

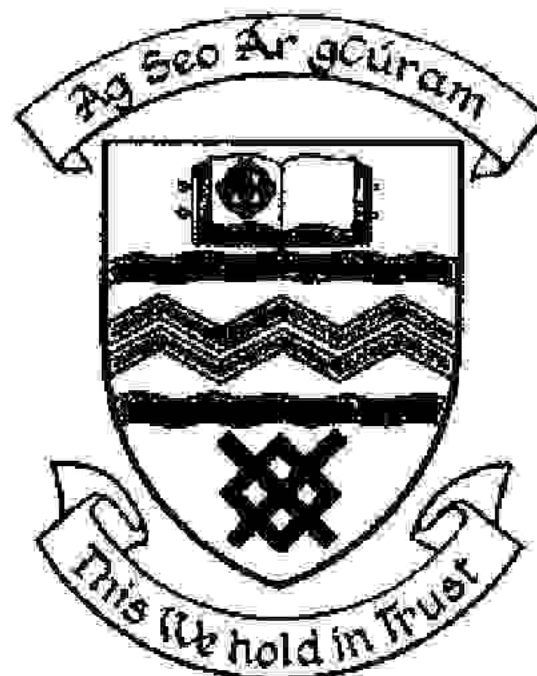
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0649	
1. Location	8A Main St., Palmerstown, Dublin 20.		
2. Development	Two storey office building.		
3. Date of Application	07/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Colm O' Loughlin Architect Address: 12A Main Street, Lucan		
5. Applicant	Name: P. O'Loughlin Address: 12A Main St., Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 4192 Date 04/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0048 Date 15/01/98	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,
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Baile Átha Cliath 24.

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PLANNING
DEPARTMENT
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Town Centre, Tallaght,
Dublin 24.

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Colm O' Loughlin Architect
12A Main Street,
Lucan
Co. Dublin

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0048	Date of Final Grant 15/01/98
Decision Order Number 4192	Date of Decision 04/12/97
Register Reference S97A/0649	Date 7th October 1997

Applicant P. O'Loughlin

Development Two storey office building.

Location 8A Main St., Palmerstown, Dublin 20.

Floor Area 64.500 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 (12) 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 the proposed building be amended as follows:

- (a) Bay window at ground floor level to be substituted by a window to match proposed windows at first floor.

REASON:

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

- 3 All external finishes and colours, including roof materials shall be in keeping with the existing buildings to west.

REASON:

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

- 4 Prior to commencement of development details of proposed boundary treatment to the site shall be submitted to and be to the satisfaction of the Planning Authority.

REASON:

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

- 5 All windows to the east elevation to be fitted with obscure glass. Where openings are provided they shall be of high level type only.

REASON:

In the interest of residential amenity.

- 6 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.

- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained

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and strictly adhered to in the development.

REASON:

In the interest of health.

- 8 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.

- 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.

- 10 That one standard sized off-street car parking space be provided to the satisfaction of the Roads Department of South Dublin County Council.

REASON:

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

- 11 That a financial contribution in the sum of money equivalent to the value of 800 (eight 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 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.

- 12 That a financial contribution in the sum of 999 (nine hundred and ninety nine pounds) be paid by the proposer to

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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.

- (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]*.....15 January 1998
 for SENIOR ADMINISTRATIVE OFFICER