

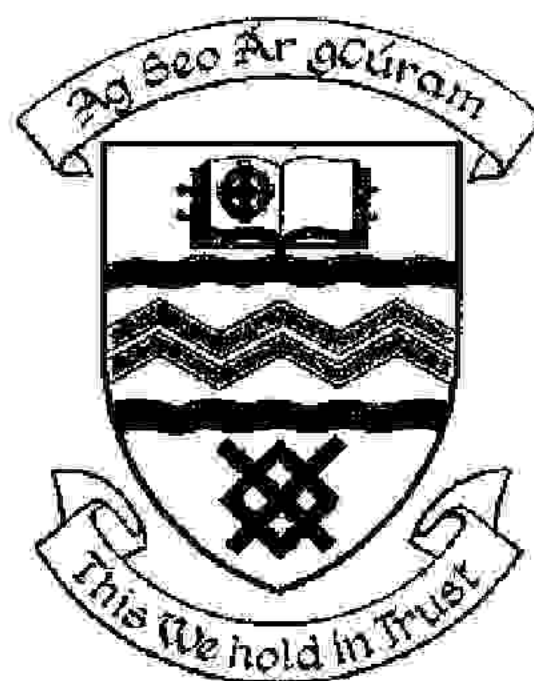
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0778	
1. Location	Site bounded by Ninth Lock Road and Orchard Lane, Clondalkin, Dublin 22.		
2. Development	Amendment to approved development under Register Ref. S96A/0318 and S96A/0670 to include a 3 storey office development c. 4,776 sq.m with associated car parking and vehicular access from the Ninth Lock Road.		
3. Date of Application	28/11/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: O'Muire Smyth Architects, Address: Columbia Mills, 14-15 Sir John Rogersons Quay,		
5. Applicant	Name: Raconteur Ltd., Address: 9 Fitzwilliam Square, Dublin 2.		
6. Decision	O.C.M. No. 0161 Date 27/01/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0440 Date 11/03/98	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

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O'Muire Smyth Architects,
Columbia Mills,
14-15 Sir John Rogersons Quay,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0440	Date of Final Grant 11/03/98
Decision Order Number 0161	Date of Decision 27/01/98
Register Reference S97A/0778	Date 28th November 1997

Applicant Raconteur Ltd.,

Development Amendment to approved development under Register Ref. S96A/0318 and S96A/0670 to include a 3 storey office development c. 4,776 sq.m with associated car parking and vehicular access from the Ninth Lock Road.

Location Site bounded by Ninth Lock Road and Orchard Lane, Clondalkin, Dublin 22.

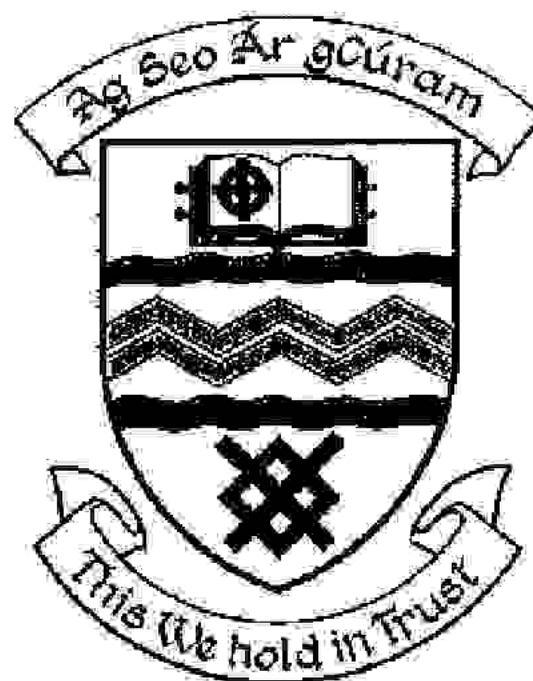
Floor Area 4776.000 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise be in accordance with the relevant terms and conditions of planning permission ref. S96A/0318 including the financial conditions thereof.
REASON:
In the interest of the proper planning and development of the area.

- 2 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

- 3 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.

