

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0462	
1. Location	Ballymount Cross, Dublin 24.		
2. Development	First floor extension to existing office building.		
3. Date of Application	14/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Mark O'Reilly & Associates, Address: Greenmount House, Harolds Cross Road,		
5. Applicant	Name: T. J. O'Mahony & Sons Ltd., Address: Ballymount Cross, Dublin 24.		
6. Decision	O.C.M. No. 1823  Date 11/09/97	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/0462 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Mark O'Reilly & Associates,  
Greenmount House,  
Harolds Cross Road,  
Dublin 6W.

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 1823	Date of Decision 11/09/97
Register Reference S97A/0462	Date 14th July 1997

Applicant T. J. O'Mahony & Sons Ltd.,

Development First floor extension to existing office building.

Location Ballymount Cross, Dublin 24.

Floor Area 108.440 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 (9) conditions.

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**Conditions and Reasons**

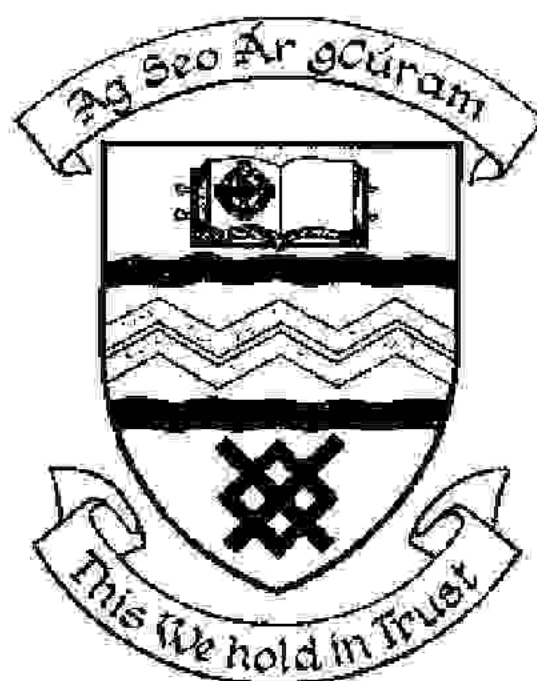
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That materials and finishes of the proposed extension be harmonious with existing premises.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 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.
- 4 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.
- 5 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.
- 6 That the existing portacabin be removed and site reinstated to its former use on commencement of use of proposed development.  
REASON:  
In the interest of the proper planning and development of the area.



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- 7 That the applicant submit details of car parking and storage layout for written agreement with the Planning Authority prior to commencement of development.

REASON:

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

- 8 That a financial contribution in the sum of £855 (eight 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 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.

- 9 That a financial contribution in the sum of money equivalent to the value of £912 (nine hundred and twelve 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:

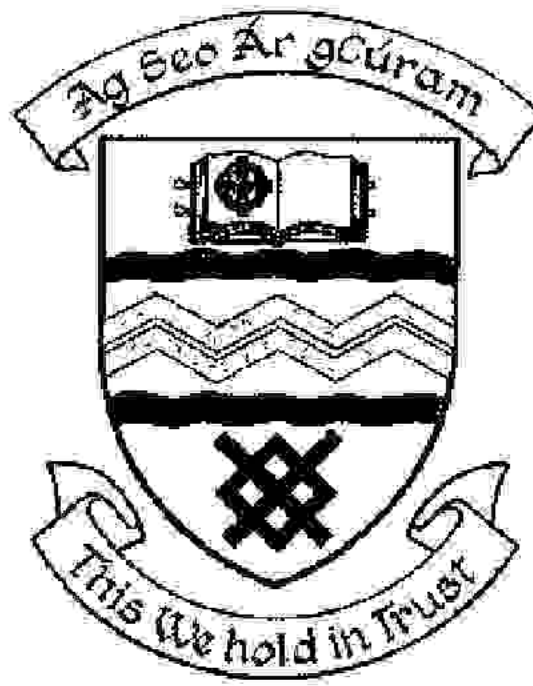
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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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.

 ..... 24. October 1997  
for SENIOR ADMINISTRATIVE OFFICER