

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0761	
1. Location	135 St. Peter's Road, Walkinstown, Dublin 12.		
2. Development	To construct a single storey store room extension to rear and to change the use of the first floor accommodation from residential to office use.		
3. Date of Application	09/11/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/02/1999 2.	1. 15/02/1999 2.
4. Submitted by	Name: Louis Burke Architects, Address: Mantua Studio, Templeogue Bridge,		
5. Applicant	Name: La Maratine Limited, Address: Ballymount Road, Dublin 12.		
6. Decision	O.C.M. No. 0703  Date 13/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
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PLANNING  
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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0703	Date of Decision 13/04/1999 <i>MA</i>
Register Reference S98A/0761	Date: 09/11/1998

Applicant La Maratine Limited,

Development To construct a single storey store room extension to rear  
and to change the use of the first floor accommodation from  
residential to office use.

Location 135 St. Peter's Road, Walkinstown, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/02/1999 /15/02/1999

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 7 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

*MA*  
..... 13/04/1999  
for SENIOR ADMINISTRATIVE OFFICER

Louis Burke Architects,  
Mantua Studio,  
Templeogue Bridge,  
Dublin 6W.

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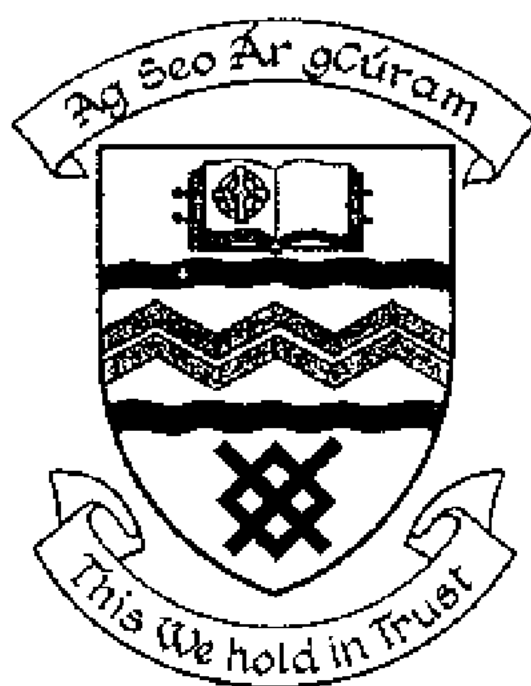
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 3 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 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/developer shall have regard to the following:-
  - a) Applicant to ensure full and complete separation of foul and surface water systems;
  - b) Applicant to ensure adequate protection to existing foul drain during construction.REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.

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- 6 That a financial contribution in the sum of £1,567 (one thousand five hundred and sixty seven 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.

- 7 That a financial contribution in the sum of £4,074 (four thousand and seventy four 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:**

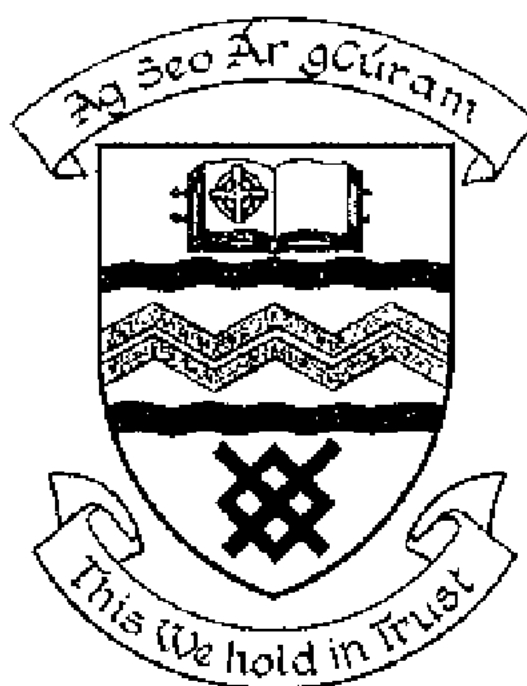
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0761	
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3. Date of Application	09/11/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/02/1999 2.	1. 15/02/1999 2.
4. Submitted by	Name: Louis Burke Architects, Address: Mantua Studio, Templeogue Bridge,		
5. Applicant	Name: La Maratine Limited, Address: Ballymount Road, Dublin 12.		
6. Decision	O.C.M. No. 0235  Date	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No.  Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0235	Date of Decision 08/02/1999
Register Reference S98A/0761	Date: 09/11/1998

Applicant                      La Maratine Limited,  
Development                To construct a single storey store room extension to rear  
   and to change the use of the first floor accommodation from  
   residential to office use.

