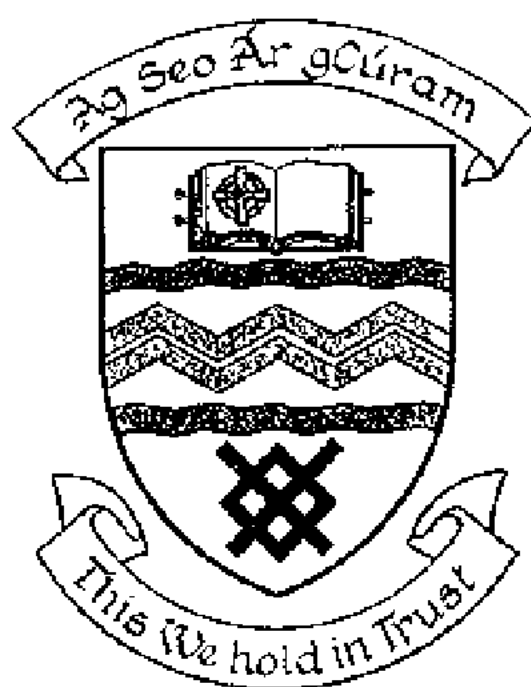


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0186	
1. Location	52 Fortfield Park, Templeogue, Dublin 6W.		
2. Development	Ground floor extension to rear of existing shop and first floor extension to rear of existing offices.		
3. Date of Application	27/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Mr. T. Jones, Address: 43 Northumberland Avenue, Dun Loaghaire,		
5. Applicant	Name: Mr. V. Basten, Address: 52 Fortfield Park, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 1089  Date 04/06/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	03/07/98	Written Representations	
9. Appeal Decision	02/11/98	Grant Permission	
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,  
Lár an Bhaile, Tamhlacht,  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1000	Date of Decision 25/05/98
Register Reference S98A/0186	Date 27th March 1998

**Applicant** Mr. V. Basten,  
**App. Type** Permission  
**Development** Ground floor extension to rear of existing shop and first floor extension to rear of existing offices.  
**Location** 52 Fortfield Park, Templeogue, Dublin 6W.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 05/06/98

Yours faithfully

..... 25/05/98  
for SENIOR ADMINISTRATIVE OFFICER

Mr. T. Jones,  
43 Northumberland Avenue,  
Dun Loaghaire,  
Co. Dublin.

# AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S98A/0186

**APPEAL** by Francis Walsh care of Walsh's Foodstore, 50 Fortfield Park, Terenure, Dublin against the decision made on the 4th day of June, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to Vincent Basten care of T. Jones of 43 Northumberland Avenue, Dun Laoghaire, County Dublin for development comprising a ground floor extension to rear of shop and a first floor extension to rear of offices at 52 Fortfield Park, Templeogue, Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

## FIRST SCHEDULE

Having regard to the established use of the site and the location of the proposed development within an existing local centre it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not interfere with traffic safety and convenience and would not seriously injure the amenities of adjacent property. The proposed development would, therefore, be in accordance with the proper planning and development of the area.

## SECOND SCHEDULE

1. The proposed development shall be carried out in accordance with the details submitted to the planning authority on the 27th day of March, 1998, as amended by the details received on the 25th day of May, 1998 except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

*KAD*

2. Prior to the commencement of development, the developer shall submit detailed proposals for the written agreement of the planning authority providing for the following:
- (i) the provision of a vehicular entrance to the rear service yard indicated in the site layout plan submitted on the 27th day of March, 1998,
  - (ii) the reservation of at least one car parking space in this rear yard in addition to the car parking to be reserved within the existing store at the rear of the site.

**Reason:** In the interest of traffic safety.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

4. The developer shall provide and maintain a litter bin to the front of the existing shop.

**Reason:** In the interest of amenity and public health.

5. The first floor office area shall be utilised for one enterprise only and shall not otherwise be let or otherwise subdivided except with a prior grant of planning permission.

**Reason:** In the interest of the proper planning and development of the area.

6. No sign or advertisement shall be erected or displayed within the curtilage of the site except with a prior grant of planning permission.

