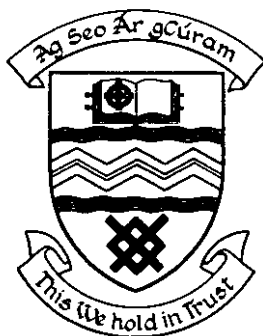


**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
Facs: 01-462 0104



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

Telephone: 01-462 0000  
Fax: 01-462 0104

**Date : 15th February 1996**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1993**

**Register Reference :** S95A/0359

**Development :** 316 two storey houses and four 3 storey blocks comprising 44 two-storey units above 44 garden level apartments.

Amended by "Clarification of Additional Information" received 12.02.96.

Modified development comprising of:- 360 dwellings (336 two storey houses and 1 three storey block comprising 12 two storey units above 12 garden level apartments) together with site works.

**Location :** Kimmage Manor with entrances from Whitehall Road, Dublin 12 and Wainsfort Road, Dublin 6.

**Applicant :** Flynn & O'Flaherty Properties Ltd.,  
31 Pembroke Road, Dublin 4.

**App. Type :** Permission

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of clarification of additional information received on 12th February 1996.

Yours faithfully,

  
.....  
for SENIOR ADMINISTRATIVE OFFICER

**O'Muire Smyth Architects,  
14/15 Sir John Rogerson's Quay,  
Dublin 2.**

Ó M U I R É ° S M Y T H

MS

A R C H I T E C T S

COLUMBIA MILLS · 14-15 SIR JOHN ROGERSON'S QUAY · DUBLIN 2 TELEPHONE 677 3030 677 3490 · FACSIMILE 677 4849

South Dublin County Council  
Planning Department  
Town Centre  
Tallaght  
Dublin 24.



9 February, 1996.

**Re : Register Reference S95A/0359 : Application by Flynn & O'Flaherty Properties Limited for residential development at Kimmage Manor: Clarification of Additional Information**

Dear Sirs,

We refer to your letter dated 30/01/96 in the above matter. On behalf of our Clients Flynn & O'Flaherty Properties Limited, we enclose in quadruplicate as requested our clarification of Additional Information as follows, including drawings referred to below :

1. "Institutional" Objective :

Further to our discussions with you on this matter, we wish to revise our proposals as follows :

- a. Delete the three blocks of duplex/apartments, numbers 25-44, 45-68 and 69-88 shown in the original application along the boundary to Grosvenor Court.
- b. Substitute house numbers 317-340 as shown on the illustrative Site Plan drawing no. 9409-24, submitted with our letter of 21 December 1995, and now again shown on drawings 9409-27 and 28.
- c. In conjunction with the response at item nos. 3, 4, 5 and 6 below, we have deleted the two houses (nos. 179 and 223) nearest the north bank of the Poddle River, by substituting a detached four-bedroom house where previously a pair of three bedroom semi-detached houses had been shown in each of two locations. These also are shown on enclosed drawings 9409-27 and 28.

Clar. of AI.  
6.8.0

**2. Compulsory Purchase Order Site :**

We previously submitted a revised/amended drawing (Figure A2 in the submission of 21st December 1995) showing how the layout may be amended to comply with Council proposals in the CPO. The Council may refer to this in a condition of planning permission.

We do not propose to withdraw the layout shown in the original planning application for house numbers 264 to 316, so that the Planning Permission may allow that layout to proceed in the event that the Compulsory Purchase Order does not proceed.

**3. Whitehall Road: Local Distributor Road Standards :**

We propose to comply with the requirement to provide a 1.5 metre footpath and a verge 3.25 metres wide as agreed with Mr Tom O'Neill of the Roads Division; i.e. greater than 2.25 metres in width noted in the request for additional information, all as illustrated on drawing no. 9409-27 enclosed herewith. Drawing no. 9409-28 shows the setting out dimensions involved.

**4. Council Standards for roads, verges, footpaths etc. :**

Drawings nos. 9409-27 and 28 also show proposals for complying with Council Standards. Apart from clarifying how typical and critical roadways and ancillary areas are set out and dimensioned, this drawing also incorporates a revised layout of house nos. 161 to 171 in order to accommodate a turning area of the required width..

**5. Setback of houses from Whitehall Road :**

We propose to comply with the requirement for a setback from Whitehall Road in front of house numbers 242-263. From discussions with Mr. Tom O'Neill of the County Council Roads Department, it is understood that the required setback is 9 metres, as illustrated on drawings nos. 9409-27 and 28.

**6. Cycleway Reservation and cycle/pedestrian access:**

The cycleway reservation was indicated on drawing nos. 9409-24 and 26 (as submitted in December 1995), extending from the busway reservation west of the development site (north of Grosvenor Court) to the proposed access road. from Whitehall Road to the Parish Church. Here the future cycleway can cross the proposed access road and link up into the busway reservation within the Holy Ghost Fathers lands as shown on the Development Plan map and in the earlier Planning Application 93A/250

Following subsequent discussions with Mr. Tom O'Neill of the Roads Department, we now propose to extend that cycleway reservation north-eastward within the Flynn & O'Flaherty site, as requested by the Roads Department. This proposal is clarified on drawing numbers 9409-27 and 28, showing the reservation in open spaces C and D, along the Flynn & O'Flaherty side of the boundary to the Holy Ghost Fathers' property.

We accept the point made by the Roads Department that, since Flynn & O'Flaherty propose to erect a railing along the curved boundary line between them and the Holy Ghost Fathers, it ought not become necessary to build a second railing or wall along the full length of this boundary, parallel to this proposed railing within the Holy Ghost Fathers lands, if and when the cycleway proceeds.

Regarding the cycle/pedestrian access to Templeogue College, we incorporated in the original proposal a doorway 2 metres high by 1 metre wide, as required under their Contract with the Holy Ghost Fathers. This again is clarified in drawings nos. 9409-27 and 28.

**7. Drainage matters:**

From discussions with Mr Gabriel Dennison of South Dublin County Council and with the Planning Officer, it is understood that the Council's concerns in relation to Item 9 of the Request for Additional Information is mainly in relation to paragraph (f) of that Item. Regarding paragraphs (a) to (e) of Item no. 9 of the Council's request for Additional Information, we understand that the Council is satisfied with our statement in the earlier letter to you dated 21st December; i.e. that the applicants confirm that they can conform to requirements as follows:

- (a) To submit details of design calculations for the proposed foul and surface water systems.
- (b) To submit a copy of written evidence of permission to lay sewers across private property;
- (c) To submit full details of the proposed diversion of the existing box culvert (Deane's Watercourse) to include layout, long section, gradients, design flows, structural details and cover. (We also confirm that no building, existing or proposed, will be within 5 metres of a proposed diversion.)
- (d) To submit details of treatment to the box culvert where diverted.
- (e) To submit details of the wayleave agreement with the County Council Environmental Services Department in relation to proposed diversion of the box culvert.

Regarding paragraph (f), the Council letter dated 14th December 1995 also requires the applicants to confirm that they can conform to the requirement as follows:

"To submit details of how a 6 cubic metre flow in the River Poddle through the site will be catered for in flood conditions; of which 2 cubic metres is estimated by the Council to be accounted for in the existing culvert (including its proposed diversion) leaving 4 cubic metres to be dealt with in the River Poddle open channel. Applicant to submit details of how he proposes to cater for these flows. These are to include details of any proposed river improvements or diversions."

We confirm that the proposed river improvements, diversions and flows will be submitted for agreement with the Council.

In recent discussion regarding paragraph (f), the Council indicated that it wishes by Flynn & O'Flaherty to clarify the concept of a diversion channel; and that this diversion is principally required to deal with restrictions on flow through the existing culvert below buildings retained by the Holy Ghost Fathers. Drawing no. 9409-28 shows the proposal in outline.

The river improvements upstream (of the proposed access road to the Church) are proposed to be a matter for later discussion with the Council in order to satisfy conservation and amenity requirements as well as the drainage matters noted in the request for clarification.

Prior to site purchase and Planning Application, our Consulting Engineers held discussions with the Council Environmental Services Section, in the course of which the Council had rejected our proposals for flood control measures within the site. The Council indicated that we would instead be required to make financial contributions for upstream flood control measures by the Council and for downstream measures by Dublin Corporation, as indicated at Section 5. of the EIS submitted in October 1995.

