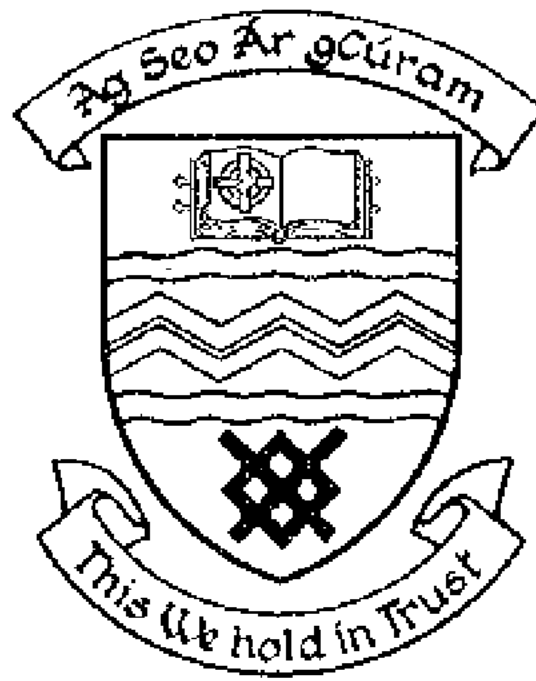


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0320
1. Location	Rathfarnham Gate, 47 Main Street, Rathfarnham, Dublin 14.	
2. Development	Change of use from residential (class 1) to commercial (class 2) of apartment numbers 38 & 39, south block, and all associated site works.	
3. Date of Application	20/05/98	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Fewer McGinley Associates, Address: Wyse House, Adelphi Quay,	
5. Applicant	Name: McInerney Construction Ltd., Address: Granada, Caraigbreac Road, Sutton, Dublin 13.	
6. Decision	O.C.M. No. 1400 Date 15/07/98	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1743 Date 31/08/98	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
COMHAILLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**

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

Telephone: 01-414 9000
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Fewer McGinley Associates,
Wyse House,
Adelphi Quay,
Waterford.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1743	Date of Final Grant 31/08/98
Decision Order Number 1400	Date of Decision 15/07/98
Register Reference S98A/0320	Date 20th May 1998

Applicant McInerney Construction Ltd.,

Development Change of use from residential (class 1) to commercial (class 2) of apartment numbers 38 & 39, south block, and all associated site works.

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

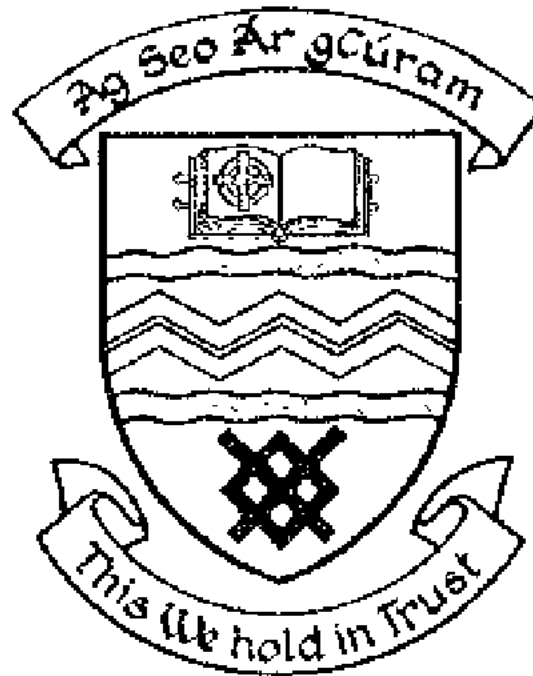
Floor Area 200.940 Sq Metres

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 (4) 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 the arrangements 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 be strictly adhered to in respect of this 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 the provision of services and prevent disamenity in the development.

- 3 That a financial contribution in the sum of £1,623 (one thousand six hundred and twenty three 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:

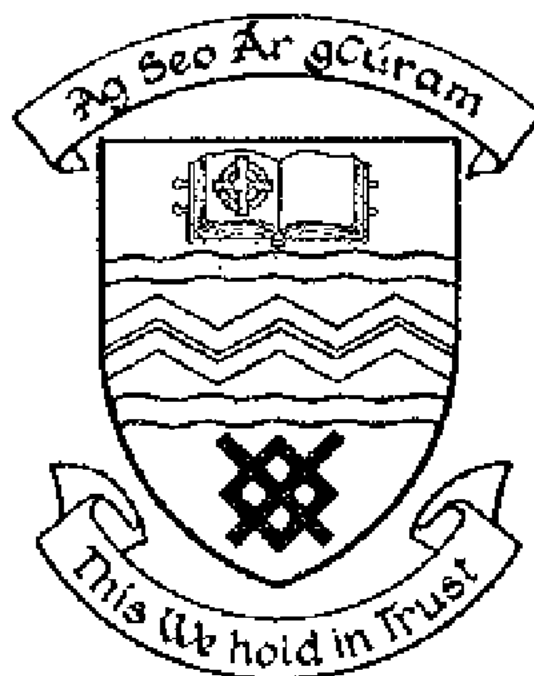
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 4 That a financial contribution in the sum of money equivalent to the value of £1,731 (one thousand seven hundred and thirty one 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

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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 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.


.....h. September 1998
for SENIOR ADMINISTRATIVE OFFICER