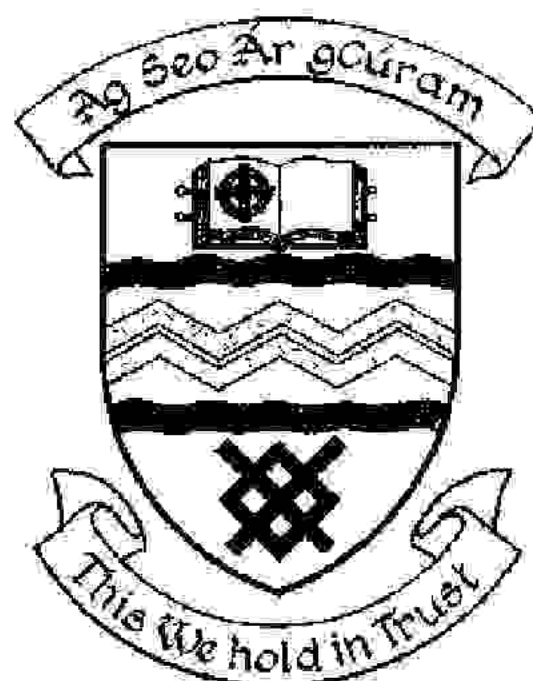


| | | | |
|-----------------------------|--|--|-------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0757 | |
| 1. Location | 22 Mountdown Road, Perrystown, Dublin 12. | | |
| 2. Development | Change of use from a Butcher's shop to two ground floor apartments. | | |
| 3. Date of Application | 25/11/97 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 22/01/98 2. | 1. 02/02/98 2. |
| 4. Submitted by | Name: Mr. Charlie Murray, Address: 22 Mountdown Road, Perrystown, | | |
| 5. Applicant | Name: Mr. Charlie Murray, Address: 22 Mountdown Road, Perrystown, Dublin 12. | | |
| 6. Decision | O.C.M. No. 0403 Date 04/03/98 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 0748 Date 20/04/98 | 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/0757 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.

Telephone: 01-462 0000
Fax: 01-462 0104

Mr. Charlie Murray,
22 Mountdown Road,
Perrystown,
Dublin 12.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|------------------------------|
| Final Grant Order Number 0748 | Date of Final Grant 20/04/98 |
| Decision Order Number 0403 | Date of Decision 04/03/98 |
| Register Reference S97A/0757 | Date 2nd February 1998 |

Applicant Mr. Charlie Murray,

Development Change of use from a Butcher's shop to two ground floor apartments.

Location 22 Mountdown Road, Perrystown, Dublin 12.

Floor Area 169.000 Sq Metres

Time extension(s) up to and including

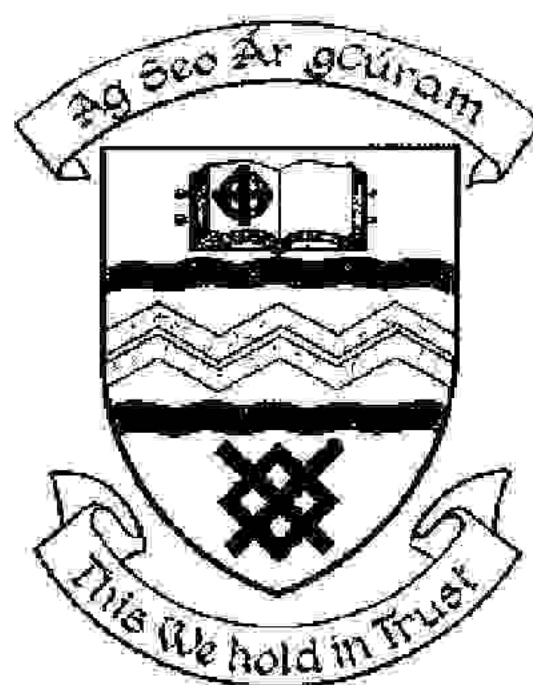
Additional Information Requested/Received 22/01/98 /02/02/98

