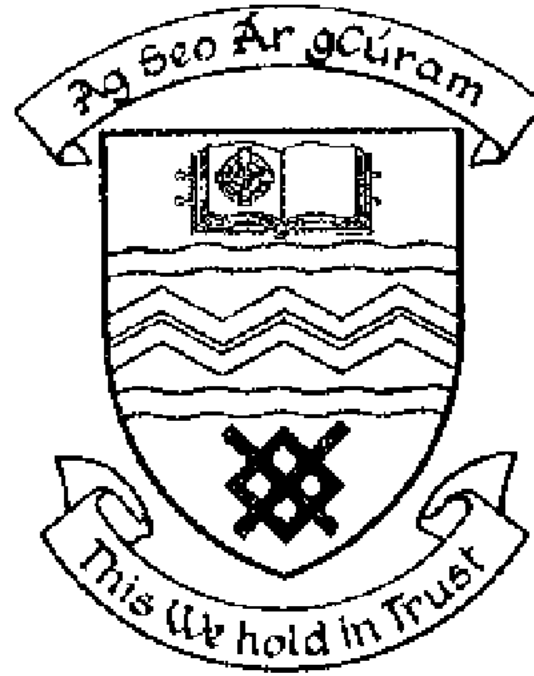


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0348	
1. Location	Rear of 6 St. Maelruans Terrace, Old Bawn Road, Tallaght, Dublin 24.		
2. Development	Retention of change of use from alterations to existing shop to provide three ground floor retail units and part open space, landscaping and car parking at rear (all already granted permission) to one open plan car sales/showrooms unit and total hardstand car parking area incorporating planters and tubs, flower and shrub landscaping.		
3. Date of Application	29/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: L. Sweetman Architectural Services, Address: 58 Meadowvale, Blackrock,		
5. Applicant	Name: Anthony Walsh, Address: 6 The Watercourse, Orwell Park Dale, Dublin 6W.		
6. Decision	O.C.M. No. 1385 Date 13/07/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 105 Date 15/01/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged	12/08/1998	Written Representations	
9. Appeal Decision	11/12/1998	Remove Condition(s) & Amend Condition(s)	
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

14.
	Registrar	Date	Receipt No.

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COMHARLE CHONTAE ÁTHA CLIATH THEAS



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Dublin 24

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L. Sweetman Architectural Services,
58 Meadowvale,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 105	Date of Final Grant 15/01/1999
Decision Order Number 1385	Date of Decision 13/07/1998
Register Reference S98A/0348	Date 29/05/98

Applicant Anthony Walsh,

Development Retention of change of use from alterations to existing shop to provide three ground floor retail units and part open space, landscaping and car parking at rear (all already granted permission) to one open plan car sales/showrooms unit and total hardstand car parking area incorporating planters and tubs, flower and shrub landscaping.

Location Rear of 6 St. Maelruans Terrace, Old Bawn Road, Tallaght, Dublin 24.

Floor Area 150.00 Sq Metres

Time extension(s) up to and including

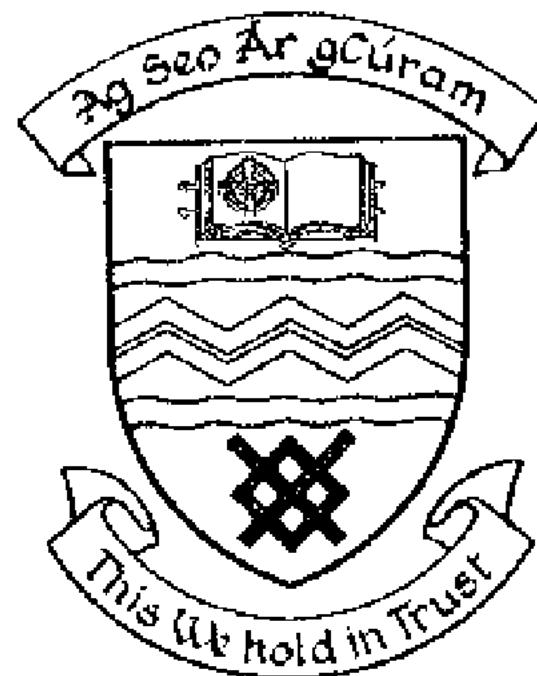
Additional Information Requested/Received /

A Permission has been granted for the development described above,

subject to the following (8) Conditions.

