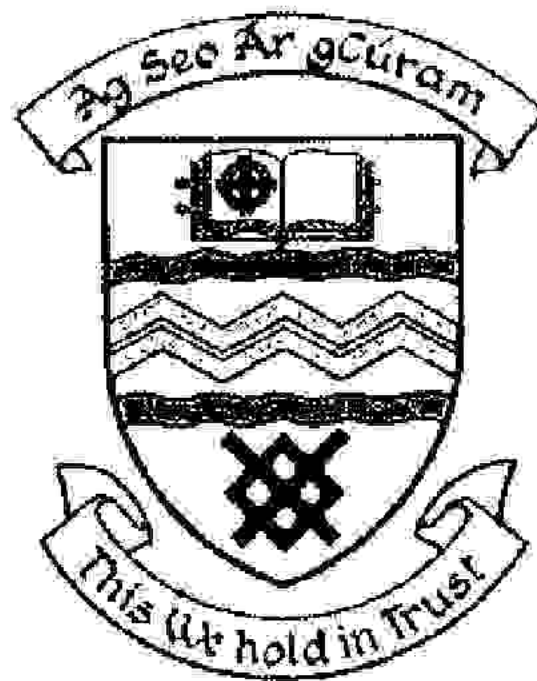


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0621	
1. Location	Doddervale House, Balrothery, Tallaght, Dublin 24.		
2. Development	Extension to premises and new vehicular access onto public road.		
3. Date of Application	22/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 20/11/97 2.	1. 12/03/98 2.
4. Submitted by	Name: M. D. Derwin Address: Doddervale House, Balrothery,		
5. Applicant	Name: Mr D Derwin Address: 56 The Woodlands, Castletown House, Celbridge, Co. Kildare		
6. Decision	O.C.M. No. 0881  Date 07/05/98	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 1216  Date 18/06/98	Effect AA GRANT APPROVAL	
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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M. D. Derwin  
 Doddervale House,  
 Balrothery,  
 Tallaght,  
 Dublin 24.

**NOTIFICATION OF GRANT OF Approval**

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

<b>Final Grant Order Number</b> 1216	<b>Date of Final Grant</b> 18/06/98
<b>Decision Order Number</b> 0881	<b>Date of Decision</b> 07/05/98
<b>Register Reference</b> S97A/0621	<b>Date</b> 12th March 1998

**Applicant** Mr D Derwin

**Development** Extension to premises and new vehicular access onto public road.

**Location** Doddervale House, Balrothery, Tallaght, Dublin 24.

**Floor Area** 150.000 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 20/11/97 /12/03/98

A Approval has been granted for the development described above,  
 subject to the following (13) Conditions.

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**Conditions and Reasons**

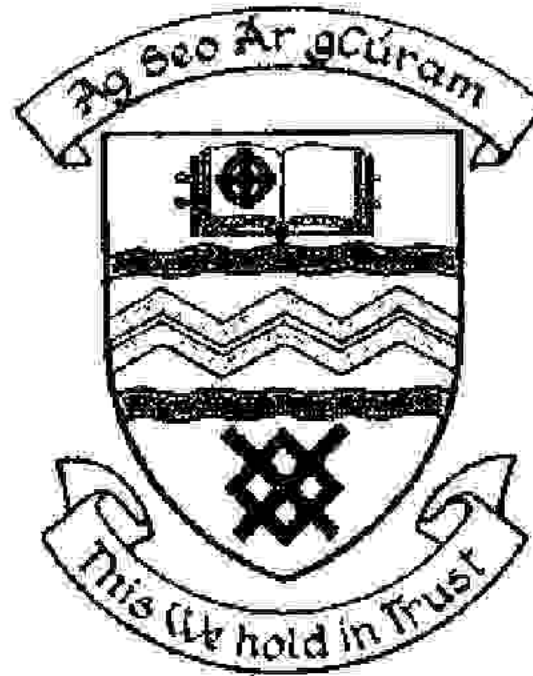
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 12/03/98, save as may be required by the other conditions attached hereto.  
**REASON:**  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That 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.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.  
**REASON:**  
In the interest of health.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
**REASON:**  
In the interest of amenity.
- 5 Prior to the commencement of development on site the sign erected on the boundary with the by-pass and the sign erected on the rear elevation of the building shall be removed permanently. No further advertising signs, devices or structures shall be erected on site other than the proposed new pillar sign and the sign on the front elevation of this building. The size of this sign shall be reduced to 5.0 x 0.75m. and shall consist of individually mounted letters or painted letters on a fascia board. The proposed sign shall not be illuminated. The proposed sign on the entrance gate shall be omitted.  
**REASON:**  
To preserve the residential and visual amenities of the area in the interest of the proper planning and development of the area.



