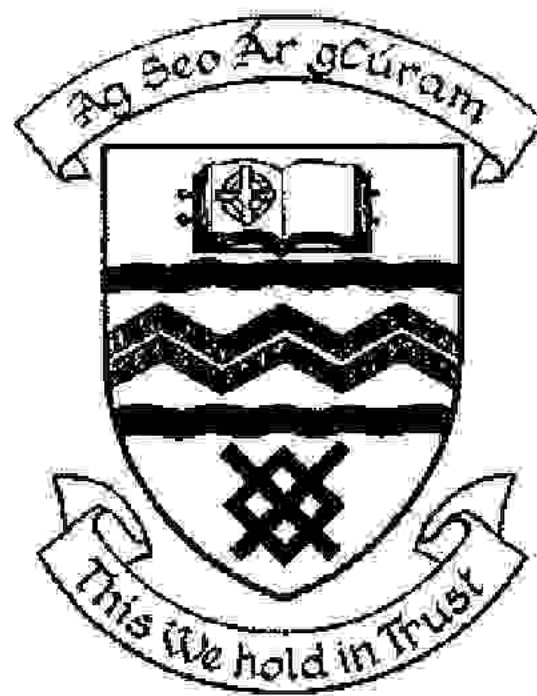


**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

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

Decision Order Number 1548	Date of Decision 31/07/97
Register Reference S97A/0363	Date 6th June 1997

Applicant Ms. Port Walls Limited,

Development Permission sought for demolition of existing 2 storey,
and the construction of a 2 storey property with retail
space at ground floor and office space on first floor.

Location Westbury Furniture, Templeogue Road, (beside south side of
"Templeogue Inn") Templeogue Village, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

31/07/97

Liam Matthews & Partners,
Architects,
5 clare Street,
Dublin 2.

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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 as amended by unsolicited additional information received on 10th June and 3rd July 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 front elevation shall be constructed of/faced with red brick which is harmonious with the village, particularly the Victorian buildings on the northern side of the road.
REASON:
In the interest of the amenities of the village.
- 3 That the windows shall be revised to vertical proportions and revised drawings shall be submitted for written agreement with the Planning Authority prior to commencement of development.
REASON:
In the interest of orderly development and in the interest of amenities of the area.
- 4 That the shopfronts including doors shall be of traditional design and scale and of a high quality finish and detailed

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design and shall be subject to approval of the Planning Authority.

REASON:

In the interest of orderly development and in the interest of the amenities of the area.

- 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 footpath between the building and the edge of the carriageway shall be paved to a high standard ("Castlestone" or similar) and to a pattern which is harmonious with the village improvement scheme for the area. All works including kerbing and the provision of ducting to be carried out at the applicant's expense. Details of an acceptable pattern of paving shall be discussed and agreed in writing with the Planning Authority prior to commencement of development.

Alternatively a financial contribution in the sum of money to the value of £5,000 (five 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 be paid towards the cost of village improvements including upgrading of footpath in the area serving the site.

REASON:

In the interest of the proper planning and development of the area in the interest of the amenities of the area and it is considered reasonable that the developer should contribute towards the cost of the improvement works.

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- 7 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 8 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.
- 9 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 all requirements of the Environmental Services Department of the Planning Authority shall be ascertained and strictly adhered to in the development.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 10 In respect of surface water sewer applicant to submit full details of surface water system up to connection to existing surface system for the written agreement with the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 11 That a financial contribution in the sum of £5,879 (five thousand eight hundred and seventy nine 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

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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.

- 12 That a financial contribution in the sum of money equivalent to the value of £20,000 (twenty thousand pounds) (£1,000 per space) 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.