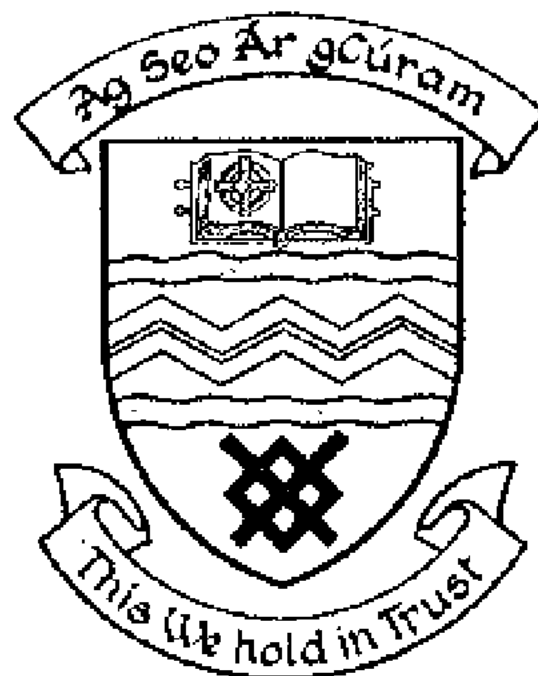


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0015	
1. Location	Glenview House, Ballinascorney, Brittas, Co. Dublin.		
2. Development	Continuation of use of an existing garage and extension as a printing works and retention of the garage extension.		
3. Date of Application	14/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/01/98 2.	1. 24/03/98 2.
4. Submitted by	Name: T. A. Bolger, Address: 36 Ashfield, Templeogue,		
5. Applicant	Name: Mr. V. Cullinan, Address: Glenview House, Ballinscorney, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 0958 Date 21/05/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1320 Date 02/07/98	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



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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**PLANNING
DEPARTMENT**

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

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T. A. Bolger,
36 Ashfield,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1320	Date of Final Grant 02/07/98
Decision Order Number 0958	Date of Decision 21/05/98
Register Reference S98A/0015	Date 24th March 1998

Applicant Mr. V. Cullinan,

Development Continuation of use of an existing garage and extension as a printing works and retention of the garage extension.

Location Glenview House, Ballinascorney, Brittas, Co. Dublin.

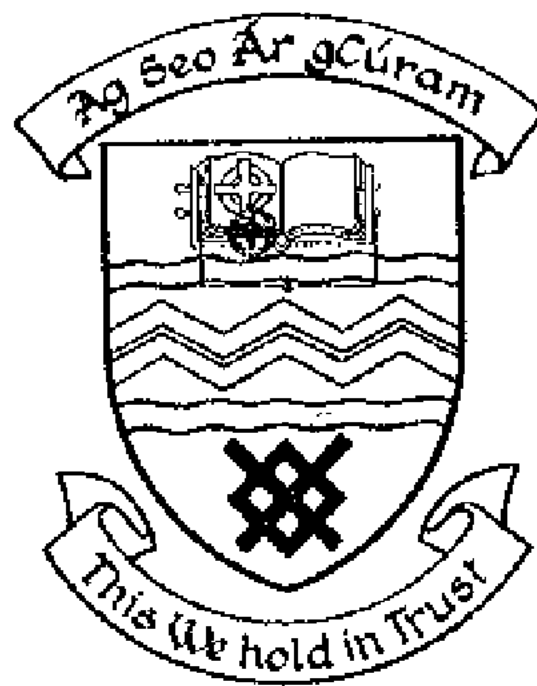
Floor Area 107.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 27/01/98 /24/03/98

