

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0638	
1. Location	Block 1, on site bounded by the Naas dual carriageway, Saggart Road and Citywest Golf Club, Saggart, Co. Dublin.		
2. Development	Extensions at ground floor level to Block 1, and revisions to first floor layout and elevations to previously approved permission Ref. S97A/0293, Decision Order No. 1553.		
3. Date of Application	01/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/10/97 2.	1. 21/10/97 2.
4. Submitted by	Name: Project Architects, Address: Fleming Court, Fleming's Place,		
5. Applicant	Name: H.S.S. Ltd., Address: Keatings Park, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 4226 Date 09/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0125 Date 21/01/98	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,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Order Number 2063	Date of order 16/10/97
Register Reference S97A/0638	Date 1st October 1997

Applicant H.S.S. Ltd.,

Development Extensions at ground floor level to Block 1, and revisions to first floor layout and elevations to previously approved permission Ref. S97A/0293, Decision Order No. 1553.

Location Block 1, on site bounded by the Naas dual carriageway, Saggart Road and Citywest Golf Club, Saggart, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 09/10/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name

Project Architects,
Fleming Court,
Fleming's Place,
Dublin 2.

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REG REF. S97A/0638

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- (b) whether application is for **Permission, Outline Permission, or Approval.**
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

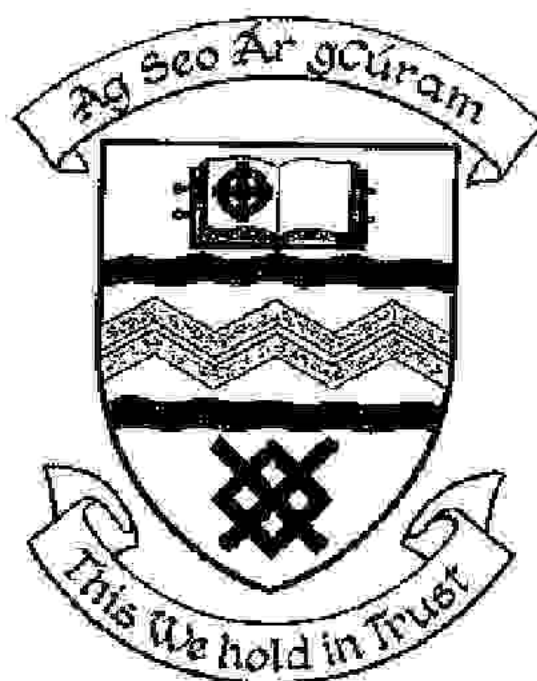
No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

17/10/97

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Project Architects,
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Fleming's Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0125	Date of Final Grant 21/01/98
Decision Order Number 4226	Date of Decision 09/12/97
Register Reference S97A/0638	Date 21st October 1997

Applicant H.S.S. Ltd.,

Development Extensions at ground floor level to Block 1, and revisions to first floor layout and elevations to previously approved permission Ref. S97A/0293, Decision Order No. 1553.

Location Block 1, on site bounded by the Naas dual carriageway, Saggart Road and Citywest Golf Club, Saggart, Co. Dublin.

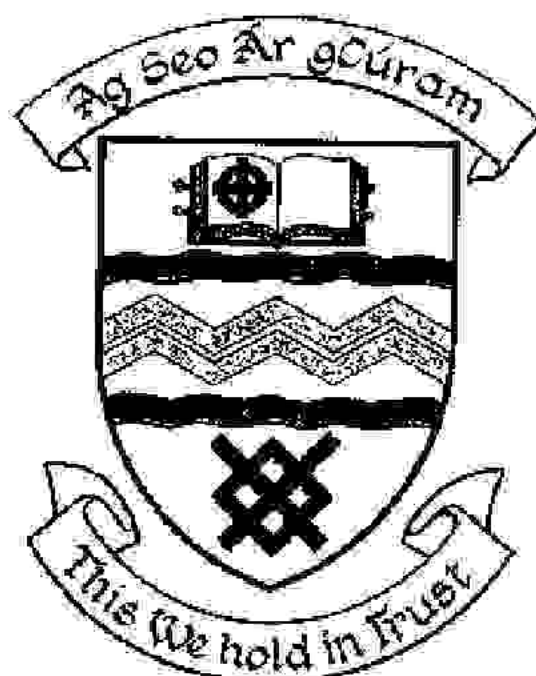
Floor Area 1267.800 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/10/97 /21/10/97