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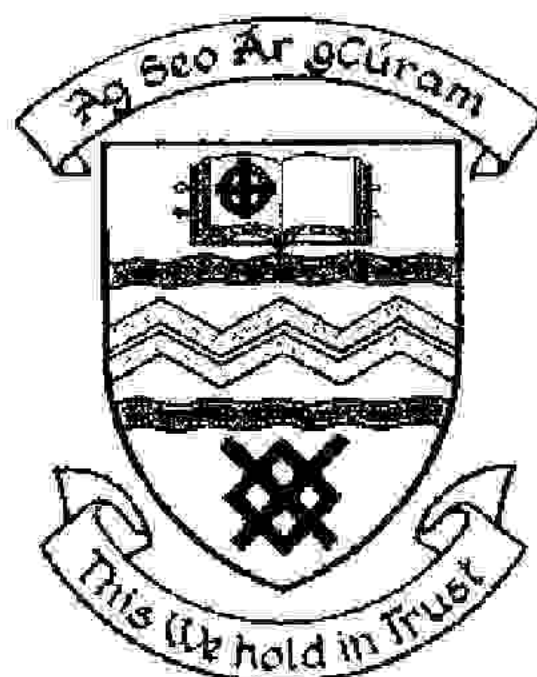


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- 6 All external walls shall be plastered or wet or dry dashed.  
REASON:  
In the interest of visual amenity.
- 7 The existing building on site shall be clad with the same KINGSPAN as the proposed extension.  
REASON:  
In the interest of visual amenity.
- 8 Within SIX months of the first occupation of the new workshop, the dense evergreen planting shall be undertaken on the relevant two site boundaries.  
REASON:  
In the interest of visual amenity.
- 9 The footpath to the front of the premises shall be widened to the line of the new boundary at the applicants expense. The footpath and kerb at the entrance shall be dishd to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.  
REASON:  
In the interest of traffic safety and the proper planning and development of the area.
- 10 The metal container on site shall be removed permanently prior to the commencement of development.  
REASON:  
In the interest of the proper planning and development of the area and visual amenity.
- 11 The oil tank on site shall be bunded to 110% of its capacity prior to the commencement of development on site.  
REASON:  
In the interest of public health.

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- 12 That a financial contribution in the sum of £1,211 (one thousand two hundred and eleven 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.

- 13 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:**

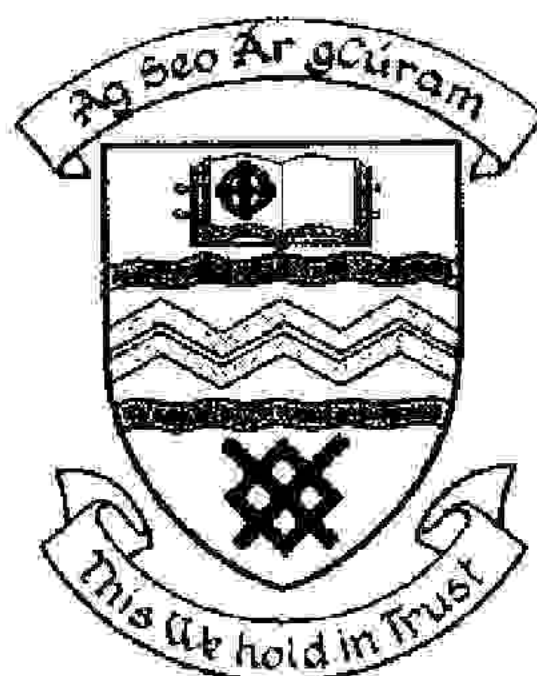
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

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- (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.