Location                      135 St. Peter's Road, Walkinstown, Dublin 12.

App. Type                      Permission

Dear Sir/Madam,  
With reference to your planning application, received on 09/11/1998 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1        The applicant is advised that the car parking requirement for the proposed development is 4 additional spaces, the applicant is thus requested to submit a carparking layout to provide for 4 car parking spaces to the rear of the proposed store. The applicant is further advised that it may be necessary to reduce the size of the extension in order to accommodate the necessary carparking spaces.

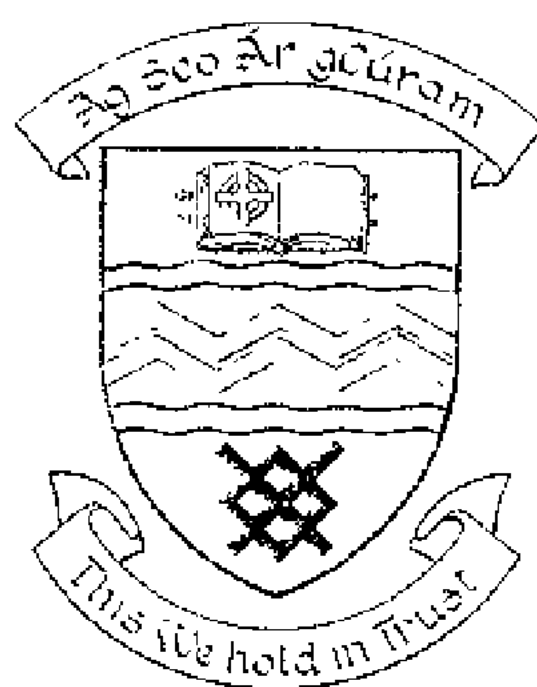
Signed on behalf of South Dublin County Council

*LH*  
.....  
for Senior Administrative Officer

08/02/1999

Louis Burke Architects,  
Mantua Studio,  
Templeogue Bridge,  
Dublin 6W.

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

Order Number 2417	Date of Order 03/12/98
Register Reference S98A/0761	Date 9th November 1998

**Applicant** La Maratine Limited,  
**Development** to construct a single storey store room extension to rear  
**Location** 135 St. Peter's Road, Walkinstown, Dublin 12.

Dear Sir/Madam,

An inspection carried out on 01/12/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

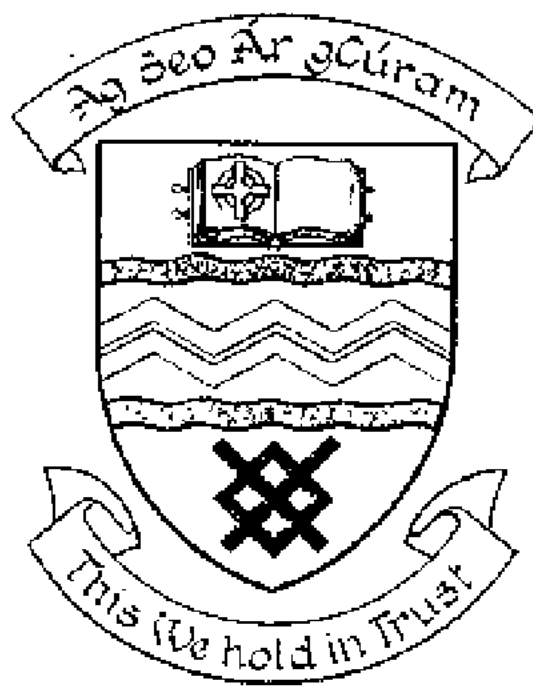
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.

