

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0819	
1. Location	48 Tower Road, Clondalkin, Dublin 22.		
2. Development	Extension to existing offices at rear.		
3. Date of Application	19/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: P. M Ging Architect Address: 'Laveston', Monastery Road, Clondalkin, Dublin 22.		
5. Applicant	Name: M O'Brien Address: 48 Tower Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0295 Date 17/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0752 Date 22/04/98	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.	

REG. REF. S97A/0819 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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P. M Ging Architect
'Laveston', Monastery Road, Clondalkin, Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0752	Date of Final Grant 22/04/98
Decision Order Number 0295	Date of Decision 17/02/98
Register Reference S97A/0819	Date 19th December 1997

Applicant M O'Brien

Development Extension to existing offices at rear.

Location 48 Tower Road, Clondalkin, Dublin 22.

Floor Area 44.200 **Sq Metres**

Time extension(s) up to and including

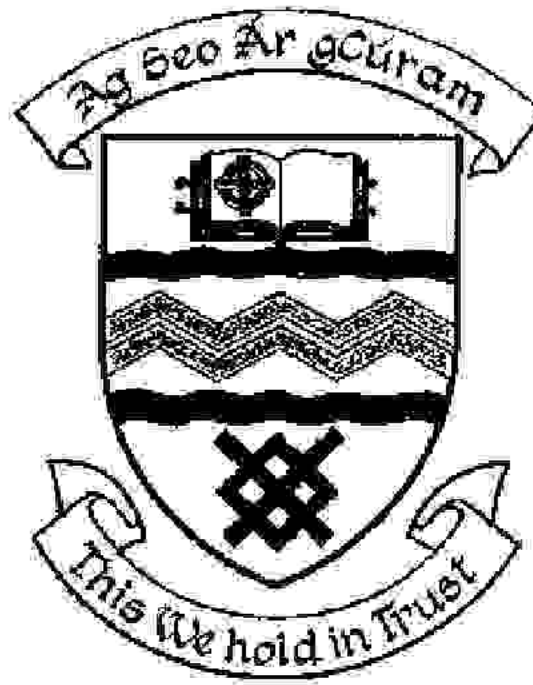
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (7) 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 external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 4 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.
- 5 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.
- 6 That a financial contribution in the sum of £380 (three 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.

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- 7 That a financial contribution in the sum of money equivalent to the value of £2,000 (two thousand 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 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.

 April 1998
for SENIOR ADMINISTRATIVE OFFICER