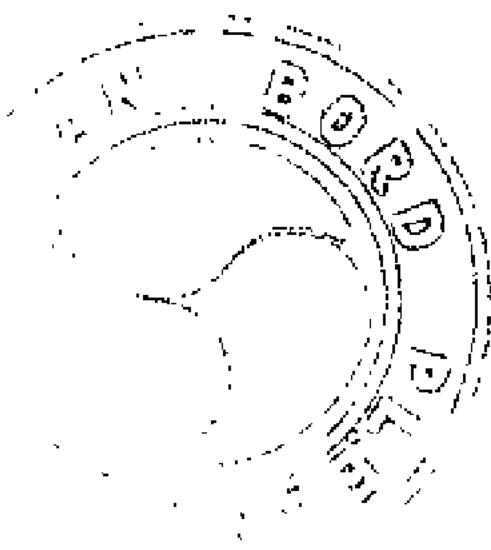
**Reason:** In the interest of visual amenity.

7. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of public water supplies and sewerage facilities facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

*KAD*

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

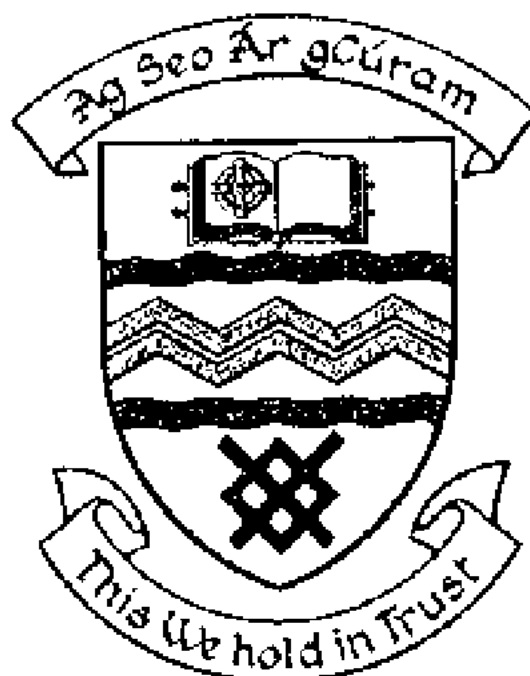


*K. H. O'Sullivan*

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

Dated this *2<sup>nd</sup>* day of *November* 1998.

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

Decision Order Number 1089	Date of Decision 04/06/98
Register Reference S98A/0186	Date 27th March 1998

**Applicant** Mr. V. Basten,

**Development** Ground floor extension to rear of existing shop and first floor extension to rear of existing offices.

**Location** 52 Fortfield Park, Templeogue, Dublin 6W.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 05/06/98

**Additional Information Requested/Received** /

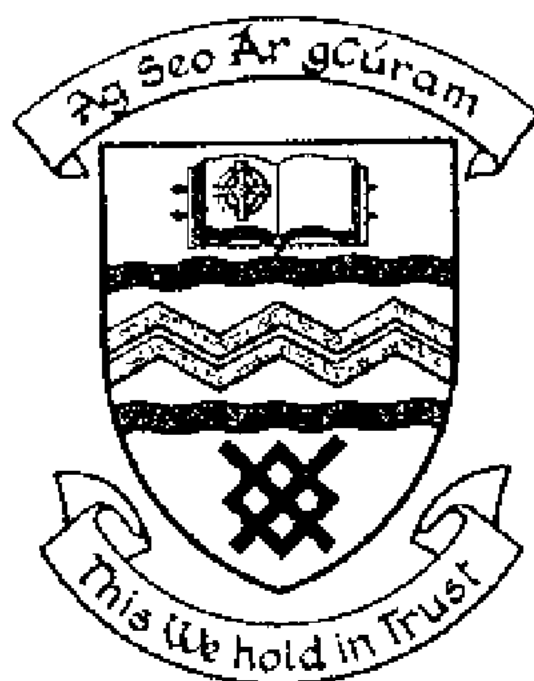
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions ( 11 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 04/06/98  
for SENIOR ADMINISTRATIVE OFFICER

Mr. T. Jones,  
43 Northumberland Avenue,  
Dun Loaghaire,  
Co. Dublin.