We now understand that the Council (and perhaps Dublin Corporation also) will reduce the financial contributions earlier mooted, in order to finance a diversion channel to deal with the problem within the Holy Ghost Fathers' lands.

We therefore propose a flood diversion channel is as follows, as shown on drawing 9409-28:

- 7.1 From the Poddle northward in a diversion channel along the western side of the proposed access road:** It is proposed that this grass-bottomed channel, to the rear of houses 224 to 231, will be flanked to the west by the rear garden wall of the houses, and along its eastern edge by the footpath along the side of the access road.
- 7.2 In a culvert under the proposed access road to the southern corner of Open Space 'C':** This will be sized to have the requisite flow capacity of approx 3 cubic metres per second.
- 7.3 Across the boundary into the original busway reservation inside the Holy Ghost Fathers' property and into the Poddle at the head of the existing culvert at Saint Anne's:** This portion of the diversion channel will lie on lands outside the applicants' ownership, over which a way-leave has been given by the Holy Ghost Fathers.

We understand that the principle, of a grass-bottomed flood diversion channel as we now propose, is acceptable to the Council as a means of accommodating a flow of approx. 3 cubic metres per second; to supplement the existing capacity of approx. 1 cu.m/sec. beneath the Holy Ghost Fathers' buildings.

As noted in recent discussions, we are advised that the submission of revised plans requires public notice. In the interest of assuring the legal validity of our submission therefore, we enclose herewith a copy of the Newspaper Notice (from today's Evening Herald), together with the Site Notice which has been erected in the same location as the earlier Site Notices in relation to the Application and marked on the Location Plan.

We trust the above is in order and look forward to obtaining a Decision to Grant Permission as soon as possible.

Yours faithfully



**Toal O'Muire**  
**O'Muire Smyth Architects**

Encls. Drawing no. 9409-27  
Drawing no. 9409-28

Newspaper Notice  
Site Notice

Revised site plan  
Revised site plan with dimensions  
and notes relating to drainage  
Evening Herald 9th February 1996

# **APPLICATION TO PLANNING AUTHORITY**

**FURTHER TO APPLICATION REG No S95A/0359  
TO SOUTH DUBLIN COUNTY COUNCIL**

**FOR PLANNING PERMISSION AT KIMMAGE  
MANOR, WAINSFORT ROAD, DUBLIN 6W AND  
WHITEHALL ROAD, DUBLIN 12**

**FLYNN AND O'FLAHERTY PROPERTIES Ltd**

**RESPONDED TO A REQUEST FOR CLARIFICATION  
OF ADDITIONAL INFORMATION BY SUBMITTING**

**REVISED PLANS FOR A MODIFIED  
DEVELOPMENT**

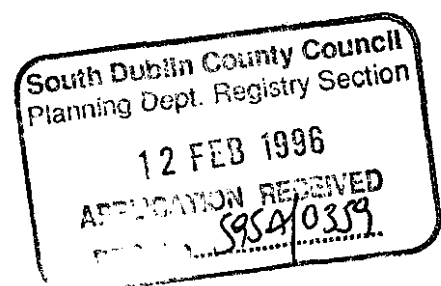
**COMPRISING A REDUCTION FROM 404 DWELLINGS  
(316 TWO-STOREY HOUSES AND 4 THREE-STOREY BLOCKS  
COMPRISING 44 TWO-STOREY UNITS ABOVE 44 GARDEN  
LEVEL APARTMENTS) TO**

**360 DWELLINGS : 336 TWO-STOREY HOUSES  
AND ONE THREE-STOREY BLOCK  
COMPRISING 12 TWO-STOREY UNITS ABOVE  
12 GARDEN LEVEL APARTMENTS, TOGETHER  
WITH SITEWORKS**

**This Planning Application Can Be Inspected  
During Office Hours: 9.30 a.m. - 3.30 p.m.**

**at**

**The Planning Department  
South Dublin County Council  
Civic Offices  
Tallaght  
Dublin 24**





(S)

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
Facs: 01-462 0104



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

Telephone: 01-462 0000  
Fax: 01-462 0104

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

Decision Order Number 0193	Date of Decision 30/01/96
Register Reference S95A/0359	Date 12th July 1995

**Applicant** Flynn & O'Flaherty Properties Ltd.,  
**App. Type** Permission  
**Development** 316 two storey houses and four 3 storey blocks comprising  
44 two-storey units above 44 garden level apartments.

**Location** Kimmage Manor with entrances from Whitehall Road, Dublin 12  
and Wainsfort Road, Dublin 6.

Dear Sir / Madam,

With reference to your planning application, additional information received on 22nd December 1995 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following **Clarification of Additional Information** must be submitted in quadruplicate:

- 1 The applicant is requested to clarify his response to Item No. 1 namely:-

"The applicant is requested to indicate how it is proposed to comply with the specific "Institutional" objective on the lands. The Councils policy in this regard states "it is the policy of the Council that some of the open character of the lands, in question be retained. A provision of open space in excess of the normal standards will be required in these exceptional cases, sufficient to maintain the open character of such parts of the site as are considered necessary by the Council for this purpose."

O'Muire Smyth Architects,  
14/15 Sir John Rogerson's Quay,  
Dublin 2.

(S)

## NOTES

### (A) REFUND OF FEES SUBMITTED WITH A PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of two months beginning on the date of Planning Authority's decision on the second application. For full details of fees, refunds and exemptions the Local Government (Planning & Development) (Fees) Regulations, 1984 should be consulted.

### (B) APPEALS

1. An appeal against the decision may be made to An Bord Pleanala. The applicant or ANY OTHER PERSON may appeal within ONE MONTH beginning on the date of this decision. (N.B. Not the date on which the decision is sent or received).
2. Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start. Appeals should be sent to:-

**The Secretary,  
An Bord Pleanala,  
Floor 3, Block 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.**

3. An appeal lodged by an applicant or his agent or by a third party with An Bord Pleanala will be invalid unless accompanied by the prescribed fee. A schedule of fees is at 7 below.
4. A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a further fee (see 7 (g) below).
5. A person who is not a party to an appeal must pay a fee to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.
6. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL as soon as may be after the withdrawal.
7. Fees payable to An Bord Pleanala are as follows:

(a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development, by the person by whom the application was made .....	£200.00
(b) Appeals other than an appeal mentioned at (a) .....	£100.00
(c) Reference .....	£100.00
(d) Request for a determination .....	£100.00
(e) Reduced Fee .....	£50.00
(f) Submissions or observations .....	£30.00
(g) Request for an oral hearing .....	£50.00

If in doubt regarding any of the above appeal matters, you should contact An Bord Pleanala for clarification at:

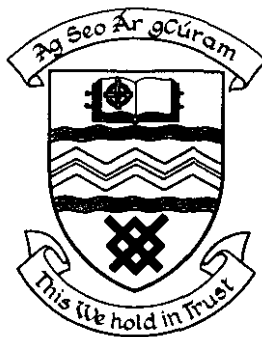
**Telephone 01-872 8011.**

ⓧ

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
Facs: 01-462 0104  
REG REF. S95A/0359



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

Telephone: 01-462 0000  
Fax: 01-462 0104

The response should clearly indicate whether the applicant wishes to revise or amend his proposals to comply with the Council policies and objectives for the lands to and to indicate his proposals to achieve these.

- 2 The applicant is requested to clarify his response to Item No. 2 namely:-

"Applicant is advised that the site of his proposed development includes lands which are the subject of a Compulsory Purchase Order which has been submitted to the Minister for the Environment for confirmation and accordingly elements of the proposed development are premature in the context of the proper planning and development of the area, pending the outcome of the Compulsory Purchase Order. Applicant is asked to show how he can make provisions in his proposal to ensure that the outcome of the Compulsory Purchase Order determination by the Minister will not be prejudiced by the current proposal. The applicant is asked to indicate by means of a revised site layout showing such proposals."

The response should clearly indicate whether the applicant wishes to revise or amend his proposals to comply with the Councils proposals as contained in the Compulsory Purchase order and to indicate his proposal to achieve these.