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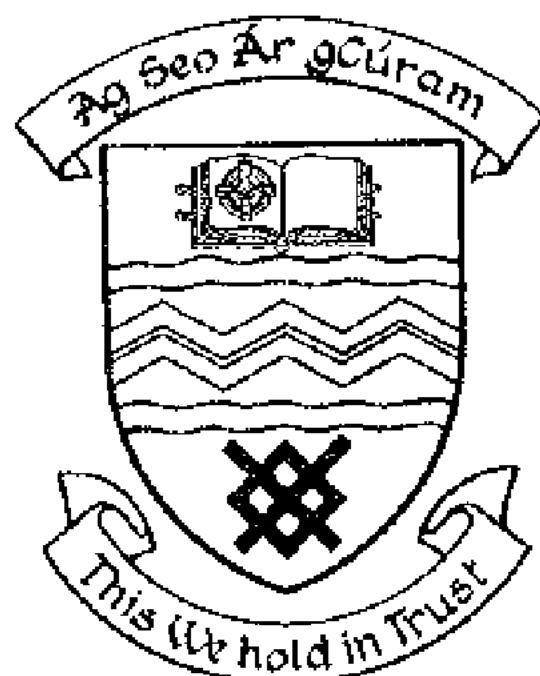
Conditions and Reasons

- 1 The development to be retained 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 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.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 Condition amended by order of An Bord Pleanála, dated 11th December 1998, ref PL. 06S.107928 as follows:

The sign at the first floor level of the side elevation shall be omitted and no illumination (other than, overhead spotlights to the fascia signs) shall be erected to the remaining signage.
REASON:
In the interest of visual amenity.
- 5 Notwithstanding Condition No. 4 above no other advertising sign or structure shall 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.
- 6 Condition removed by order of An Bord Pleanála, dated 11th December 1998, ref PL 06S.107928.

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- 7 The forecourt area to the front of the building shall be available at all times for customer car parking use and shall not be used for storage or display purposes or other uses.

REASON:

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

- 8 Any proposals to illuminate the parking area to the rear of the building shall consist of low level lighting which shall not cause glare to adjoining rear gardens.

REASON:

In the interests of residential amenity and the proper planning and development of the area.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

E. A. ... 19/01/00
for SENIOR ADMINISTRATIVE OFFICER

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S98A/0348

APPEAL by Anthony Walsh care of Architectural Building and Engineering Service of 58 Meadow Vale, Deansgrange, County Dublin against the decision made on the 13th day of July, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission for the retention of change of use from alterations to existing shop to provide three ground floor retail units and part open space, landscaping and car parking at rear (previously granted permission) to one open plan car sales/showrooms unit and total hardstand car parking area incorporating planters and tubs, flowers and shrub landscaping at 6 Saint Maelruan's Terrace, Old Bawn Road, Dublin in accordance with plans and particulars lodged with the said Council:

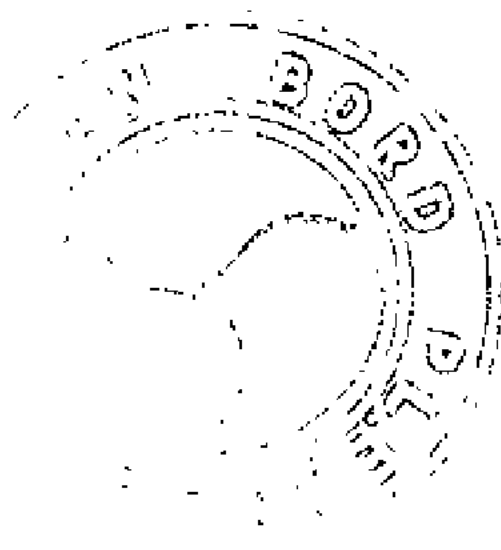
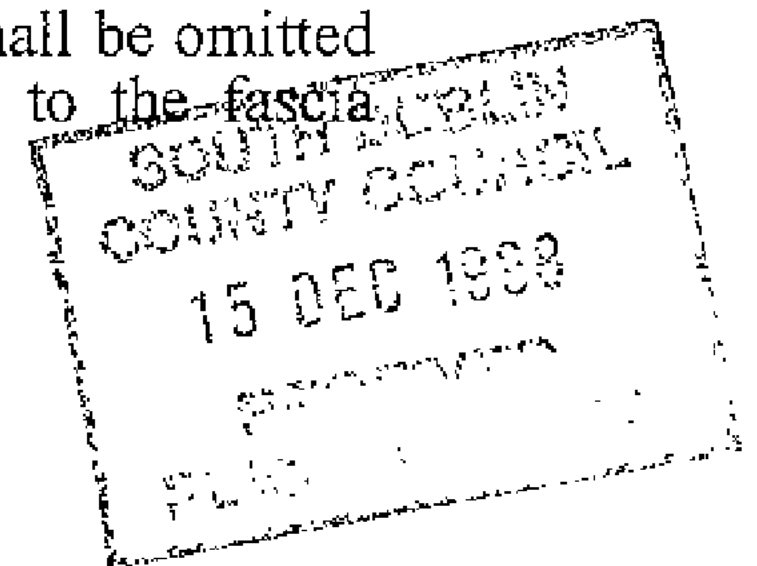
WHEREAS the said appeal relates only to conditions numbers 4 and 6 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to remove the said condition number 6 and the reason therefor and to amend the said condition number 4 so that it shall be as follows for the reason set out:

4. The sign at the first floor level of the side elevation shall be omitted and no illumination (other than overhead spotlights to the fascia signs) shall be erected to the remaining signage.