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

REG REF. S98A/0015 SOUTH DUBLIN COUNTY COUNCIL
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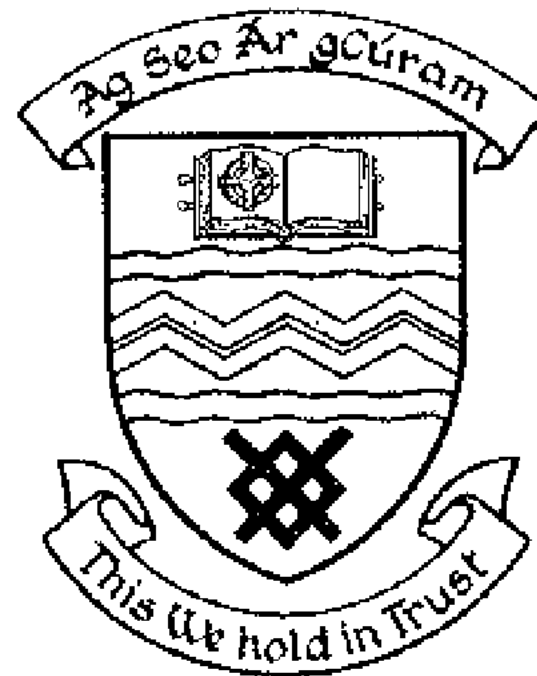
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 Only clean uncontaminated surface water shall be discharged to soakways. All foul waste shall be discharged to the septic tank. Any chemicals used in the printing process which are not suitable for disposal to septic tanks shall be safely stored on site and removed for disposal.
REASON:
In the interest of public health.
- 3 The use of the garage for printing works is a user specific planning permission for the applicant for so long as the applicant resides in the adjoining dwelling house. Should the applicant decide to move from the house, then the printing works area shall revert to use as a domestic garage to serve the dwelling house.
REASON:
To facilitate the present applicant to continue this rural industry from his place of residence in the interest of the proper planning and development of the area.
- 4 Notwithstanding the exempted development provisions of the Planning Acts 1963-1993, no advertising signs, structure or devices shall be erected on or within the curtilage of this site.
REASON:
To preserve the visual amenities of this area which has been zoned 'High Amenity' in the 1993 Dublin County Development Plan.
- 5 Within SIX months of the date of final grant of planning permission, the applicant shall undertake the planting of a mixed border of evergreen and deciduous trees along the entire north and west boundaries of the site.

SOUTH DUBLIN COUNTY COUNCIL
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REASON:

To help screen the house and printing works in this elevated area in the interest of visual amenity.

- 6 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

- 7 That a financial contribution in the sum of £864 (eight hundred and sixty four 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 on receipt of final grant of permission.

REASON:

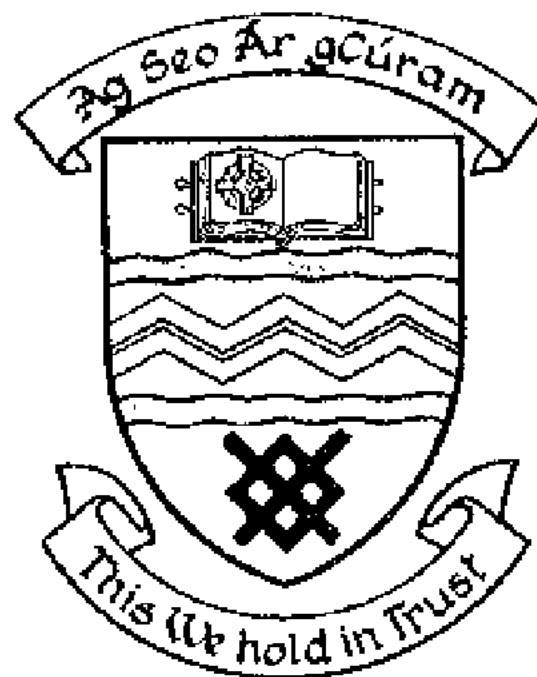
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 8 That a financial contribution in the sum of money equivalent to the value of £921 (nine hundred and twenty 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 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 on receipt of final grant of permission.

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.

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- (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.

.....2 July 1998
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0159	Date of order 27/01/98
Register Reference S98A/0015	Date 14th January 1998

Applicant Mr. V. Cullinan,

Development Continuation of use of an existing garage and extension as a printing works and retention of the garage extension.

Location Glenview House, Ballinascorney, Brittas, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 21/01/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

T. A. Bolger,
36 Ashfield,
Templeogue,
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98A/0015



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-
- (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

27/01/98