- 3 The applicant is requested to clarify his response to Item No. 5 namely:-  
"Whitehall road functions as a distributor road. Applicant to submit full details of how Local Distributor Road standards are to be met on Whitehall road in the context of the proposed development. In this regard a 1.5 metre footpath and 2.25 metre verge to be provided".  
The response should clearly indicate if the applicant proposes to comply in his development with Local Distributor Road standards on Whitehall Road by the provision of a 1.5 metre footpath and 2.25 metre verge.

## NOTES

### (A) REFUND OF FEES SUBMITTED WITH A PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of two months beginning on the date of Planning Authority's decision on the second application. For full details of fees, refunds and exemptions the Local Government (Planning & Development) (Fees) Regulations, 1984 should be consulted.

### (B) APPEALS

1. An appeal against the decision may be made to An Bord Pleanala. The applicant or ANY OTHER PERSON may appeal within ONE MONTH beginning on the date of this decision. (N.B. Not the date on which the decision is sent or received).
2. Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start. Appeals should be sent to:-

The Secretary,  
An Bord Pleanala,  
Floor 3, Block 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

3. An appeal lodged by an applicant or his agent or by a third party with An Bord Pleanala will be invalid unless accompanied by the prescribed fee. A schedule of fees is at 7 below.
4. A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a further fee (see 7 (g) below).
5. A person who is not a party to an appeal must pay a fee to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.
6. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL as soon as may be after the withdrawal.
7. Fees payable to An Bord Pleanala are as follows:
  - (a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development, by the person by whom the application was made ..... £200.00
  - (b) Appeals other than an appeal mentioned at (a) ..... £100.00
  - (c) Reference ..... £100.00
  - (d) Request for a determination ..... £100.00
  - (e) Reduced Fee ..... £50.00
  - (f) Submissions or observations ..... £30.00
  - (g) Request for an oral hearing ..... £50.00

If in doubt regarding any of the above appeal matters, you should contact An Bord Pleanala for clarification at:

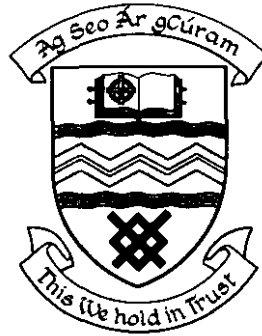
Telephone 01-872 8011.

(X)

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
Facs: 01-462 0104



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

Telephone: 01-462 0000  
Fax: 01-462 0104

REG. REF. S95A/0359

- 
- 4 The applicant is requested to clarify his response to Item No. 6 namely:-  
"Applicant to submit detailed drawings showing compliance with Council standards for roads, verges, footpaths, turning circles etc."  
The response should clearly indicate the applicants proposals to comply with this requirement.
- 5 The applicant is requested to clarify his response to Item No. 7 namely:-  
"Applicant has not shown compliance with Development Plan standards in respect of setback from Whitehall Road in front of house No.'s 242-263. Applicant to submit a revised proposal showing an acceptable building line setback."  
The response should clearly indicate the applicants proposals to comply with this requirement.
- 6 The applicant is requested to clarify his response to Item No. 8 namely:-  
"Applicant is requested to submit proposals for a cycleway reservation through the site generally along the lines indicated in the Dublin County Development Plan 1993 for the busway reservation. The applicant is also requested to submit a proposal for a cycle/pedestrian access to Templeogue College through the site".  
The response should clearly indicate the applicants proposals to comply with this requirement.
- 7 The applicant is requested to clarify how it is proposed to comply with Item No. 9 namely:-  
"The applicant is requested to confirm that he can conform to the following requirements:
- (a) Details of design calculations for the proposed foul and surface water sewer systems.
  - (b) Copy of written evidence of permission to lay sewers across private property.
  - (c) Full details of proposed diversion of the existing box culvert (Dean's watercourse) to include layout,

## NOTES

### (A) REFUND OF FEES SUBMITTED WITH A PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of two months beginning on the date of Planning Authority's decision on the second application. For full details of fees, refunds and exemptions the Local Government (Planning & Development) (Fees) Regulations, 1984 should be consulted.

### (B) APPEALS

1. An appeal against the decision may be made to An Bord Pleanala. The applicant or ANY OTHER PERSON may appeal within ONE MONTH beginning on the date of this decision. (N.B. Not the date on which the decision is sent or received).
2. Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start. Appeals should be sent to:-

**The Secretary,  
An Bord Pleanala,  
Floor 3, Block 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.**

3. An appeal lodged by an applicant or his agent or by a third party with An Bord Pleanala will be invalid unless accompanied by the prescribed fee. A schedule of fees is at 7 below.
4. A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a further fee (see 7 (g) below).
5. A person who is not a party to an appeal must pay a fee to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.
6. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL as soon as may be after the withdrawal.
7. Fees payable to An Bord Pleanala are as follows:

(a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development, by the person by whom the application was made .....	£200.00
(b) Appeals other than an appeal mentioned at (a) .....	£100.00
(c) Reference .....	£100.00
(d) Request for a determination .....	£100.00
(e) Reduced Fee .....	£50.00
(f) Submissions or observations .....	£30.00
(g) Request for an oral hearing .....	£50.00

If in doubt regarding any of the above appeal matters, you should contact An Bord Pleanala for clarification at:

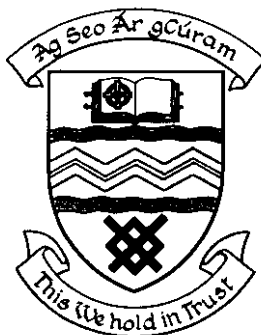
**Telephone 01-872 8011.**

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000  
Facs: 01-462 0104

REG REF. S95A/0359



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

Telephone: 01-462 0000  
Fax: 01-462 0104

long section, gradients, design flows, structural details and cover. No building existing or proposed to be within 5m of a proposed diversion.

- (d) Details of treatment to box culvert where diverted.
- (e) Details of wayleave agreement with South Dublin County Council. Environmental Services in relation to proposed diversion of box culvert.
- (f) Applicant is to allow for 6 cubic metres per sec. flow in the River Poddle through the site. 2 cubic metres/sec will be accounted for in the proposed diversion of the existing box culvert and 4 cubic metres/sec is to be catered for in the River Poddles open channel. Applicant to submit details of how he proposes to cater for these flows. There are to include details of any proposed river improvements of diversions."

The response should indicate how it is proposed to comply with the requirements.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

30/01/96



## NOTES

### (A) REFUND OF FEES SUBMITTED WITH A PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of two months beginning on the date of Planning Authority's decision on the second application. For full details of fees, refunds and exemptions the Local Government (Planning & Development) (Fees) Regulations, 1984 should be consulted.

### (B) APPEALS

1. An appeal against the decision may be made to An Bord Pleanala. The applicant or ANY OTHER PERSON may appeal within ONE MONTH beginning on the date of this decision. (N.B. Not the date on which the decision is sent or received).
2. Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start. Appeals should be sent to:-

**The Secretary,  
An Bord Pleanala,  
Floor 3, Block 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.**

3. An appeal lodged by an applicant or his agent or by a third party with An Bord Pleanala will be invalid unless accompanied by the prescribed fee. A schedule of fees is at 7 below.
4. A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a further fee (see 7 (g) below).
5. A person who is not a party to an appeal must pay a fee to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.
6. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL as soon as may be after the withdrawal.
7. Fees payable to An Bord Pleanala are as follows:

(a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development, by the person by whom the application was made .....	£200.00
(b) Appeals other than an appeal mentioned at (a) .....	£100.00
(c) Reference .....	£100.00
(d) Request for a determination .....	£100.00
(e) Reduced Fee .....	£50.00
(f) Submissions or observations .....	£30.00
(g) Request for an oral hearing .....	£50.00

If in doubt regarding any of the above appeal matters, you should contact An Bord Pleanala for clarification at:

**Telephone 01-872 8011.**



# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

Register Reference: S95A/0359      Date : 22nd December 1995

Submission: Additional Information      Dated: 22/12/95

### Correspondence

Name and Address      O'Muire Smyth Architects,  
14/15 Sir John Rogerson's Quay,  
Dublin 2.

Development      316 two storey houses and four 3 storey blocks comprising  
44 two-storey units above 44 garden level apartments.

Location      Kimmage Manor with entrances from Whitehall Road, Dublin  
12  
and Wainsfort Road, Dublin 6.