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

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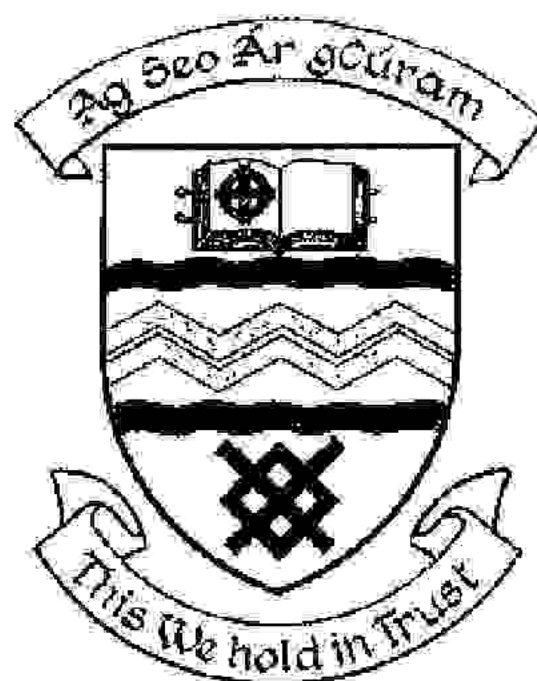
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by additional information received on 02/02/98, 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 each proposed apartment shall be used as a single dwelling unit.
REASON:
In the interest of the proper planning and development of the area.
- 3 That the area shown as private open space be landscaped in accordance with submitted plans and be available for use by residents on completion of the dwellings.
REASON:
In the interest of residential amenity.
- 4 That the existing side gate be replaced with a high quality gate and maintained accordingly.
REASON:
In the interest of residential amenity.
- 5 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.
- 6 That an acceptable apartment numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed apartments.
REASON:

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

- 7 That the existing garage be used solely for purposes incidental to the enjoyment of the dwelling unit as such and shall not be used for the carrying on of any trade or business.

REASON:

To prevent unauthorised development.

- 8 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 9 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) PER APARTMENT (total £1,500 one thousand five hundred 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.

- 10 That a financial contribution in the sum of money equivalent to the value of £500 (five hundred pounds) PER APARTMENT (total £1,000 one 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:

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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 £500 (five hundred pounds) PER APARTMENT (total £1,000 one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in Tymon Park and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the provision and development of amenity lands in the area which will facilitate 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.

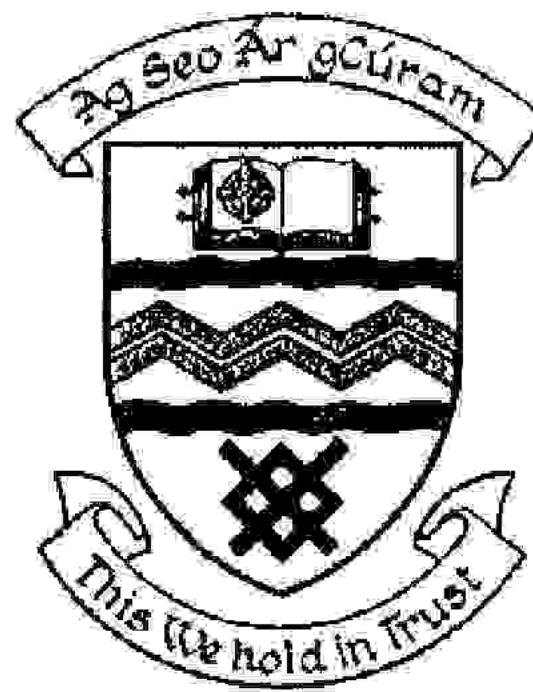
Signed on behalf of South Dublin County Council.


.....April 1998
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

| | |
|------------------------------|---------------------------|
| Decision Order Number 0134 | Date of Decision 22/01/98 |
| Register Reference S97A/0757 | Date 25th November 1997 |

Applicant Mr. Charlie Murray,
Development Change of use from a Butcher's shop to two ground floor
apartments.

Location 22 Mountdown Road, Perrystown, Dublin 12.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 25/11/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to clarify the proposed use of the garage located to the rear of the site.
- 2 The applicant is requested to clarify the status of the proposed access to rear garden and to confirm whether or not it is to be exclusively for the residents of the proposed development.
- 3 The proposed balcony is unacceptable at this location. The applicant is requested to clarify if he is in a position to submit revised drawings which omit this proposal from the development.

Mr. Charlie Murray,
22 Mountdown Road,
Perrystown,
Dublin 12.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S97A/0757



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Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

22/01/98