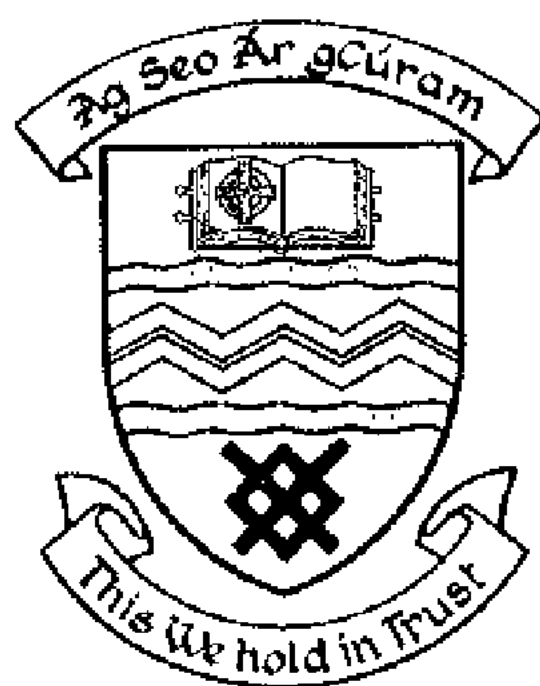


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0634	
1. Location	South Block, Rathfarnham Gate, 47 Main Street, Rathfarnham, Dublin 14.		
2. Development	Use as Commercial (Class 2) of ground floor space for which Permission was granted under Register Reference S97A/0729 for office use; a single-storey porch to serve the first floor area for which permission has been granted under Register Reference S98A/0320 for Commercial (Class 2) use; internal alterations to make an access from the proposed porch to the first floor; and sundry ancillary development.		
3. Date of Application	09/09/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/11/1998 2.	1. 26/11/1998 2.
4. Submitted by	Name: McHugh O'Cofaigh, Address: Architects and Project Managers, 16 Herbert Place, Dublin 2.		
5. Applicant	Name: McInerney Construction Limited Address: Doyle Associates Solicitors, Orchard House, Main Street, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0143 Date 22/01/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0868 Date 05/03/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			

13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING DEPARTMENT
Applications/Registry/Appeals

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

Telephone: 01-414 9230
Fax: 01-414 9104

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

McHugh O'Cofaigh,
Architects and Project Managers,
16 Herbert Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0868	Date of Final Grant 05/03/1999
Decision Order Number 0143	Date of Decision 22/01/1999
Register Reference S98A/0634	Date 26th November 1998

Applicant McInerney Construction Limited

Development Use as Commercial (Class 2) of ground floor space for which Permission was granted under Register Reference S97A/0729 for office use; a single-storey porch to serve the first floor area for which permission has been granted under Register Reference S98A/0320 for Commercial (Class 2) use; internal alterations to make an access from the proposed porch to the first floor; and sundry ancillary development.

Location South Block, Rathfarnham Gate, 47 Main Street, Rathfarnham, Dublin 14.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/11/1998 /26/11/1998

A Permission has been granted for the development described above,
subject to the following (3) Conditions.

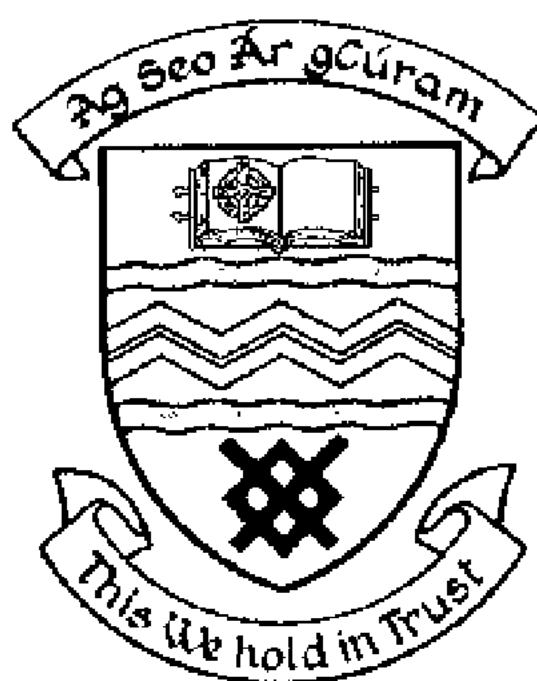
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S98A/0634

