

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0466	
1. Location	"The Eden", Grange Road, Rathfarnham, Dublin 16.		
2. Development	A 2-storey building comprising shops and community facilities on ground floor and offices on first floor and associated development works.		
3. Date of Application	16/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Frank Elmes & Co. Architects, Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Puissances Limited, Address: Eden Lodge, Grange Road, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1835 Date 12/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3010 Date 23/10/97	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/0466 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Frank Elmes & Co. Architects,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3010	Date of Final Grant 23/10/97
Decision Order Number 1835	Date of Decision 12/09/97
Register Reference S97A/0466	Date 16th July 1997

Applicant Puissances Limited,

Development A 2-storey building comprising shops and community facilities on ground floor and offices on first floor and associated development works.

Location "The Eden", Grange Road, Rathfarnham, Dublin 16.

Floor Area 960.000 Sq Metres

Time extension(s) up to and including

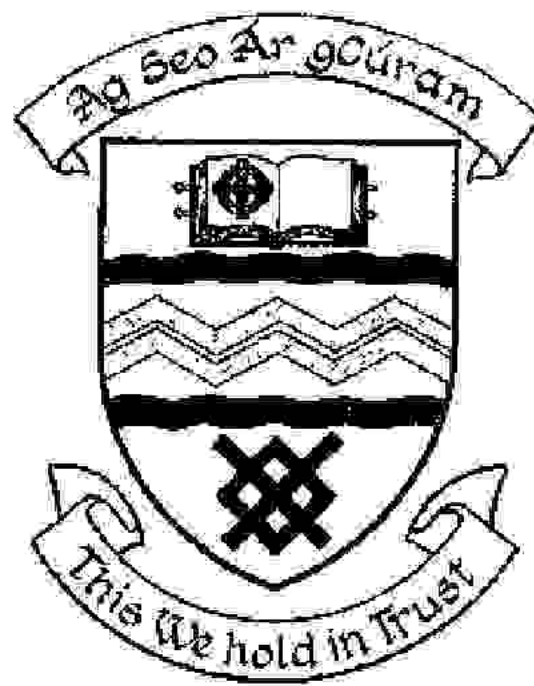
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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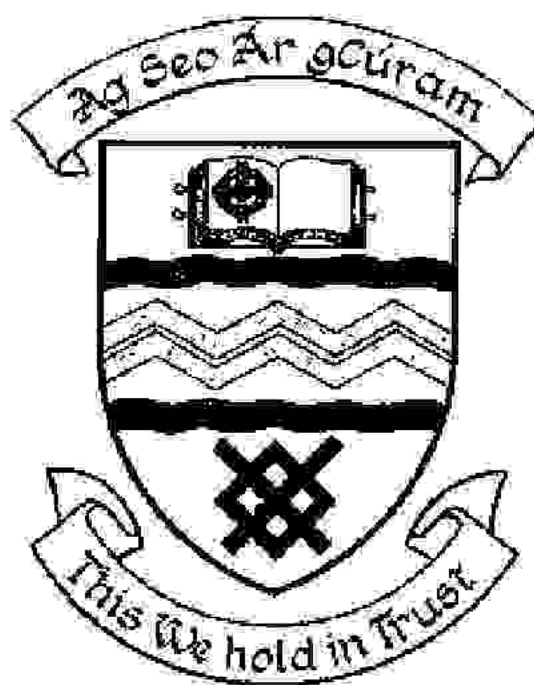
Conditions and Reasons

- 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 That in respect of services all development be carried out in accordance with the conditions attached to permission granted under register reference 90A/1879 and as amended by permission granted under register reference S95A/0563.
REASON:
In the interest of proper planning and development of the area.
- 3 That windows at first floor level in the north gable shall either be omitted from the development or be of obscured glass.
REASON:
In the interest of residential amenity.
- 4 That details of fascia and signage shall be subject to a grant of permission by the Planning Authority or An Bord Pleanála on appeal. Details of application to have regard to the following.
 - . Design to be of high quality and all signage to be part of an integrated design theme for the whole facade.
 - . Lettering height shall not exceed 300mm.
 - . Restricted use of reflective surfaces.
 - . Illumination to be at a minimum and where required to be restricted to down lighting.REASON:
In the interest of amenities of the area.
- 5 That the applicant shall submit a detailed landscape proposal including details of boundary treatment for the written agreement of the Planning Authority. Details to include:-
 - . a detailed programme of works.
 - . details of a boundary wall along the Southern boundary. Wall to be constructed of, or externally

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faced with, stone to reflect character of existing
wall along Grange Road.

