

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0602	
1. Location	Edmondstown Road, Rathfarnham, Dublin 16.		
2. Development	Retention of paint preparation store and new vehicular entrance.		
3. Date of Application	16/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: P Watson Address: 72 Weston Road Churchtown		
5. Applicant	Name: Mr M Finn Address: Edmondstown Road, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 4063  Date 13/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0032  Date 07/01/98	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**

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P Watson  
72 Weston Road  
Churchtown  
Dublin 14

**NOTIFICATION OF GRANT OF Permission****LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Final Grant Order Number</b> 0032	<b>Date of Final Grant</b> 07/01/98
<b>Decision Order Number</b> 4063	<b>Date of Decision</b> 13/11/97
<b>Register Reference</b> S97A/0602	<b>Date</b> 16th September 1997

**Applicant** Mr M Finn

**Development** Retention of paint preparation store and new vehicular entrance.

**Location** Edmondstown Road, Rathfarnham, Dublin 16.

**Floor Area** 68.700 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 (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 and as amended by unsolicited additional information received on 20th October 1997, 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 boundary wall and railing (external wall be faced with maintenance free material and railings to be solid steel and painted in dark or muted colour) to be provided along the reservation line as indicated on the submitted drawings. Exact location to be set out and agreed with the Planning Authority (Roads Design) on site.  
REASON:  
To accord with the Road improvement objectives as set out in the current Development Plan and in the interest of orderly development of a residential area.
  
- 3 The area between the boundary wall and edge of carriage way to be grassed and maintained in to a reasonable standard to the satisfaction of the Roads Engineer.  
REASON:  
In the interest of orderly development.
  
- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
  
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
  
- 6 The entrance to be designed to the requirements of the Planning Authority (Roads Department).



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**REASON:**

In the interest of traffic safety.

- 7 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

**REASON:**

In the interest of amenity.

- 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 and in this regard the following shall be adhered to immediately:-

- . Applicant to ensure that foul and service water drains are connected directly to the public sewers. Applicant to submit full details of drainage layout, pipe sizes, gradients, cover and invert levels up to point of connection with the public sewer for written agreement with the Planning Authority.
- . Applicant to submit watermain layout drawing for agreement of the Area Engineer, Deansrath Depot, Drawings to indicate watermain sizes, valve, meter and hydrant layout, points of connection to existing watermains. Layout to be in accordance with Part B of 1991 Building Regulations.

**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 Pleanála on appeal.

**REASON:**

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

- 10 That four car park spaces to be provided within the site and to be clearly marked out. This does not include spray booth.

**REASON:**

In the interest of traffic safety.

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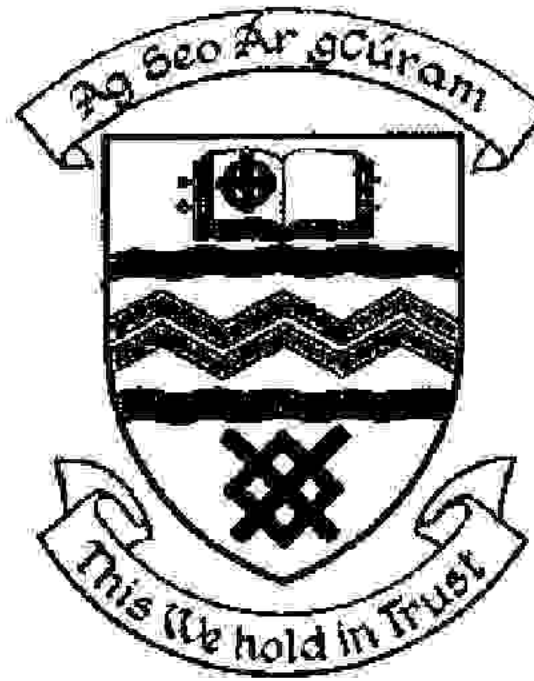
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- 11 That the area between the front of the premises and the public road not be used for storage or display of goods or any other similar uses.  
**REASON:**  
 In the interest of the proper planning and development of the area.
- 12 That a financial contribution in the sum of £555 (five hundred and fifty five 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 on receipt of final grant of permission.  
**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 £1,600 (one thousand six 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 on receipt of final grant of permission.  
**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.



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- (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.

.....*PD*.....January 1998  
for SENIOR ADMINISTRATIVE OFFICER