.....*NC*.....*19*.....June 1998  
for SENIOR ADMINISTRATIVE OFFICER



SOUTH DUBLIN COUNTY COUNCIL  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 4116	Date of Decision 20/11/97
Register Reference S97A/0621	Date 22nd September 1997

**Applicant** Mr D Derwin  
**Development** Extension to premises and new vehicular access onto public road.  
**Location** Doddervale House, Balrothery, Tallaght, Dublin 24.  
**App. Type** Approval

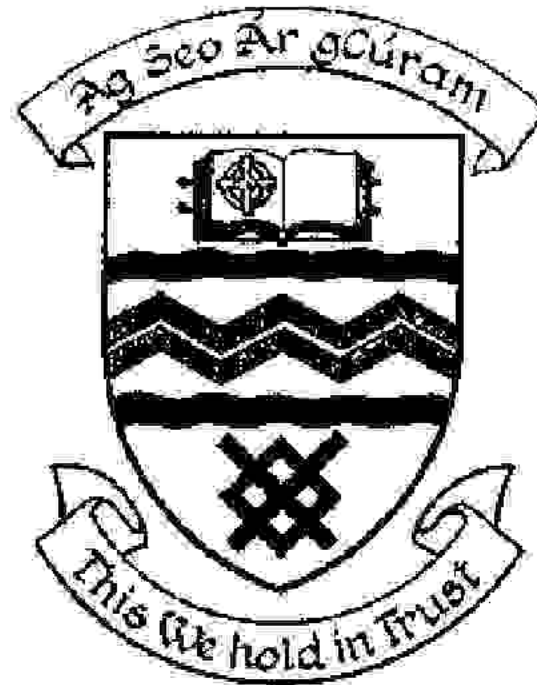
Dear Sir/Madam,

With reference to your planning application, received on 22/09/97 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 submit revised proposals for surface water drainage. South Dublin County Council records indicate that the 225mm diameter pipe to which the applicant proposes connection is a foul sewer which is not acceptable. Any proposal to discharge to a road surface water drain can only be with the prior agreement of the Roads Department, South Dublin County Council which should be ascertained prior to the submission of revised proposals.
- 2 The applicant is requested to submit proposals for dense evergreen planting immediately to the rear of the proposed new roadside boundary wall and railings. Revised proposals should be submitted to set back any new wall and railings in line with the adjoining property to the east - Doddervale House. Alternatively revised proposals should be submitted to retain the existing roadside boundary hedgerow with a new

M. D. Derwin  
Doddervale House,  
Balrathery,  
Tallaght,  
Dublin 24.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S97A/0621

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fence not greater than 2.4m high erected immediately behind it.

- 3 The applicant is requested to submit a sample of the metal cladding proposed for the existing and new building.
- 4 The applicant is requested to indicate that signs on the Bypass boundary and the rear elevation of the workshop are to be removed.
- 5 The applicant is requested to indicate 7 on-site car-parking spaces.
- 6 The applicant is requested to submit proposals and drawings for the bunding of the oil tank located to the rear of the workshop.
- 7 The applicant is requested to indicate that the existing metal container on this site is to be removed.
- 8 The applicant is requested to confirm that the remainder of the hedgerow on the western boundary of the site is to be retained.
- 9 The applicant is requested to submit proposals for the rendering of the recently constructed boundary wall with Doddervale House.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

20/11/97