Louis Burke Architects,  
Mantua Studio,  
Templeogue Bridge,  
Dublin 6W.

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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

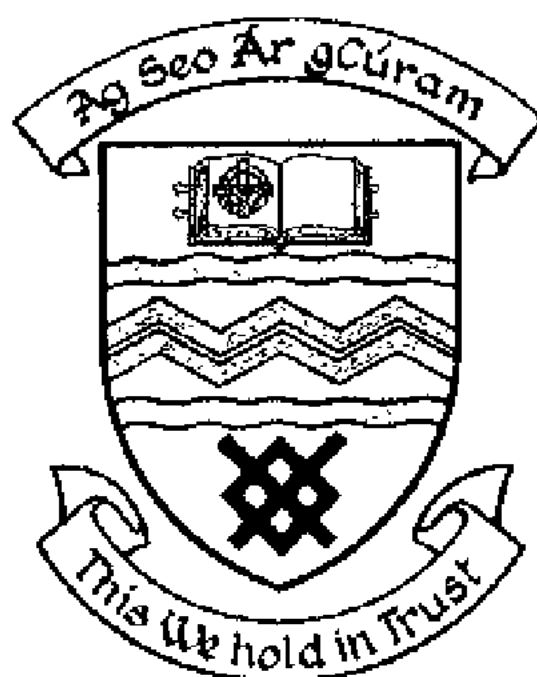
.....  
for Senior Administrative Officer.

03/12/98



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0761	
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4. Submitted by	Name: Louis Burke Architects, Address: Mantua Studio, Templeogue Bridge,		
5. Applicant	Name: La Maratine Limited, Address: Ballymount Road, Dublin 12.		
6. Decision	O.C.M. No. 0703  Date 13/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1116  Date 27/05/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
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11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
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Louis Burke Architects,  
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Templeogue Bridge,  
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1116	Date of Final Grant 27/05/1999
Decision Order Number 0703	Date of Decision 13/04/1999
Register Reference S98A/0761	Date 15th February 1999

**Applicant** La Maratine Limited,

**Development** To construct a single storey store room extension to rear and to change the use of the first floor accommodation from residential to office use.

**Location** 135 St. Peter's Road, Walkinstown, Dublin 12.

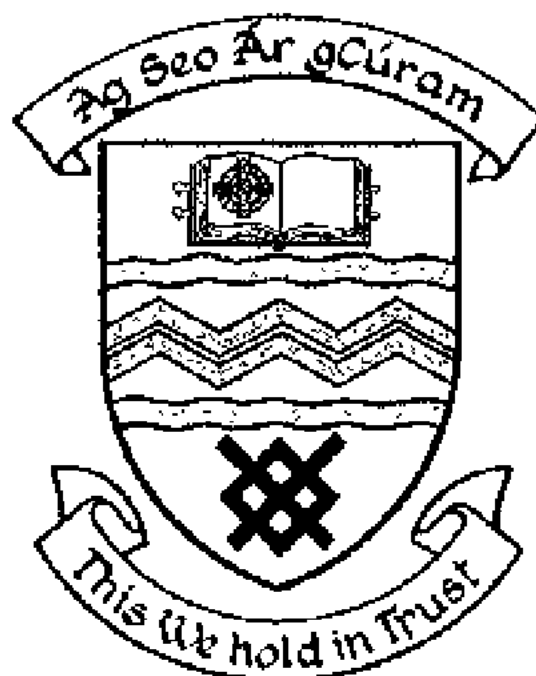
**Floor Area** 284.00 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 08/02/1999 /15/02/1999

A Permission has been granted for the development described above,  
subject to the following (7) Conditions.

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**Conditions and Reasons**

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In the interest of visual amenity.
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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.

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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.

- (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.

*Enríque Bentes* ..... 28<sup>th</sup> May 1999  
for SENIOR ADMINISTRATIVE OFFICER