Applicant      Flynn & O'Flaherty Properties Ltd.,

App. Type      Permission

Zoning

Report of County Planning Officer dated 26/01/96

(AH/DC)

### PROPOSAL

This is an application for **PERMISSION** for 316 two storey houses and 88 apartments at Kimmage Manor with entrances from Whitehall Road and Wainsfort Road, Kimmage for Flynn and O'Flaherty Properties Ltd. The application relates to 35 acres (14 hectares) of land recently acquired by the developer from the Holy Ghost Fathers at Kimmage Manor.

### THE SITE

The site is located in the north eastern section of South Dublin County Council's ~~zone~~ in an established suburban area. The lands

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

REG. REF.S95A/0359

LOCATION Kimmage Manor with entrances from Whitehall Road, Dublin 12

have been used in the past primarily for agricultural purposes and on occasion for recreational purposes. While the site is located within an established residential area a high proportion of the lands adjoining the site is currently in use for institutional purposes i.e. lands retained by the Holy Ghost Fathers at Kimmage Manor, lands at Templeogue College and lands at the Telecom Eireann Training Centre. The Poddle River flows through the site. Along the line of the Poddle River and elsewhere on the site there are a number of trees and hedgerows. There is a general objective to retain trees on the site. The site encircles the Holy Ghost fathers private cemetery located near the playing fields and swimming pool at Templeogue College. Existing residential development adjoins the site at Whitehall Road, Whitehall Gardens, Wainsfort Road, Wainsfort Avenue, Grosvenor Court and Glendale Park. An artificial mound measuring approximately 36m by 30m and measuring approximately 2 metres in height is located in a grove of trees west of the church. The Dublin County Development Plan 1993 shows the Tallaght Busway reservation line running through the site and generally following the line of the Poddle River. The Final Report of the Dublin Transportation Initiative has not recommended the implementation of the 'Tallaght Busway' line as shown in the Dublin County Development Plan 1993, as such it need not be considered as pertaining to the current application. The avenue in northern section of the site (the proposed secondary access point to the development off Whitehall Road) is affected by a Compulsory Purchase Order by South Dublin County Council which would give access to proposed halting site on Holy Ghost Fathers Land.

### ZONING

The lands are located within an area zoned 'A', in the Dublin County Development Plan 1993, "to protect and improve residential amenity".

The lands are also subject to a specific institutional objective.

### PLANNING HISTORY

Req. Ref. 93A/0250 refers to a decision to refuse planning permission for 342 two storey dwellings, and extension to a private cemetery, diversion of an existing surface water culvert pumping station and ancillary site development works on a site of approximately 14.6 hectares at Kimmage Manor, with an access point for 200 houses at Wainsfort Road opposite its junction with College Drive and with access at Whitehall Road to 142 houses and the widening of the existing main access to Kimmage Manor. Dublin for Frs. Curtin Farragher McCarthy dated July 1993 for following reasons:

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

REG. REF.S95A/0359

LOCATION Kimmage Manor with entrances from Whitehall Road, Dublin 12

- (1) The lands are zoned 'A', "to protect and improve residential amenity" with a specific objective to provide for institutional use" and the proposal to develop these lands for other than institutional uses is a material contravention of the Development Plan.
- (2) The proposed development would be premature by reference to the existing deficiencies in the provision of surface water drainage facilities and the period within which the constraints involved may reasonably be expected to cease.
- (3) The proposed development would be premature by reference to the existing deficiencies in the provision of foul sewerage facilities and the period within which the constrains may reasonably be expected to cease.
- (4) The proposed development is deficient in that there is inadequate road frontage to the main public sewer.
- (5) The proposed development is deficient in that inadequate provision has been made to continue an open space link south-westwards to the adjoining open space between Grosvenor Court and the River Poddle.
- (6) The proposed development is deficient in that there is no provision to provide a pedestrian link to the adjoining public open space at the north-east of the site.
- (7) The proposed development does not distinguish between public and private open space in the vicinity of site no.'s 308-322 inclusive.

This decision was appealed to An Bord Pleanala who refused planning permission in November 1993 for the following reasons:-

- (1) The proposed development would be premature by reference to the existing deficiency in the provision of surface water drainage facilities and the period within which the constraints involved may reasonably be expected to cease.
- (2) It is considered that the disposition of open space in the proposed development would be unsatisfactory and that, accordingly, the development would not retain the open character of lands to a sufficient extent.

It is noted that An Bord Pleanala did not state that it considered the Development to be a Material Contravention of the Development Plan.

DESCRIPTION OF DEVELOPMENT

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

REG. REF.S95A/0359

LOCATION Kimmage Manor with entrances from Whitehall Road, Dublin 12

A total of 404 dwelling units are proposed on the site.

4 bedroom semi	72
4 Bedroom detached	8
3 bedroom semi	236
Garden level apts	44
Duplex	44

The density of the proposed development is 11.5 dwellings per acre. The Poddle River which flows through the site, dividing it into larger portion with access from a short frontage off Wainsfort Road and a larger portion with a much larger frontage to Whitehall Road. The site layout shows access to the larger portion at Wainsfort Road immediately north of existing house No. 109 Wainsfort Road. This is currently the access point for the Telecom Eireann site adjoining. A new access point into the site is proposed here. The existing gates into the Telecom Eireann site are shown on lodged plans to be relocated with access onto the proposed access road rather than directly onto Wainsfort road. As part of the proposal the existing principal access to the site is to be used to serve 30 houses in the form of a cul-de-sac roadway facing the Holy Ghost Fathers Lands and public open space. The main access to the site off Whitehall Road is located opposite Rochfield Dr. at the location of the existing secondary access to the site.

The layout plan can best be described as consisting of 3 elements

(1) Spine Route:

A proposed spine route enters the site at Wainsfort road at the eastern end of the site and extends almost to the boundary at Grosvenor Court to the west. A small intensively landscaped area of open space (E) fronts the development and extends along the north access roadway. The area south of the cemetery is to be developed as duplexes and apartments. The cemetery is to be surrounded by open space. The spine route ends at Grosvenor Court. An area of open space links the spine route with the Poddle River.

(2) West end of Whitehall Road frontage:

A rectangular shaped area of housing is shown on lodged plans bounded by Whitehall Road to the north and the Poddle to the south, to the west by the Badminton Hall and to the east by the proposed access road from Whitehall Road to Kimmage Chapel. Open space (B) lies in the southern section of this area adjoining the Poddle River, houses front onto this open space from north, south, east and west.

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

REG. REF.S95A/0359

LOCATION Kimmage Manor with entrances from Whitehall Road, Dublin 12

(3) East end of Whitehall Road frontage:

an area of housing is shown in the north eastern portion of the site lying between Whitehall Road to the north and of lands retained by the Holy Ghost Fathers to the south. Within the area housing fronts onto Whitehall Road and open space (C).

The EIS submitted with the application notes that the design of housing has regard to existing housing in the vicinity of the site. The site includes a mixture of full and half brick frontages.

### DEPARTMENTAL REPORTS

Roads - Additional Information requested.

Environmental Services - Additional Information requested.

Parks Department - Report noted.

### REPRESENTATIONS

Petition containing approximately 106 objections to proposed development on file.

### ENVIRONMENTAL IMPACT STATEMENT

The current application was lodged on 12th July, 1995. The applicants were informed that an Environmental Impact Assessment would be required. An EIS was submitted on 16th October, 1995.

An EIS is required to provide the following specified information:

- (a) A description of the development proposed, comprising information about the site and the design and size or scale of the development.
- (b) The data necessary to identify and assess the main effects which that development is likely to have on the environment.
- (c) A description of the likely significant effects, direct and indirect, on the environment of the development, explained by reference to the possible impacts on - human beings, flora, fauna, soil, water, air, climate, the landscape, the interaction between the foregoing, material assets, the cultural heritage.

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

REG. REF.S95A/0359

LOCATION Kimmage Manor with entrances from Whitehall Road, Dublin 12

- (d) Where significant adverse effects are identified with respect to any of the forgoing, a description of the measures envisaged in order to avoid, reduce or remedy these effects.
- (e) A summary in non-technical language of the information specified above.

The EIS as lodged has covered the items as required by the legislation.

