

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0361/C1	
1. Location	46 Fortfield Park, Terenure, Dublin 6W.		
2. Development	Change of use consisting of incorporation of (ground floor) Butchers shop within existing Credit Union branch, single storey rear extension for toilets, demolition of rear outhouse, new shopfront and signage and renovation of front elevation. Compliance Re: Condition number 4 & 5.		
3. Date of Application	18/09/98	Date Further Particulars (a) Requested (b) Received	
4a. Type of Application	Compliance with Conditions	1.  2.	1.  2.
4. Submitted by	Name: Philip J. Staunton Architects, Address: The Old Coach House, Rear 22 Aungier Street,		
5. Applicant	Name: Templeogue & District Credit Union, Address: 46 Fortfield Park, Terenure, Dublin 6W.		
6. Decision	O.C.M. No. 2494  Date 10/12/98	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No.  Date	Effect	

8. Appeal Notified		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement 0	Compensation 0	Purchase Notice 0
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. .... Registrar	..... Date	..... Receipt No.

REG. REF. : S98A/0361/C1

DATE : 11.12.1998

**RE: Change of use consisting of incorporation of (ground floor) Butchers shop within existing Credit Union branch, single storey rear extension for toilets, demolition of rear outhouse, new shopfront and signage and renovation of front elevation at 46 Fortfield Park, Terenure, Dublin 6W for Templeogue & District Credit Union**  
**Compliance re: Condition Numbers 4 & 5**

Dear Sir,

I refer to your submission received on 18.09.1998 to comply with Condition No's. 4 and 5 of grant of permission, Order No. 0048, dated 15.01.1998, in connection with the above.

In this regard I wish to advise you that details submitted on 18/09/98 with regard to the proposed shopfront are satisfactory to the Planning Authority.

The submission for compliance with respect to Condition No. 5 is not satisfactory to the Roads Section. The Roads Section require that off street carparking be provided for in the back yard of the premises for office staff as the existing carpark to the front of the premises is severely deficient in parking spaces (exacerbated by the adjacent school). This will require the demolition of the existing shed in the back yard.

Yours faithfully,

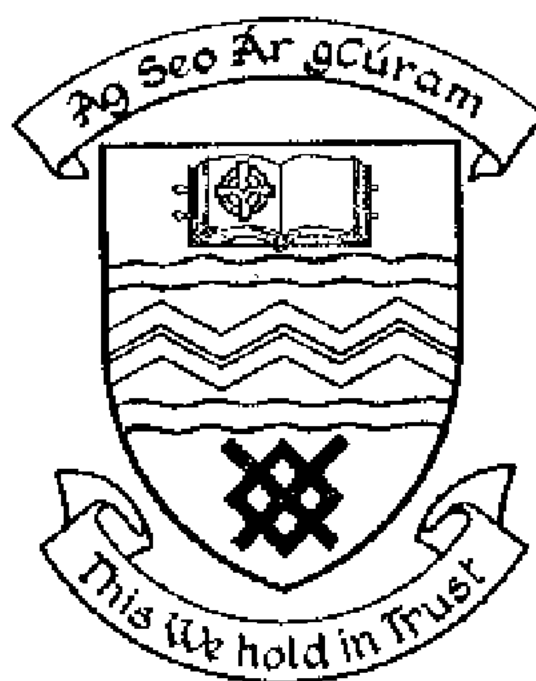


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for Senior Administrative Officer

Philip J. Staunton Architects,  
The Old Coach House,  
Rear 22 Aungier Street,  
Dublin 2.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0361	
1. Location	46 Fortfield Park, Terenure, Dublin 6W.		
2. Development	Change of use consisting of incorporation of (ground floor) Butchers shop within existing Credit Union branch, single storey rear extension for toilets, demolition of rear outhouse, new shopfront and signage and renovation of front elevation.		
3. Date of Application	05/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Philip J. Staunton Architects, Address: The Old Coach House, Rear 22 Aungier Street,		
5. Applicant	Name: Templeogue & District Credit Union, Address: 46 Fortfield Park, Terenure, Dublin 6W.		
6. Decision	O.C.M. No.  Date 30/07/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1840  Date 14/09/98	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



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Philip J. Staunton Architects,  
The Old Coach House,  
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Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1840	<b>Date of Final Grant</b> 14/09/98
<b>Decision Order Number</b>	<b>Date of Decision</b> 30/07/98
<b>Register Reference</b> S98A/0361	<b>Date</b> 5th June 1998

**Applicant** Templeogue & District Credit Union,

**Development** Change of use consisting of incorporation of (ground floor) Butchers shop within existing Credit Union branch, single storey rear extension for toilets, demolition of rear outhouse, new shopfront and signage and renovation of front elevation.