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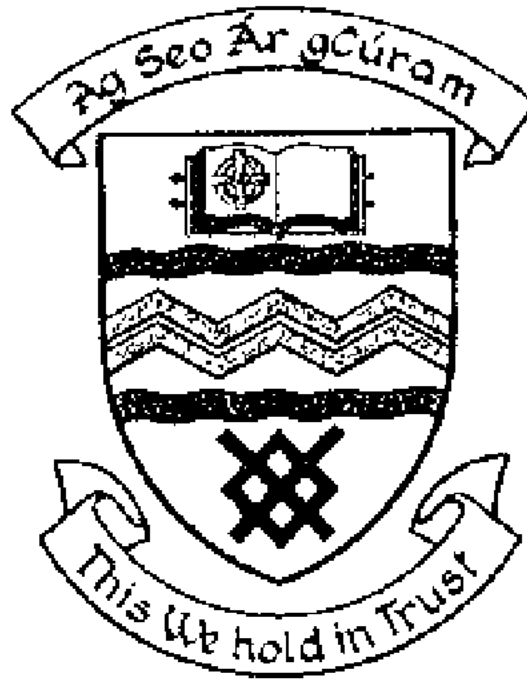
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**Conditions and Reasons**

- 1     The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by Unsolicited Additional Information received on 25th May 1998, 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 a vehicular entrance be provided to the rear service yard to enable the safe loading and unloading of goods. Details to be submitted for written agreement prior to commencement of development on site.  
REASON:  
In the interest of traffic safety.
  
- 3     That loading/unloading shall not be within the hours 8.45a.m. - 9.30a.m. and 1.45p.m. and 3.00p.m. on the days of Monday to Friday inclusive.  
REASON:  
In the interest of traffic safety.
  
- 4     That at least one car park space which shall be available for use prior to occupancy of the proposed development, be provided in the rear yard area, in addition to the garage space. Details to be submitted for written agreement prior to commencement of development on site.  
REASON:  
In the interest of the proper planning and development of the area.

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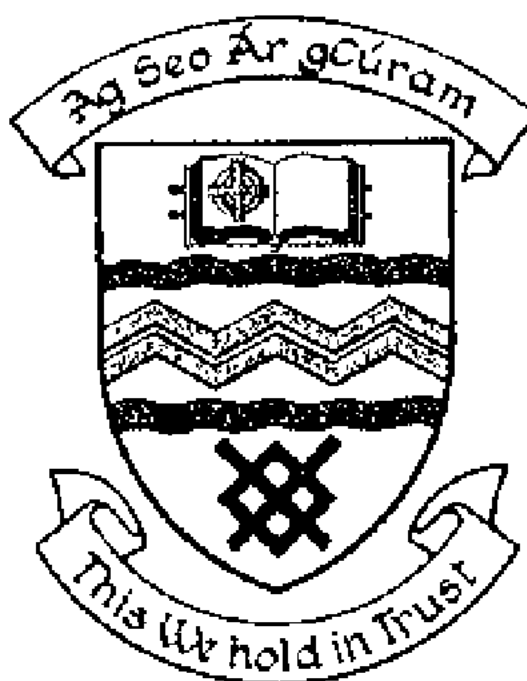
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- 5 That a litter bin be provided to the front of the shop and details of exact location and design and management be submitted for written agreement prior to commencement of development on site.  
REASON:  
In the interest of amenity and public health.
- 6 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.
- 7 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.
- 8 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.
- 9 That the first floor offices be used for one business and any subdivision shall require a grant of permission by the Planning Authority or An Bord Pleanála on appeal.  
REASON:  
In the interest of the proper planning and development of the area.
- 10 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as



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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 that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 11 That a financial contribution in the sum of £980 (nine hundred and eighty 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.