### PLANNING APPRAISAL

The lands are subject to a specific institutional objective in respect of this the Dublin County Development Plan states "in exceptional cases, where an existing institution wishes to terminate or relocate its activities, other uses which comply with the zoning objectives of the particular area may be allowed. In all such cases however, it is the policy of the Council that some of the open character of the lands in question be retained A provision of open space in excess of normal standards will be required in these exceptional cases, sufficient to maintain the open character of such parts of the site as considered necessary by the Council for this purpose".

### PUBLIC OPEN SPACE REQUIREMENT

The normal public open space requirement for a development comprising 404 dwelling units in an area zoned 'A' in the Dublin County Development Plan is calculated as follows:

404 units at 3.5 persons per unit = 1214 persons = approx. 6.9 acres (2.82 hectares).

### Public Open Space Provision

OS	A	2.35 acres	.95 hectares
OS	B	1.5 acres	.60 hectares
OS	C	1.9 acres	.76 hectares
OS	D	1.4 acres	.56 hectares
OS	E	0.6 acres	.24 hectares
TOTAL		7.75 acres	3.11 hectares

The Dublin County Council decision on Reg. Ref. 93A/0250 was that the proposed development of 342 dwellings was a material contravention of the development plan in that the development did not meet the Dublin County Development Plan requirements with respect to the specific objective "to provide for institutional uses".

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

REG. REF.S95A/0359

LOCATION Kimmage Manor with entrances from Whitehall Road, Dublin 12

The development as proposed does not take into account the issue of the CPO of lands in the north eastern section of the site which would give access to proposed halting site on Kimmage Manor lands.

The proposed apartments adjacent to Grosvenor Court are excessive in number and of a height and scale which would be intrusive to the residential amenity at Grosvenor Court and on the remainder of the site. While the provision of cycle and pedestrian routes are included in section 2.3 of the EIS as a layout alternative, the proposal itself does not make provision for such.

It is considered that the density of development as presently proposed is excessive.

Following a request for additional information a response was received on 22nd December, 1995. The nature of that response was such that it does not clarify the applicants proposals to the extent that would enable an informed decision to be made without further clarification of the additional information submitted.

I recommend that **CLARIFICATION OF ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

- 1 The applicant is requested to clarify his response to Item No. 1 namely:-

"The applicant is requested to indicate how it ~~is~~ is proposed to comply with the specific "Institutional" objective on the lands. The Councils policy in this regard states "it is the policy of the Council that some of the open character of the lands, in question be retained. A provision of open space in excess of the normal standards will be required in these exceptional cases, sufficient to maintain the open character of such parts of the site as are considered necessary by the Council for this purpose."

The response should clearly indicate whether the applicant wishes to revise or amend his proposals to comply with the Council policies and objectives for the lands, to indicate his proposals to achieve these.

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

REG. REF.S95A/0359

LOCATION Kimmage Manor with entrances from Whitehall Road, Dublin 12

- 2 The applicant is requested to clarify his response to Item No. 2 namely:-

"Applicant is advised that the site of his proposed development includes lands which are the subject of a Compulsory Purchase Order which has been submitted to the Minister for the Environment for confirmation and accordingly elements of the proposed development are premature in the context of the proper planning and development of the area, pending the outcome of the compulsory Purchase Order. Applicant is asked to show how he can make provisions in his proposal to ensure that the outcome of the Compulsory Purchase Order determination by the Minister will not be prejudiced by the current proposal. The applicant is asked to indicate by means of a revised site layout showing such proposals."

The response should clearly indicate whether the applicant wishes to revise or amend his proposals to comply with the Councils proposals as contained in the Compulsory Purchase order and to indicate his proposal to achieve these.

- 3 The applicant is requested to clarify his response to Item No. 5 namely:-

"Whitehall road functions as a distributor road. Applicant to submit full details of how Local Distributor Road standards are to be met on Whitehall road in the context of the proposed development. In this regard a 1.5 metre footpath and 2.25 metre verge to be provided".

The response should clearly indicate if the applicant proposes to comply in his development with Local Distributor Road standards on Whitehall Road by the provision of a 1.5 metre footpath and 2.25 metre verge.

- 4 The applicant is requested to clarify his response to Item No. 6 namely:-

"Applicant to submit detailed drawings showing compliance with Council standards for roads, verges, footpaths, turning circles etc."

The response should clearly indicate the applicants proposals to comply with this requirement.

- 5 The applicant is requested to clarify his response to Item No. 7 namely:-

"Applicant has not shown compliance with Development Plan standards in respect of setback from Whitehall Road in front of house No.'s 242-263. Applicant to submit a revised proposal showing an acceptable building line



# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

REG. REF.S95A/0359

LOCATION Kimmage Manor with entrances from Whitehall Road, Dublin 12

setback."

The response should clearly indicate the applicants proposals to comply with this requirement.

- 6 The applicant is requested to clarify his response to ~~Item~~ *Item* No. 8 namely:-

"Applicant is requested to submit proposals for a cycleway reservation through the site generally along the lines indicated in the Dublin County Development Plan 1993 for the busway reservation. The applicant is also requested to submit a proposal for a cycle/pedestrian access to Templeogue College through the site".

The response should clearly indicate the applicants proposals to comply with this requirement.

- 7 The applicant is requested to clarify how it is proposed to comply with Item No. 9 namely:-

"The applicant is requested to confirm that he can conform to the following requirements:

- (a) Details of design calculations for the proposed foul and surface water sewer systems.
- (b) Copy of written evidence of permission to lay sewers across private property.
- (c) Full details of proposed diversion of the existing box culvert (Dean's watercourse) to include layout, long section, gradients, design flows, structural details and cover. No building existing or proposed to be within 5m of a proposed diversion.
- (d) Details of treatment to box culvert where diverted.
- (e) Details of wayleave agreement with South Dublin County Council. Environmental Services in relation to proposed diversion of box culvert.
- (f) Applicant is to allow for 6 cubic metres per sec. flow in the River Poddle through the site. 2 cubic metres/sec will be accounted for in the proposed diversion of the existing box culvert and 4 cubic metres/sec is to be catered for in the River Poddles open channel. Applicant to submit details of how he proposes to cater for these flows. There are to include details of any proposed river improvements of diversions."

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

REG. REF.S95A/0359

LOCATION Kimmage Manor with entrances from Whitehall Road, Dublin 12

The response should indicate how it is proposed to comply with the requirements.

*Linda P. Conway*  
.....  
for County Planning Officer

Endorsed:.....  
A/Senior Administrative Officer

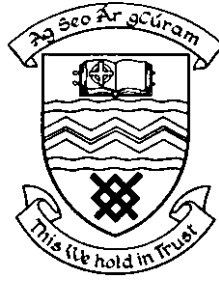
**ORDER:** I direct that **CLARIFICATION OF ADDITIONAL INFORMATION** be requested from the applicant for Permission as set in the above report and that notice thereof be served on the applicant.

Dated: 30<sup>th</sup> January 1996

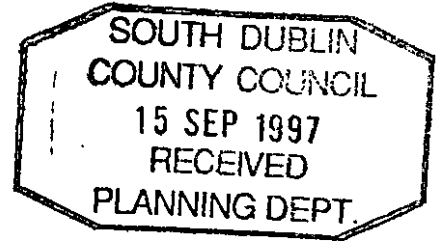
*[Signature]*  
-----  
County Manager

SOUTH DUBLIN COUNTY COUNCIL

*Registers*



*NRP.*



INTERNAL MEMORANDUM

Department: Environmental Services

Date: 11/09/97

Mr. Noel Prendergast,  
Senior Executive Planner,  
Planning Department.

*595A/0359*

**Re: Wainsfort Manor Development by Flynn & O'Flaherty Properties Ltd**

Attached is a letter concerning the proposed watermain layout on the above site, which is self-explanatory.

As this issue will affect the layout on the above development, I suggest that it should be the subject of correspondence between the Planning Department and the Developer.

Should you need to discuss the above, please contact the Environmental Services Department.