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

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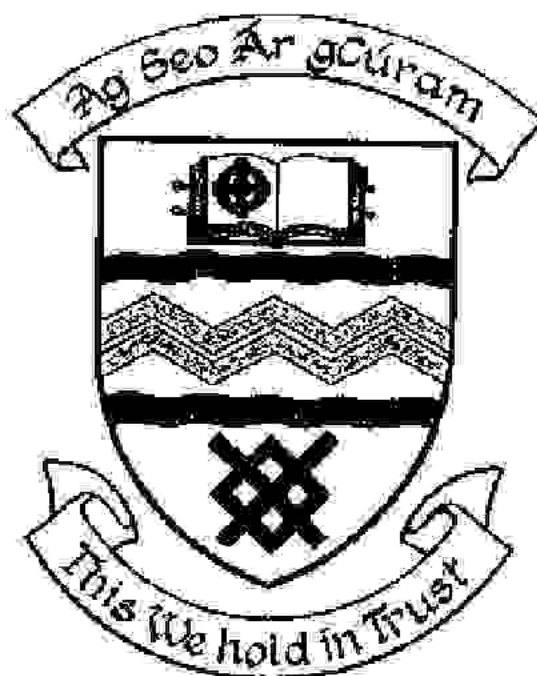
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Conditions and Reasons

- 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 The proposed development shall comply with the relevant conditions of permission Ref. S97A/0293.
REASON:
In the interest of the proper planning and development of the area.
- 3 Prior to first occupation of the building, the applicant shall submit, for the written agreement of the Planning Authority, a detailed watermain layout for the entire site to show mains, valves, hydrants, etc., and connection point to public mains.
REASON:
In the interest of public health.
- 4 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 5 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 6 That the arrangements made with regard to the payment of the financial contribution in the sum of £46,510 (forty six thousand, five hundred and ten pounds) in respect of the overall development, as required by Condition No. 12 of planning permission granted under Reg. Ref. S97A/0293 be strictly adhered to in respect of this proposal.
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 the arrangements made with regard to the payment of the financial contribution in the sum of £21,000 (twenty one thousand pounds) in respect of the overall development, as required by Condition No. 13 of planning permission granted under Reg. Ref. S97A/0293 be strictly adhered to in respect of this proposal.

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.

- 8 That a financial contribution in the sum of £1,627 (one thousand, six hundred and twenty seven 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.

- 9 That a financial contribution in the sum of money equivalent to the value of £1,736 (one thousand seven hundred and thirty six 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.

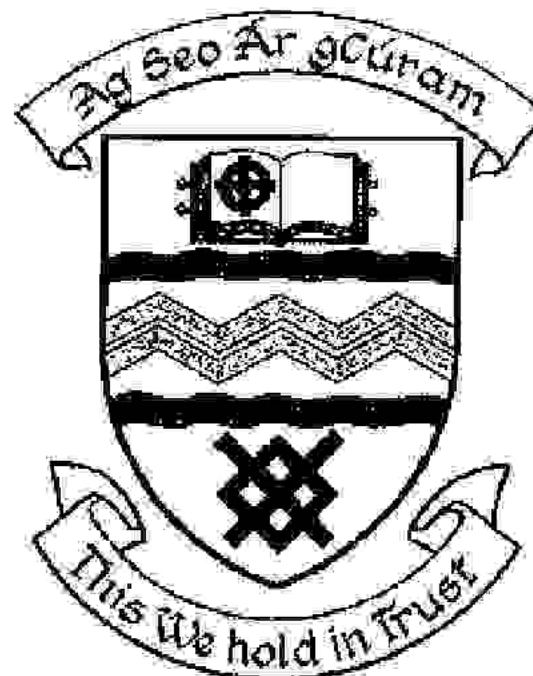
REASON:

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.

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- (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.

.....
for SENIOR ADMINISTRATIVE OFFICER