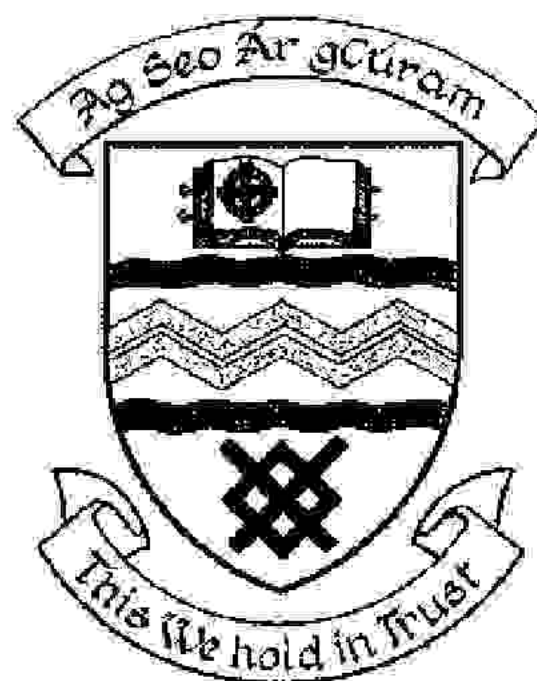


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0539	
1. Location	34 Convent Road, Clondalkin, Dublin 22.		
2. Development	Retention of first floor apartment and of amended elevation and external access stair.		
3. Date of Application	25/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: K. A. Dean and Associates, Address: 82a Stranmillis Road, Belfast,		
5. Applicant	Name: Larry Mahon Builders, Address: 42 Palmerston Road, Dublin 6.		
6. Decision	O.C.M. No. 3003 Date 23/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4219 Date 08/12/97	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.	

REG REF. S97A/0539 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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K. A. Dean and Associates,
82a Stranmillis Road,
Belfast,
BT9 5AD.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4219	Date of Final Grant 08/12/97
Decision Order Number 3003	Date of Decision 23/10/97
Register Reference S97A/0539	Date 25th August 1997

Applicant Larry Mahon Builders,
Development Retention of first floor apartment and of amended elevation and external access stair.
Location 34 Convent Road, Clondalkin, Dublin 22.
Floor Area 0.000 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 (11) conditions.

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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority by way of unsolicited further information on the 29th August 1997.
REASON:
In the interests of the proper planning and development of the area.
- 2 That each apartment be used as a single dwelling unit.
REASON:
In the interests of the proper planning and development of the area.
- 3 That no apartment be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the applicant shall submit, to the satisfaction of the Planning Authority, full details of watermains layout to provide for separate connection to the public system for each unit and full details of foul and surface water drainage systems including pipe sizes, gradients, cover and invert levels up to and including point of connection to the public sewerage system, within 2 months of the date of the grant of this permission.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 Within one month of the date of the grant of this permission, at least 1 no. dedicated car parking space per apartment shall be provided within the site or within curtilage of the development granted permission under S95A/

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0153. Details to 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.

- 6 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 8 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 9 That a financial contribution in the sum of £1,500 (one thousand five hundred 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.

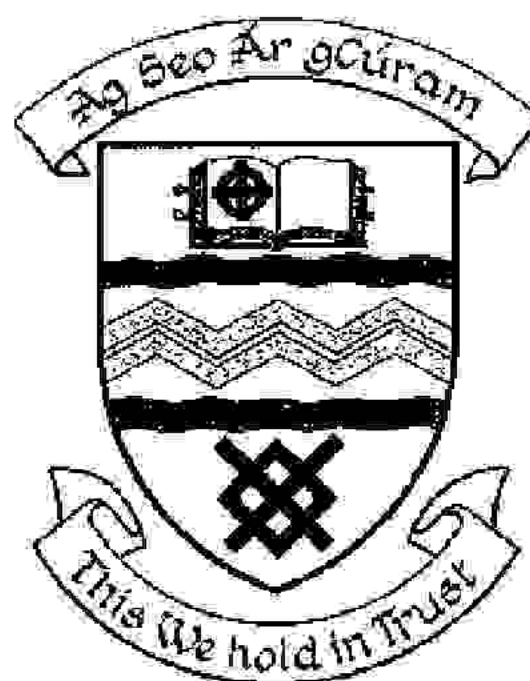
REASON:

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.

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- 10 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.

- 11 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the further development of Class 1 public open space at Corkagh Park which serves this development; this contribution to be paid on receipt of final grant of permission.

REASON:

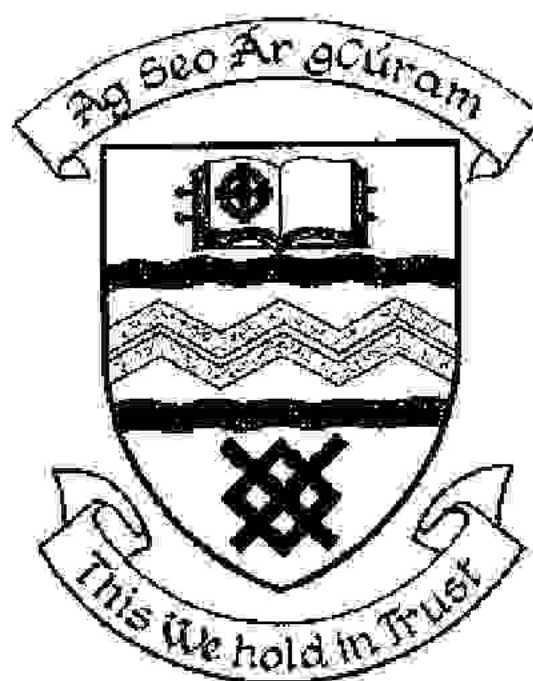
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- (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.

.....⁹ December 1997
for SENIOR ADMINISTRATIVE OFFICER