*Eamonn Dillon*  
Eamonn Dillon  
A/Senior Executive Engineer

Endorsed:

*B. Whyte*  
B. Whyte  
Senior Engineer

*Pl. reg. + attach to Reg. files*

*mp 17/9/97*

# SOUTH DUBLIN COUNTY COUNCIL



## INTERNAL MEMORANDUM

Department: Environmental Services

Date: 9/09/97

Mr. E. Dillon  
A/Senior Executive Engineer

**Re : Wainsfort Manor Development by Flynn & O'Flaherty Properties Ltd.**

I enclose copies of water supply reports and planning reports for the above residential development of the former Kimmage Manor lands. The development requires a 200mm diameter watermain to be laid through the site, supplied by the existing 200mm watermain in Grosvenor Court. The proposed estate main will also be tied into the 6" watermain on Wainsfort Road to provide a possible backfeed in the event of a burst on the primary supply. Existing water pressure difficulties within the supply area of the 6" watermain on Wainsfort Road render it undesirable as the primary feed for the additional 400 (approx.) houses.

In the original application (S95A/0359), the proposed watermain layout in the vicinity of Grosvenor Court was acceptable, lying within the apartment carpark area. However, subsequent applications (S97A/0031) indicated alterations to layout with the substitution of 24 houses for the proposed 64 unit 3-storey apartment block. This resulted in the primary feed watermain traversing private back gardens, rendering it inaccessible for maintenance and repair work. The corresponding water report requested that the layout be revised. This request was repeated in the following application S97A/0175. A refusal was recommended for application S97A/0226 for reasons of the unacceptable mains layout.

The current proposed watermain layout cannot be accepted by this Department as the Wainsfort Manor site will have to be supplied from 6" watermains resulting in deterioration of water pressure for residents in existing Wainsfort/Fortfield estates. The housing layout backing onto Grosvenor Court will have to be revised to allow a 10m accessible wayleave for the existing 200 watermain to be tied into the proposed estate mains. I recommend that this matter be referred to the Planning Department as a matter of urgency.

*Teresa Meagher*

Teresa Meagher  
Assistant Engineer

USEFUL SERVICES

562

AA BINS WASTE DISPOSAL - Mini Builders - Roll on Bins 432 9094 - 836 6553.

AA BUILDER REG. - Extensions, household repairs, roof repairs, Insurance Claims. Ph: 4576113.

ABC WASTE DISPOSAL, builders skips from 250; mini bins from 127. North Wall. 8532775.

ABOUT LIGHT REMOVALS - House or Flat. Also rubbish removals. Tel. John 833 7937.

ACCIDENT CLAIM? contact David Walley & Co. Soles, 54 Amiens St. D.I. 8365455 - Free Consultation.

ACCOUNTANCY SERVICE - Accounts, Tax Returns, PAYE, VAT. Ph. (01) 833 1895.

A.C. BUILDERS reg., all extensions, renovations, all roofs repaired, renewed. Estimates free. Work guaranteed. 4554087.

ALARM SYSTEMS installed, repaired, updated to I.S. 199 standard, security lighting, domestic or commercial. Finance arranged. Tel. A.T.S. Systems. 624-0587 or 088 622933.

ALL ROOF repairs, work guaranteed, estimates free. 453 1359.

ALL RUBBISH moved + all garden work. 8388358 / 088-615120.

ALL WASTE REMOVED and Garden Work. Ph. 935-6790.

ANTIQUE FURNITURE restoration, French polishing and upholstery, collection and delivery. Tel. 042 62161.

ARMCHAIRS, Chesterfield suites, fireside chairs etc. recovered & re-upholstered like new. Keenest prices. Distance no object. Phone Roberts Furniture. 825 6250/825 0132.

ASHLEIGH BATHROOMS - Special fixed offer! Shell Bathroom Suite or Alexandria Period Suite complete with Victorian chrome tap ware, shell ceramic, pine or mah. accessories, matching mirror, pine or mah. bath panel, Triton Thermostatic shower, brushed glass shower screen, spot lights for ceiling, full wall tiling, full floor tiling, top quality materials, fully fitted for £2,299 inc. VAT. Average bathroom. Subject to survey. Showrooms 7 days. Ph. 846 1072 / 857-50919.

ATTIC Conversions Complete. All work carried out. Can be seen. Free estimates. All work guaranteed. Ph. 453 0922.

A BATHROOMS available. Alterations, installations, repairs. Ph. 455 6804.

A DRIVES AND VAN for hire. Average load £12 Ph. 4532766.

A REGISTERED BUILDER. Extensions, garage conversions etc. Tel. 296 7264/494 7250.

A VAN + helpers loads from £10, anywhere. Tel. 820 1760.

BATH RESURFACING - By Renz Bath. The people you can trust. Est. 24 yrs. Nationwide service. Renz Bath. 01-450 0433.

BRICKLAYING contractor available for work. Housing scheme preferred. Ph. 4870694 evenings or 089-658907.

BUILDER AVAILABLE. Extensions, renovations, etc. brickwork, blockwork specialists. Tel. 452 4160.

BUILDER available only qualified. Tradecorp used for all aspects of construction. Ph. Nicker 4532281/089-623778.

BUILDER/CARPENTER. Carpentry, esp. in extensions, conversions etc. 624 4394 after 6pm.

CARPENTERS and other trades available for residential and commercial works. Ph. 677-6660.

CARPENTER avail. kitchens, wardrobes & general. 432 6066.

COMPLETE BUILDING and roofing, extensions, renovations, plastering, carpentry, plumbing, all areas. J.M. Builders. Tel. 638 9024.

DELIVERIES/REMOVALS. Econ rates. Tel. 086 518558.

FLAT ROOFS repaired/refelcted. Tel. 835 0647/088-531495.

GATES (Wrought iron), railings & window guards. All work guaranteed, free estimate. 4523067.

JB BRICK PAVING all types of brick paving work done on driveways, also all types of concrete & wall building and farmsteads. Work fully guaranteed & insured. Call for free estimate, no obligation. 2828353/088-402708.

PAINTING and decorating, interior and exterior. Ph. 451 4481.

PAINTING AND PAPERING. good rates. Anthony 835 2303.

PAINTING, Decorating, Spray Painting, free estimates. 867 1758, 088 657423.

ROOFING SLATES, tiles, felt, etc. new and repairs. Tel. 451 2436.

SPEECHES. Verses & Words for all occasions. Ph. 01-8323599.

TILING WALLS and Floors. Free estimates. T.J. Screene 4944713.

UPHOLSTERY of any kind re-upholstered like new. 1st class service. All areas. G.B. Upholstery 834 3054/088 607910.

VAN & DRIVER. Hinge dst., city/country work. Ph. 295 2294.

WASHING Machines/Cookers/Fridges/Microwaves etc. expertly repaired, qual. rec. service engineer, guaranteed. Estimates free. 4626731, 088 623306.

WATERPROOFING: water com. in late basement, carparks, sealed damp walls sprayings, sealed house, one day service. Phone 635 9687.

PLANNING APPLICATIONS

DUN LAOGHAIRE/RATHDOWN COUNTY COUNCIL - Approval sought for a apartment development consisting of 297 No. 1, 2 and 3 bed units in 10 No. 4 and 5 storey blocks with an additional recessed penthouse level on top of each block including all site development works including reduction in existing site levels incorporating some underground car parking, surface car parking, associated site works, open spaces, with services to existing outfalls for site known as Area D, located north west of St. Helen's House, Stillorgan Road, Booterstown having a nett site area of 7.86 acres and a gross site area for density purposes of 13.69 acres including Area G north east of the House with vehicular access from the existing entrance to Fosterbrook off Stillorgan Road and existing pedestrian access from St. Helen's Road for Berland Ltd. Previous Outline Permission Reg. Ref. 659/88. The Approval now being sought consists of revisions in layout, density and architectural treatment to a current application for 321 apartments on the same site Reg. Ref. D94A/0631.

SOUTH DUBLIN COUNTY COUNCIL - In response to a request for clarification of Additional Information relating to the current application Reference S95A/0359, at Kimmage Manor, Wainafort Road, Dublin 6W and Whitehall Road, Dublin 6W. P. O. Flannery Property Ltd are submitting a revised plan for a modified development comprising a reduction from 404 dwellings to 200 two-storey houses and 4 three-storey blocks comprising 44 garden level apartments to 360 dwellings (336 two-storey houses and 1 three-storey block comprising 12 two-storey units above 12 garden level apartments) together with site works.

