

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0478	
1. Location	Castle Bagot House, Baldonnell, Co. Dublin.			
2. Development	Change of use from house to offices.			
3. Date of Application	18/07/97	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: P.M. Ging Architect,			
	Address: "Laureston", Monastery Road,			
5. Applicant	Name: Castle Bagot Partnership,			
	Address: Castle Bagot House, Baldonnell, Co. Dublin.			
6. Decision	O.C.M. No. 1859	Effect		
	Date 16/09/97	AP GRANT PERMISSION		
7. Grant	O.C.M. No. 3067	Effect		
	Date 30/10/97	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/0478 SOUTH DUBLIN COUNTY COUNCIL
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P.M. Ging Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3067	Date of Final Grant 30/10/97
Decision Order Number 1859	Date of Decision 16/09/97
Register Reference S97A/0478	Date 18th July 1997

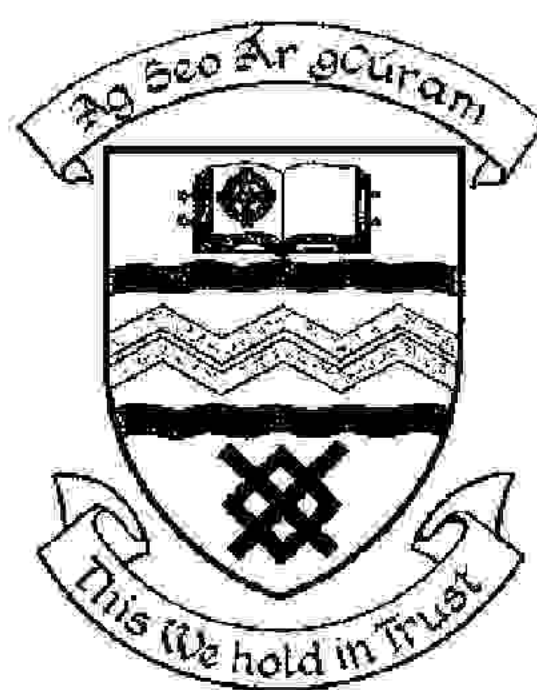
Applicant Castle Bagot Partnership,
Development Change of use from house to offices.
Location Castle Bagot House, Baldonnell, Co. Dublin.
Floor Area 744.000 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (11) conditions.

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Conditions and Reasons

- 1 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 This planning permission relates to the change of use of the building (Castle Bagot House) only unless as otherwise specified in the conditions of this permission. Existing internal layout, window frames, trees within the site, entrance gates and railings shall be retained unless a separate planning permission is first received from South Dublin county Council or an Bord Pleanála on appeal.

REASON:

In the interests of clarity.

- 3 No sign or other advertising devices shall be painted or erected on the building or the site without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal, other than a brass plaque not exceeding 450 mm. X 450 mm. at the entrance door to the building.

REASON:

In the interests of the control of advertising with respect to the visual amenity of the area.

- 4 Prior to the first use of the building as granted under this planning permission, the existing artificial roof slates shall be replaced with natural stone slates. Details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interests of visual amenity having regard to the period of the house.

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- 5 The existing concrete block wall on the northern site boundaries (north and east of the house) shall be removed within 3 months of the first use of the building as granted under this planning permission and shall be replaced with alternative boundary treatment. Details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interest of visual amenity having regard to the period of the house.

- 6 No part of the site shall be used for the parking of vehicles or for the leaving, keeping or storage of materials other than the parking of the cars of employees of the house.

REASON:

In the interests of visual amenity.

- 7 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 8 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.

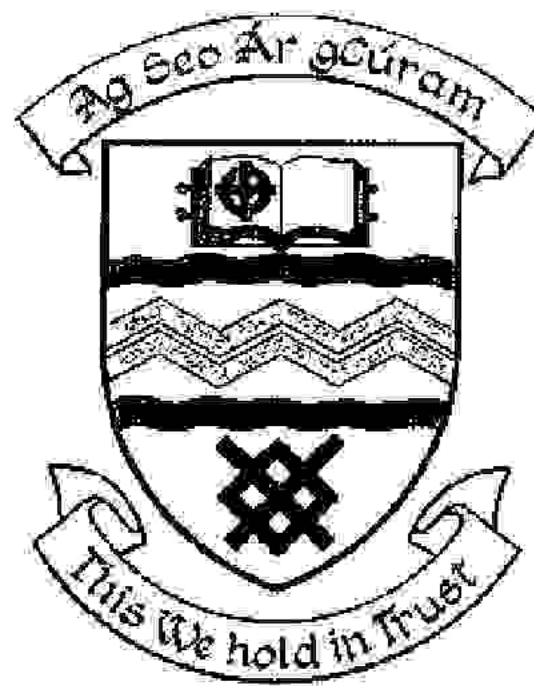
- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular the applicant shall submit a fully detailed foul and surface water drainage layout to the satisfaction of the Planning Authority prior to the commencement of development and ensure full and complete separation of foul and surface water runoff.

REASON:

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In order to comply with the Sanitary Services Acts, 1878-1964.

- 10 That a financial contribution in the sum of money equivalent to the value of £6,000 (six thousand 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.

- 11 In the event of a connection to the public sewer, a further financial contribution in the sum of £3,003 (three thousand and three pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

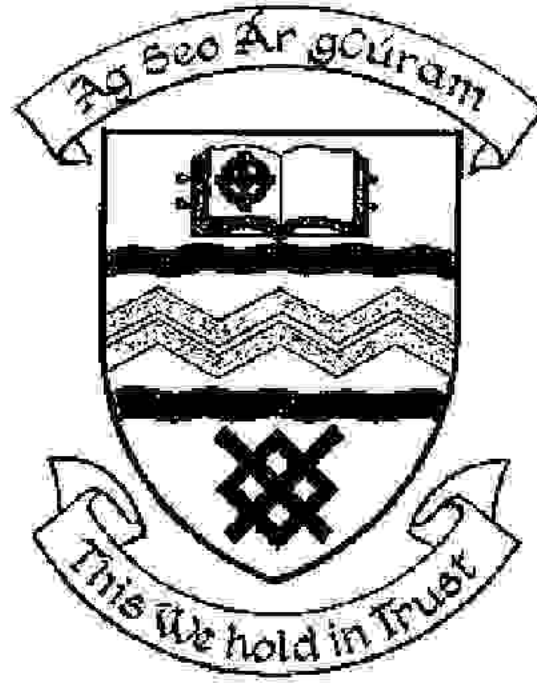
The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- (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.

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- (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.


..... 3. November 1997
for SENIOR ADMINISTRATIVE OFFICER