Reason: In the interest of visual amenity.



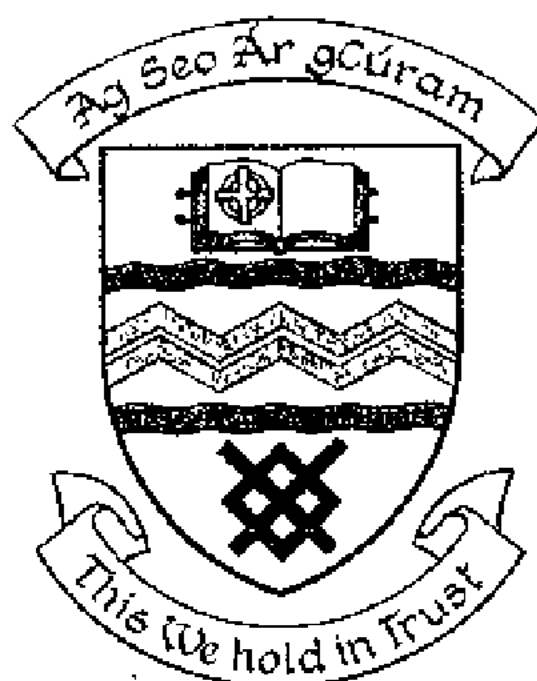
[Signature]
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 11th day of December 1998.

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

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

Decision Order Number 1385	Date of Decision 13/07/98
Register Reference S98A/0348	Date 29th May 1998

Applicant Anthony Walsh,

Development Retention of change of use from alterations to existing shop to provide three ground floor retail units and part open space, landscaping and car parking at rear (all already granted permission) to one open plan car sales/showrooms unit and total hardstand car parking area incorporating planters and tubs, flower and shrub landscaping.

Location Rear of 6 St. Maelruans Terrace, Old Bawn Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

Subject to the conditions (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 13/07/98
for SENIOR ADMINISTRATIVE OFFICER

L. Sweetman Architectural Services,
58 Meadowvale,
Blackrock,
Co. Dublin.

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REG REF. S98A/0348



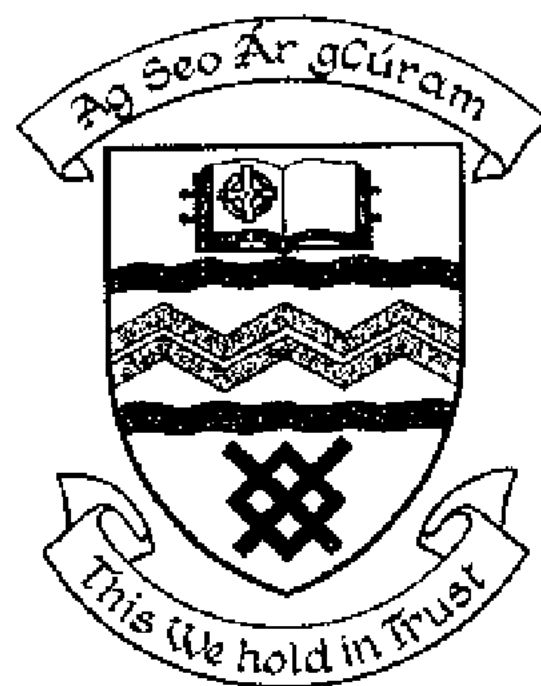
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Conditions and Reasons

- 1 The development to be retained 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 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.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 Signage at first floor level of the side elevation and above first floor level on the gable of the front elevation shall be omitted from the proposed development and no illumination shall be erected to the remaining signage.
REASON:
In the interests of visual amenity.
- 5 Notwithstanding Condition No. 4 above no other advertising sign or structure shall be erected except those which are

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REG. REF. S98A/0348

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.

- 6 Roller shutters, if erected, shall be of the perforated type only and shall be located behind the shop front windows.

REASON:

In the interests of visual amenity.

- 7 The forecourt area to the front of the building shall be available at all times for customer car parking use and shall not be used for storage or display purposes or other uses.

REASON:

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

- 8 Any proposals to illuminate the parking area to the rear of the building shall consist of low level lighting which shall not cause glare to adjoining rear gardens.

REASON:

In the interests of residential amenity and the proper planning and development of the area.