FINGAL COUNTY COUNCIL - Planning permission is being sought for the erection of a 3,888 sq.m. warehouse, 2,640 sq.m. freight holding facilities including mezzanine level and 16 No. loading bays and 196 sq.m. two-storey office block and associated site development works in phased stages at Damastown Industrial Park, Mulbuddert, Co. Dublin on behalf of R.M.E. (Irl.) Ltd. by Pim Lane Architects, Ennisclorthy.

DUN LAOGHAIRE RATHDOWN COUNTY COUNCIL - Permission is being sought for two storey kitchen/bedroom extension to the rear and garage conversion to store and utility room with new pitched roof over at side, new first floor bedroom extension and boiler with side window at 9, Rathmore Ave., Kilmacud for Mr. & Mrs. R. Hill.

DUN LAOGHAIRE / RATHDOWN CO. CO. - Planning permission sought for revisions and modifications to previously approved house, basement and garage. Pl. Reg. (D94A/0117 and D96A/0018) at site located between "Campanella" and "Miramar" off public footpath and adjoining Marino Ave. East, Killiney, Co. Dublin. Signed: H. McCann.

DUBLIN CORPORATION - Permission sought to construct kitchen extension at side of 1 Stone Road, Crumlin, Dublin 12. K. Clinton.

ARKLOW U.D.C. - Arklow Industrial Estates are applying to the above for planning permission to erect an industrial unit at Cemetery Road, Arklow.

DUN LAOGHAIRE RATHDOWN CO. COUNCIL - Permission sought for 2 storey house to site M. 24, Dromona Road, Duncannon, Co. Wick. Signed: Mrs. J. McQuinn.

PLANNING APPLICATIONS

FINGAL COUNTY COUNCIL - Permission sought for temporary change of use from Lounge to Surgery for previously approved house Reg. Ref. 94A/0614 and temporary illuminated surgery sign to front door at 74 Priory Wood, Ballalea North, Donabate for Dr. Austin O'Carroll.

DUN LAOGHAIRE / RATHDOWN CO. CO. - Planning permission sought for retention of minor amendments to previously approved apartment development Pl. Reg. (D94A/0630/PL08D-095-143) at Bartra Rock, Bullack Harbour, Harbour Road, Dalkey, Co. Dublin for Noonan Construction Ltd.

DUBLIN CORPORATION - Planning permission is sought for the construction of a single family dwelling house with septic tank and new entrance off Clonsillaugh Rd. at 2 Belcamp Park, Clonsillaugh, Dublin 17 signed A. Hand.

DUN LAOGHAIRE/RATHDOWN CO. COUNCIL - Planning permission is sought for two storey extension to side, entrance porch, minor alterations and widening of gate posts at 37 Taney Crescent, Goatstown, Dublin 14 for Daniel and E. McNelis.

WESTMEATH COUNTY COUNCIL - Signway Holdings Limited are applying to Westmeath County Council for planning permission for a change of use from two static advertising hoardings to two prismatic signs at Great downs, Mullingar.

WICKLOW COUNTY COUNCIL - Planning permission sought for bungalow, garage, septic tank, treatment plant and new entrance and gates at Knockraith Little, Boreny, Ballinacror North, Co. Wicklow. Signed Liam O'Donovan.

FINGAL COUNTY COUNCIL - Permission is sought for change of house type from previously approved application for 2 storey house, out buildings and septic tank at Carays Lane, Streamstown, Co. Dublin for Mrs. G. Nolan.

DUBLIN CORPORATION - Permission is sought for new extension to living area at rear alterations to front elevation and new bedrooms over garage at 6 Temple Rd., Darty, Dublin 6 for Mr. R. Slattery.

Co. Longford - Outline planning permission sought for dwelling and septic tank at Clonsillaugh, Longford, Co. Longford. P. Farryll.

DUN LAOGHAIRE/RATHDOWN - Permission is sought for new extension in open area at side of no. 22 Cherrygarth, Stillorgan for Mr. C. Connaughton.

DUBLIN CORPORATION - Planning permission is sought for change of house types from that approved under Reg. Ref. 0945/84 for 8 bedroom semi-detached houses at 14, 19, 17 and 18 The Drive; 20, 21, 22, 23 and 24 The Green; 33 and 34 The Grove, Phase 2 Clonsilla, Malahide Road, Dublin 15 for Manor Park Homebuilders Ltd.

SOUTH DUBLIN COUNTY COUNCIL - Planning permission sought for first floor extension to side of existing house and internal alteration at 11 Delaford Lawn, Dublin 16. For J. McCormack.

LEGAL NOTICES

In the Matter of THE COMPANIES ACTS, 1963 TO 1990 And in the Matter of KREWELL LIMITED

NOTICE is hereby given pursuant to Section 266 of the Companies Act, 1963, that a meeting of creditors of the above named company will be held in Buswells Hotel, Mollasworth Street, Dublin 2, on 20th February 1996 at 11.30 a.m. for the purposes mentioned in Sections 267 and 268 of the said Act.

Dated 14th February, 1996 By Order of the Court

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JERRY SMITH presents

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

JENNIFER ECCLES • JUST ONE LOOK

THE AIR THAT I BREATHE • STOP STOP STOP • HERE I GO AGAIN

the hollies see the hollies live on their 1996 world tour at the point theatre on Saturday 16th march and Limerick UCH 15th. march the hollies featuring Allan Clarke, Tony Hicks, Bobby Elliott

Tickets from the Ticket Shop at HMV and usual outlets. Credit Card bookings. Phone 01 456 9589

PLANNING APPLICATIONS

DUN LAOGHAIRE/RATHDOWN COUNTY COUNCIL - Planning permission sought by Frank Hopkins for conversion of existing garage to playroom at 19 Marley Lawn, Rathfarnham, Dublin 18.

DUBLIN CORPORATION - Planning permission sought for single storey house and garage on site to rear of No. 48 Palmerston Road and with new access from Copper Road for Houses of Distinction Ltd.

MEATH COUNTY COUNCIL - L. Rory McAnis, intend to apply to Meath County Council for permission to erect a sun room/utility room to rear extension at Flesstown Great, The Warr, Co. Meath.

DUN LAOGHAIRE/RATHDOWN CO. CO. - Permission sought to raise roof and construct 2 no. bedrooms in converted attic area at 41, Glangara Park, Glengary, S. Co. Wick.

FINGAL COUNTY COUNCIL - Permission to retain the existing extension to the established pre-1963 chalet at Plot H, Balcarrick, Donabate, Co. Dublin, for Mr. P. Curran.

DUBLIN CORPORATION - Signway Holdings Limited are applying to Dublin Corporation for planning permission to retain one advertising structure at 72 Augier Street, Dublin 2.

MONAGHAN COUNTY COUNCIL - Full Planning Permission sought for conversion of existing shed to dwellinghouse, also for septic tank at Glaslough. - J. and A. Scott.

DUBLIN CORPORATION - Planning permission is sought for single storey extension to side and rear of No. 18 Glasnaon Road, Finglas, Dublin 11, as granny flat for Mrs. Ann Conroy.

SOUTH DUBLIN COUNTY COUNCIL - Permission sought to construct bungalow at rear of 10 Ballyboden Crescent with vehicular access off Glandolher Close, E. Cabán.

DUN LAOGHAIRE/RATHDOWN COUNTY COUNCIL - Permission sought for 2 storey extension to rear of 12, Potters Villas, Donabate, Co. Dublin, for Mr. J. McQuinn.

SHIELING HOTEL THIS SATURDAY 8.30 PM The Man With The Golden Trumpet JOHNNY CARROLL AND HIS BAND A FREE DRINK OF YOUR CHOICE BEFORE 9pm ADM £5 + GREAT VALUE Telephone: 8314222

CLIFTON COURT HOTEL O'Connell Bridge, Dublin 1 FUNCTION ROOMS 21st Parties, Weddings, Meetings, Office Parties LIVE IRISH MUSIC Every night - No c/c EXCELLENT BAR FOOD Full menu served all day Ph. 874 3535

AGENCY HOTEL Tel: 8373544 VALENTINE'S NIGHT CABARET + DANCING + DINNER OPTIONAL WEI. 14TH FEBRUARY 8pm FEATURING JOHNNY CARROLL AND HIS BAND

DAVE MARN The Post is the Conductor, the show Entertainment Value Ph. 9, Red Cow, Nass Rd. Tel. 10 54, Grafton GAA Club, Dublin 1. Sun. 11, Abbeyville Hotel, Donabate, Co. Dub. Mrs. E. Gahan, 14, Kilmacud, Co. Dub. Management, John Carroll, 14, Kilmacud, Co. Dub. Tel. 833 1895

Reg. Ref. S95A/359

Dev. Housing Dev of Hinmuge Wt. No. 6.