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

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 by the Planning Authority on 08/01/99, 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 This permission relates only to the change of use of the ground floor of south block to class 2 commercial use.

REASON:

In the interest of clarity.

- 3 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 7, 8, 9, 10, 11, 12, 13, 14 and 15 of Register Reference S97A/0729, arrangements to be made prior to commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

- (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

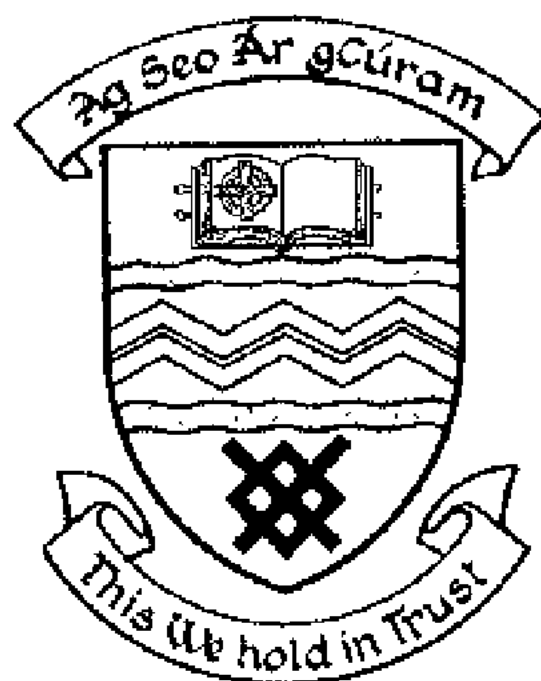
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S98A/0634

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

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.

Edwina Cowley 10 March 1999
for SENIOR ADMINISTRATIVE OFFICER

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

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

Decision Order Number 0143	Date of Decision 22/01/99
Register Reference S98A/0634	Date 9th September 1998

Page 1 of 3

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

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

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



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

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

REG REF. S98A/0634

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 by the Planning Authority on 08/01/99, 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 This permission relates only to the change of use of the ground floor of south block to class 2 commercial use.

REASON:

In the interest of clarity.

- 3 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 7, 8, 9, 10, 11, 12, 13, 14 and 15 of Register Reference S97A/0729, arrangements to be made prior to commencement of development.

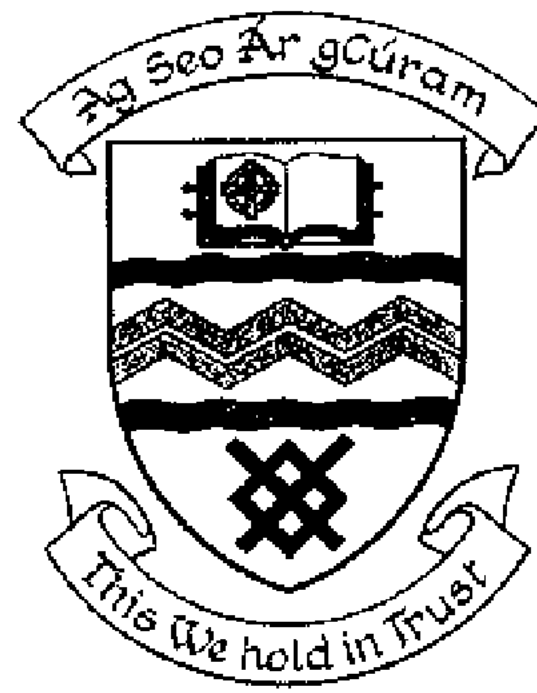
REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



