATIVE OFFICER

Pierce & O'Connor Architects,
104 Francis Street,
Dublin 8.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

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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

Decision Order Number 0940	Date of Decision 07/05/1999
Register Reference S99A/0153	Date 10th March 1999

Applicant Lismore Properties,
App. Type Permission
Development Demolition of 2 dwellinghouses and construction of a residential apartment development containing 32 two bedroom and 12 one bedroom apartments in 2/3 and part 4 storey block incorporating car parking at lower ground/basement level.

Location St. Brigid's, Convent View, Boot Road/Fonthill Road,
Clondalkin, Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 24/05/1999

Yours faithfully

..... 10/05/1999
for SENIOR ADMINISTRATIVE OFFICER

Pierce & O'Connor Architects,
104 Francis Street,
Dublin 8.