With reference to lodgement of  
12/2/96 regarding the above the  
Roads report of 29/1/96 stands

The cycle way reservation  
(condition 6) is now satisfactory.

W. Hill

11/3/96

contd.../

At these junctions white lining, kerb adjustments and signage will be provided to improve traffic flows in the immediate network.

In addition to the above works a series of Traffic Management Schemes and associated studies will require to be undertaken on the immediately adjacent road network (ie. automatic counts, turning movements surveys etc.)

It is estimated that the above studies and junction improvements will cost £75,000.

Therefore the total cost of works deemed necessary to cater for the additional traffic generated by the proposed development is £275,000 which equates to a figure of £804 per house based on 342 dwellings as indicated in the application.

Roads Department would also like to comment on the Consultant's remark regarding the Tallaght busway listed under Reason No. 06 of this written submission.

The Tallaght Busway is shown on the Draft Development Plan 1993 amendments as a specific objective of the Development Plan and as such Roads Department refute the Consultant's assertion that this will be abandoned.

*The list of improvements may appear large but it should be noted that this is a very significant development in an already developed area where the existing road network is just capable of accommodating existing traffic. This development will therefore have a very significant traffic impact on the local road network. JH*

Signed: A. McStay.  
A. Mc Stay  
ROADS PLANNING

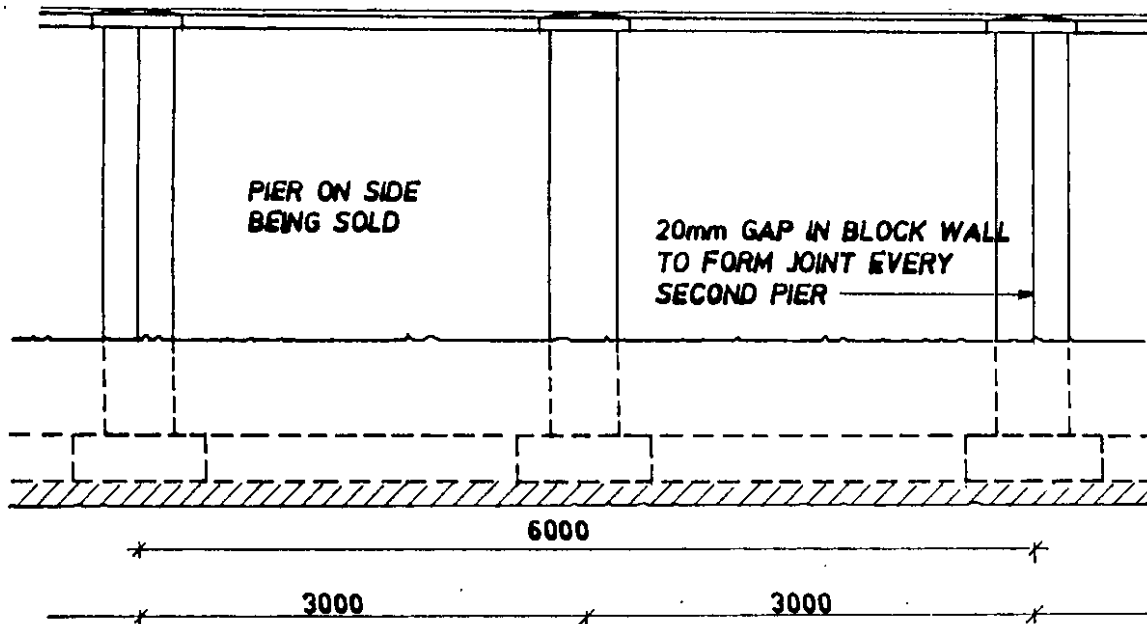
Endorsed: John Henry  
John Henry

AMES/OD

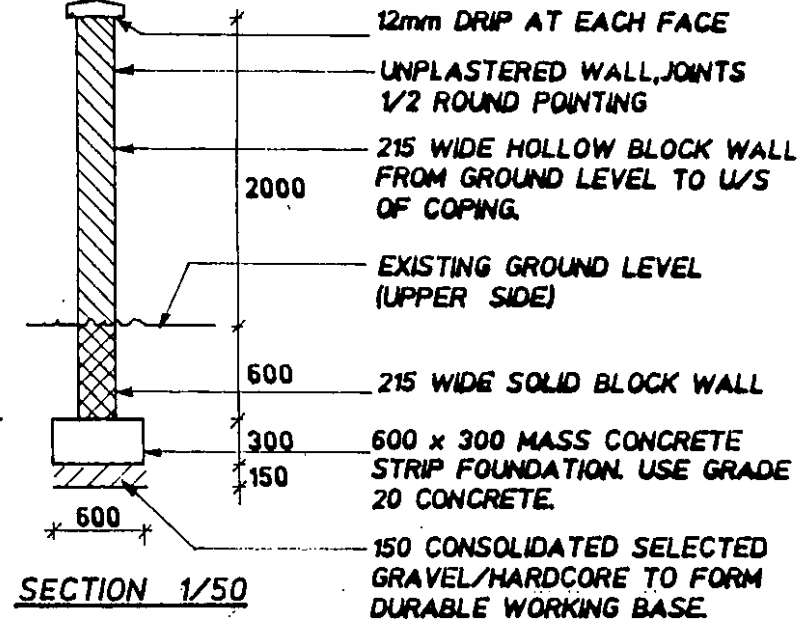
21

NOTE : ALL MASONRY TO BE SET IN CLASS 3 MORTAR  
5N UNITS TO I.S. 325.  
PIERS TO BE SOLID BLOCK WORK

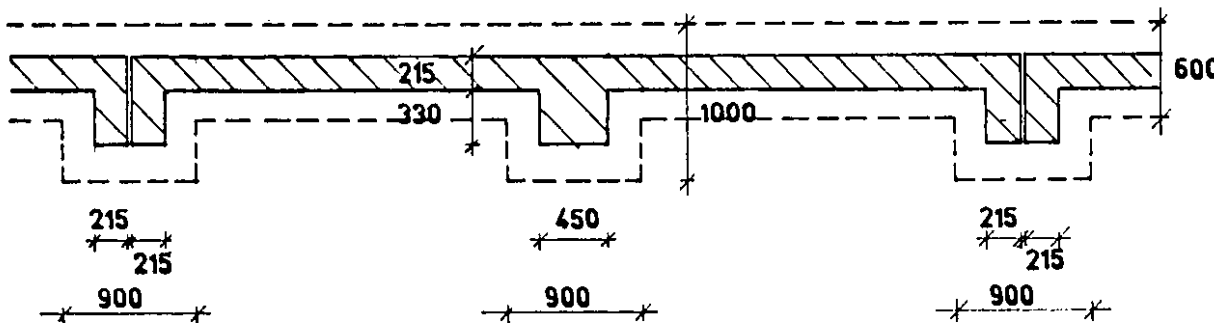
ELEVATION 1/50



PRECAST CONCRETE COPING 600 LONG  
AND 20mm WIDE JOINT FORMED EVERY SECOND PIER.



SECTION 1/50



PLAN 1/50

**Kieran O'Malley**

BE CEAG FEI AMHT MICE AMFD MIP MCAO SFI

Kieran O'Malley and Co. Ltd.,  
Civil Engineering and  
Town Planning Consultants,  
Saint Feliens,  
Saint Feliens Copse,  
Sulloragan Park,  
Blackrock, Co. Dublin.

(01) 2832077/2835156

Fax: (01)2832092

**PROPOSED BOUNDARY WALL AT  
HOLY GHOST KIMMAGE MANOR  
Drg. : PLAN, SECTION, ELEVATION.  
Job No. : 88, 11, 390  
Date : MARCH '95  
Drg. No. : Z1**