REASON:

In the interest of amenities of the area.

- 6 That the area shown as a reservation area for road improvements shall be marked out on site and agreed in writing with the Planning Authority (Roads Department). No development to take place on the land required for the construction of the Green Route.

REASON:

To accord with the objective for road improvements as specified in the Development Plan.

- 7 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.

- 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.

REASON:

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

- 9 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

- 10 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.

- 11 That the car parking are as indicated on the submitted plans shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other purposes.

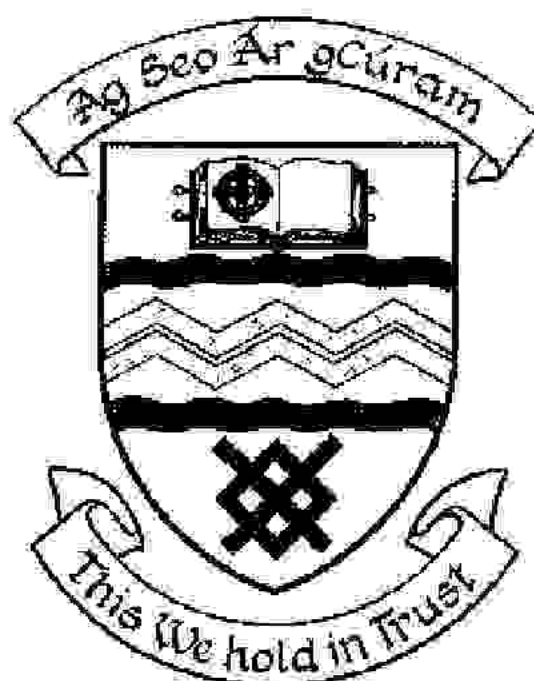
REASON:

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

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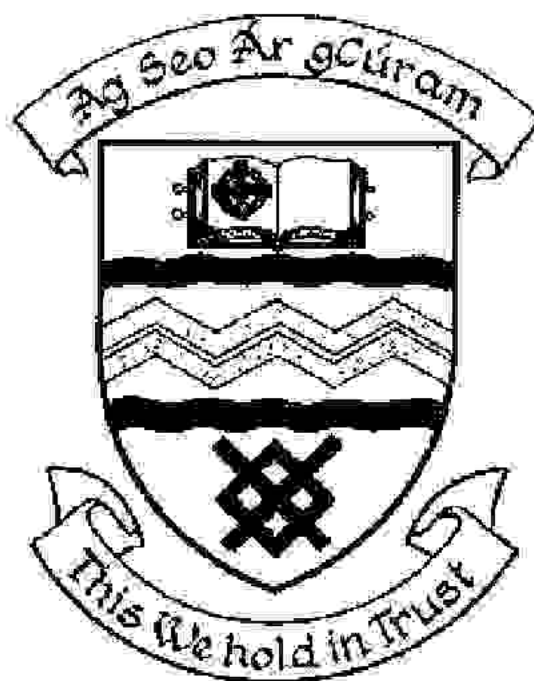
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- 12 That part of the yard area shall be available to the offices for storage of rubbish unless other suitable arrangements are made to the satisfaction of the Planning Authority.
REASON:
In the interest of public health and amenities.
- 13 That details 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.
- 14 That a financial contribution in the sum of money equivalent to the value of £21,300 (twenty one thousand three 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.
- 15 That a financial contribution in the sum of £7,750 (seven thousand seven hundred and fifty 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.

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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.

.....*[Signature]*..... 24 October 1997
for SENIOR ADMINISTRATIVE OFFICER