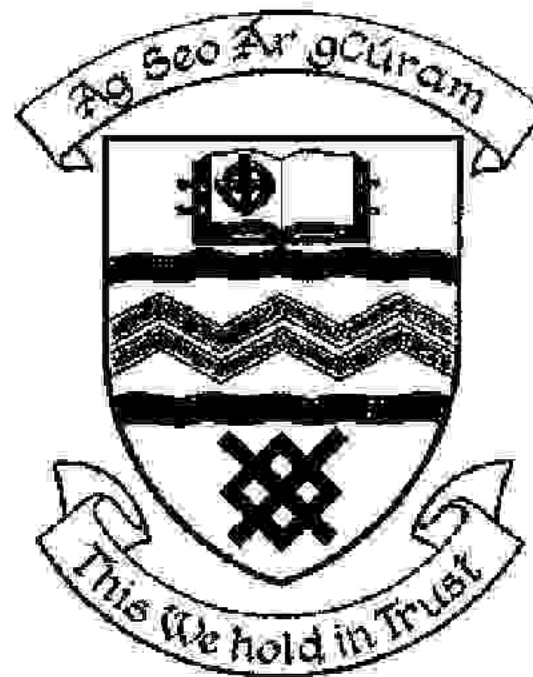
- 4 That a financial contribution in the sum of £12,480 (twelve thousand four hundred and eighty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution 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.

- 5 That a financial contribution in the sum of money equivalent to the value of £36,200 (thirty six thousand two hundred 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

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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.

- 6 That a financial contribution in the sum of £10,282 (ten thousand two hundred and eighty two pounds) be paid by the proposer to South Dublin County Council towards the cost of connection to Watery Lane Sewer which facilitates 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.

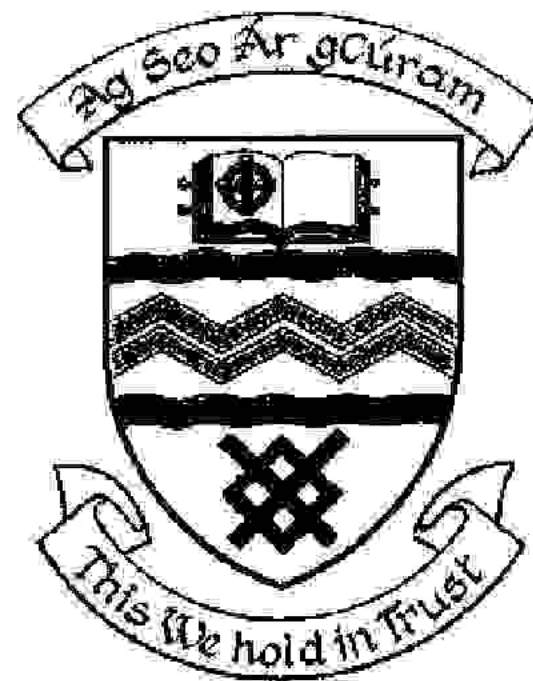
- 7 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £33,000 (thirty three thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
 Or./...
- b. Lodgement with the Council of a Cash sum of £20,000 (twenty thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
 Or./...
- c. Lodgement with the Planning Authority of a letter of

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guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 8 Access road to be built to current County Council Standards for industrial estate development.

REASON:

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

- 9 Details of the junction with Ninth Lock Road to be submitted to the Planning Authority for agreement prior to commencement of development.

REASON:

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

- 10 Building to be set back a minimum of two metres from the back of the footpath to provide for access to services.

REASON:

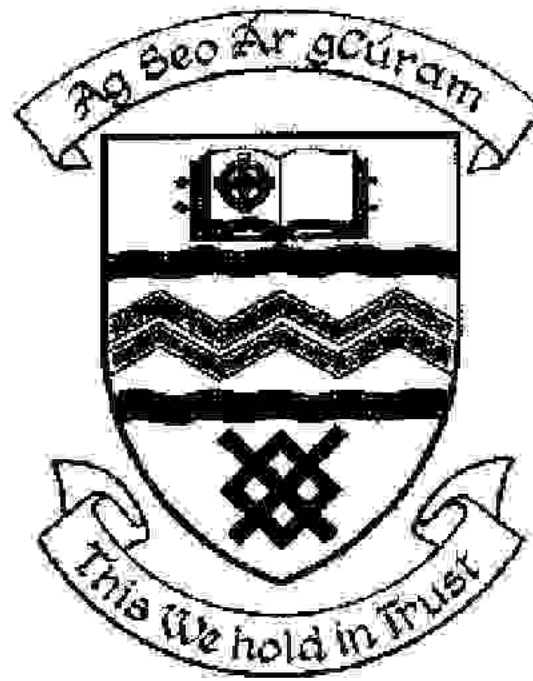
In the interest of the proper planning and development of the area.

- 11 In lieu of the outstanding parking deficit of 22 spaces, in the context of Development Plan requirements, the applicant to make a financial contribution of £22,000 (twenty 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 provision of carparking in the

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area of the proposed development and which will facilitate it, this contribution to be paid before the commencement of development on the site.

REASON:

In the interest of ensuring a proper standard of parking provision. The provision of such car parking in the are by the Council will facilitate the proposed development. It is considered reasonable therefore that the developer should contribute towards the cost of providing the same.

- (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.

¹² March 1998
 for SENIOR ADMINISTRATIVE OFFICER