

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0656	
1. Location	'St. Martins', Ballinascorney Upper, Co. Dublin		
2. Development	Workshop, small store and office extension to existing facility.		
3. Date of Application	08/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/10/97 2.	1. 08/12/97 2.
4. Submitted by	Name: James Ahern Architects Address: 29 Belgrove Road Clontarf		
5. Applicant	Name: Matt Talbot Community Trust Address: 42 St. Laurence's Road, Chapelizod.		
6. Decision	O.C.M. No. 0222 Date 05/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0480 Date 19/03/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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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James Ahern Architects
29 Belgrove Road
Clontarf
Dublin 3

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0480	Date of Final Grant 19/03/98
Decision Order Number 0222	Date of Decision 05/02/98
Register Reference S97A/0656	Date 8th December 1997

Applicant Matt Talbot Community Trust

Development Workshop, small store and office extension to existing facility.

Location 'St. Martins', Ballinascorney Upper, Co. Dublin

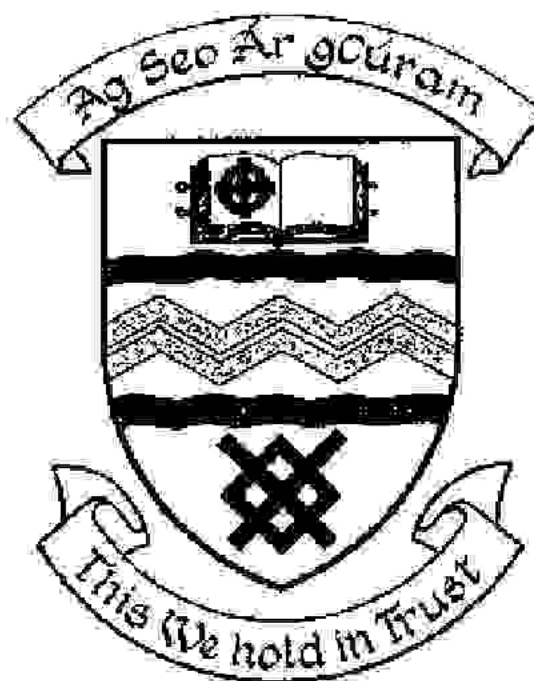
Floor Area 90.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/10/97 /08/12/97

A Permission has been granted for the development described above,
subject to the following (9) 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 Unsolicited Additional Information received by the Planning Authority on 22/10/97, 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 All foul waste shall be discharged to the septic tank. All surface water shall be discharged to watercourses.

REASON:

In the interest of public health.

- 3 The extended premises shall be occupied by not more than 14 persons at any one time.

REASON:

In the interest of public health to ensure that the septic tank and percolation area are not overloaded.

- 4 At least six car-parking spaces shall be provided within the curtilage of the site.

REASON:

In the interest of traffic safety.

- 5 The roadside boundary wall adjacent to the house shall be capped and plastered along its entire length.

REASON:

In the interest of visual amenity.

- 6 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

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- 7 This permission shall be for the specific use of the Matt Talbot Community Trust. Should the property be sold, then the entire building shall revert to single occupancy residential use.
REASON:
To preserve the rural amenities of the area in the interest of the proper planning and development of the area.
- 8 The relocated mobile home on this site shall be permanently removed from the site within FIVE years of the date of final grant of planning permission, unless before that date, permission for its retention is granted by the Planning Authority or An Bord Pleanala on appeal.
REASON:
In the interest of visual amenity.
- 9 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.
REASON:
In the interest of the proper planning and development of the area.
- (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.

.....*[Signature]*..... 20 March 1998
for SENIOR ADMINISTRATIVE OFFICER