**Location** 46 Fortfield Park, Terenure, Dublin 6W.

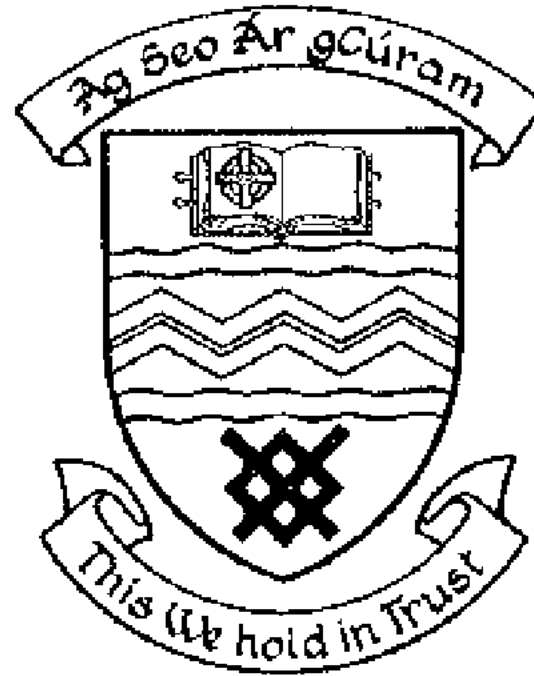
**Floor Area** 193.000 Sq Metres

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

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (8) Conditions.

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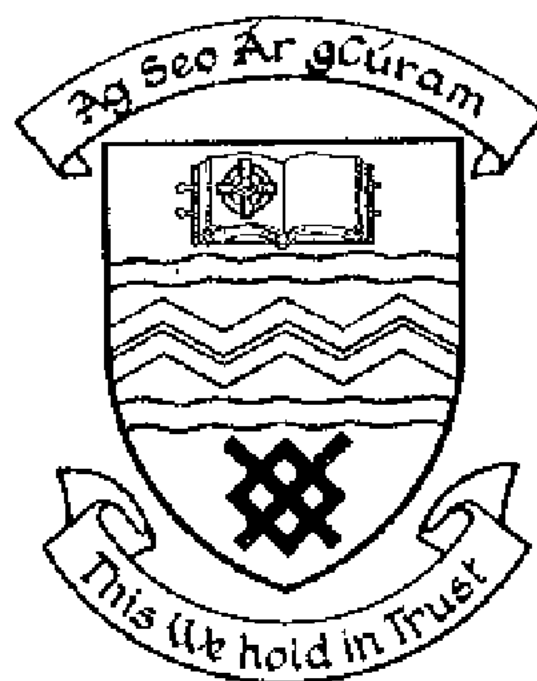
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 proposed external finishes shall harmonise with the existing development.  
REASON:  
In the interests of visual amenity.
- 3 Notwithstanding the exempted development regulations no additional advertising signs or structure shall be erected, without prior approval from the Planning Authority.  
REASON:  
In the interests of visual amenity.
- 4 Prior to the commencement of development the applicant shall submit an amended shopfront design for the agreement of the Planning Authority. The shopfront shall be a traditional type design, made of timber and painted, any proposed lettering to the fascia shall be either hand painted lettering or individually mounted lettering.  
REASON:  
In the interests of visual amenity.
- 5 The area to the rear of the property shall be developed as a staff car park i.e. surfaced with a bituminous material and car parking spaces demarcated.  
REASON:  
In the interests of the provision of adequate car parking and in the interests of traffic safety.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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requirements of the County Council. In this regard the following shall apply:-

- (a) There shall be full and complete separation of foul and surface water systems;
- (b) A separate water connection shall be provided for each commercial unit;
- (c) A separate water meter be installed for each commercial unit;
- (d) Connection and tapping of mains to be carried out by South Dublin County Council personnel at the applicants own expense.
- (e) 24 hour storage per commercial unit shall be provided.

**REASON:**

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

- 7 That a financial contribution in the sum of £100.00 (one hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

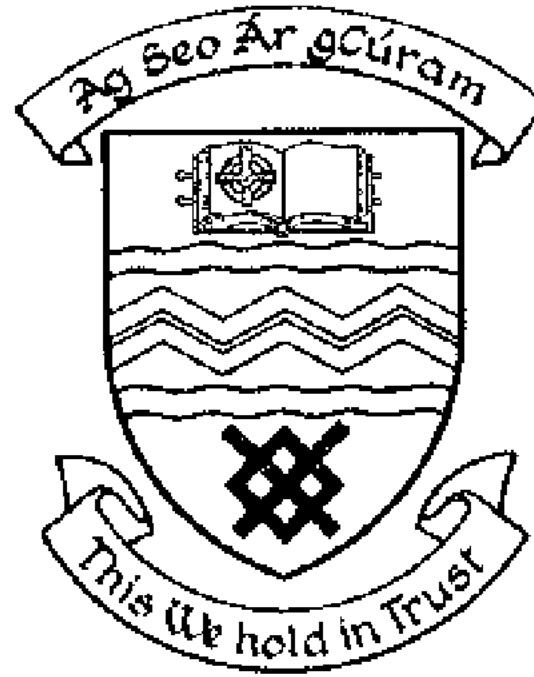
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 8 That a financial contribution in the sum of money equivalent to the value of £100.00 (one hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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

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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.

...*Annette Dely*.....15<sup>th</sup> September 1998  
for SENIOR ADMINISTRATIVE OFFICER