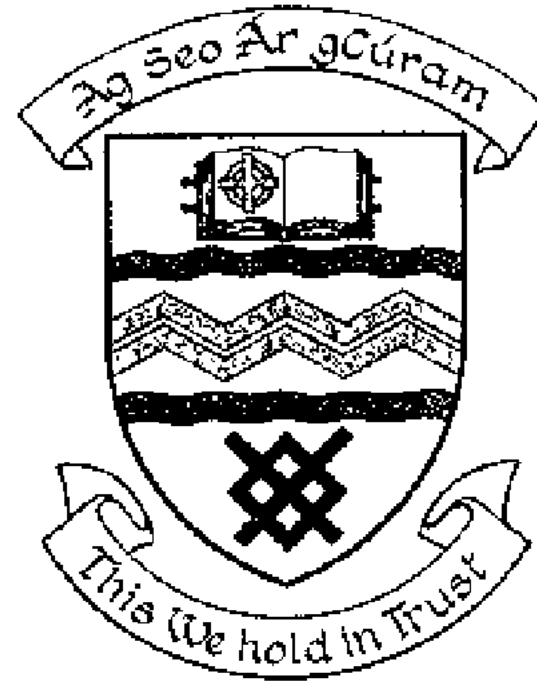
PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

REG. REF. S98A/0634

to induce provision of services and prevent disamenity in
the development.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

PLANNING
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 2217	Date of Decision 03/11/98
Register Reference S98A/0634	Date 9th September 1998

Applicant McInerney Construction Limited
Development Use as Commercial (Class 2) of ground floor space for which Permission was granted under Register Reference S97A/0729 for office use; a single-storey porch to serve the first floor area for which permission has been granted under Register Reference S98A/0320 for Commercial (Class 2) use; internal alterations to make an access from the proposed porch to the first floor; and sundry ancillary development.

Location South Block, Rathfarnham Gate, 47 Main Street, Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 09/09/98 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:

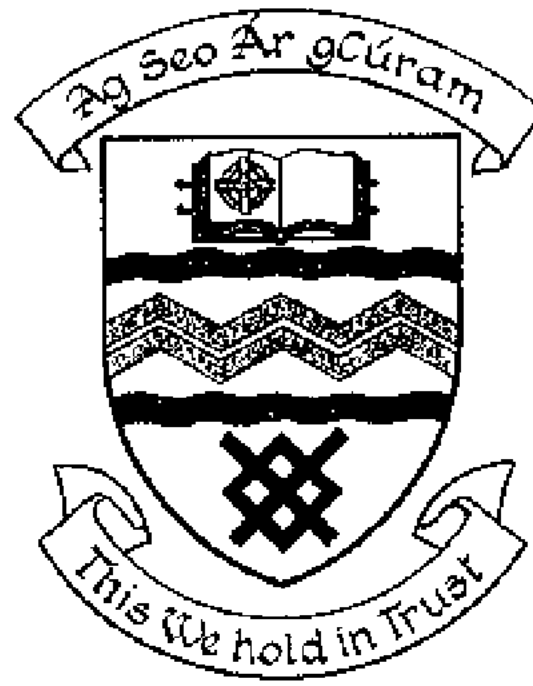
- 1 It is the opinion of the Planning Authority that the proposed entrance porch to the eastern facade, which would provide direct access from Rathfarnham By-pass, is unacceptable as it would lead to parking on the By-pass or the adjacent footpath, and would thus lead to congestion and obstruction to road users. The applicant is therefore invited to submit revised proposals indicating an alternative means of access to the first floor to be provided from within the site.

McHugh O'Cofaigh,
Architects and Project Managers,
16 Herbert Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



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

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

REG REF. S98A/0634

Signed on behalf of South Dublin County Council

1-11
.....
for Senior Administrative Officer

04/11/98