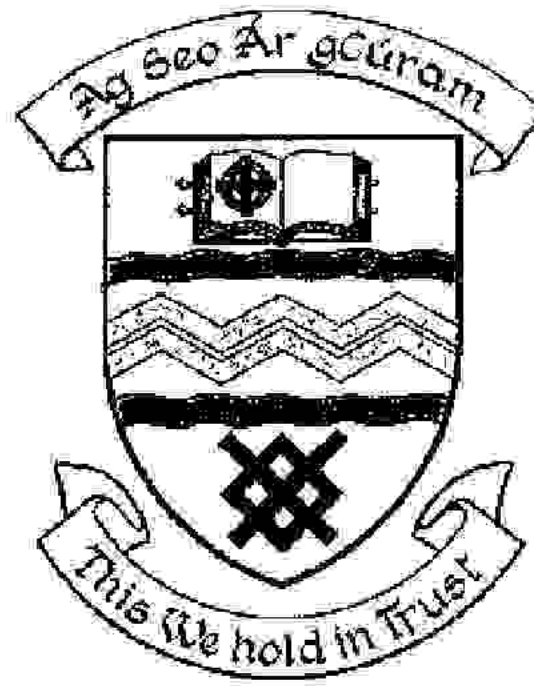


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0330
1. Location	Main Street, Clondalkin Village, Dublin 22.	
2. Development	Internal alterations, single storey rear extension, new shopfront and change of use from dwelling to shop, to cottage.	
3. Date of Application	23/05/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 13/06/97 1. 18/06/97 2. 2.
4. Submitted by	Name: Brian O'Donoghue MRIAI Architects, Address: 87 Sandymount Road, Dublin 4.	
5. Applicant	Name: M. Boylan, Address: Main Street, Celbridge, Co. Kildare.	
6. Decision	O.C.M. No. 1634 Date 14/08/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 0167 Date 09/01/98	Effect AP GRANT PERMISSION
8. Appeal Lodged	12/09/97	Written Representations
9. Appeal Decision	12/01/98	To Remove Condition(s)
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.

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Brian O'Donoghue MRIAI Architects,
87 Sandymount Road,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0167	Date of Final Grant 09/01/98
Decision Order Number 1634	Date of Decision 14/08/97
Register Reference S97A/0330	Date 18th June 1997

Applicant M. Boylan,

Development Internal alterations, single storey rear extension, new shopfront and change of use from dwelling to shop, to cottage.

Location Main Street, Clondalkin Village, Dublin 22.

Floor Area 98.000 Sq Metres

Time extension(s) up to and including

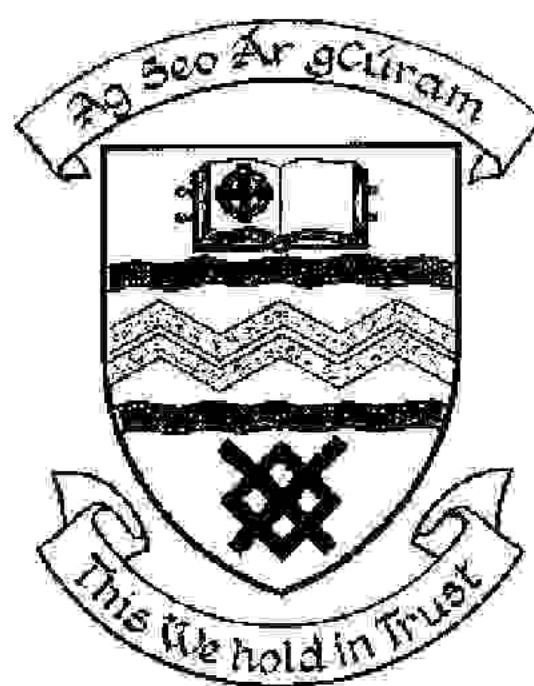
Additional Information Requested/Received 13/06/97 /18/06/97

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 Deleted by order of An Bord Pleanála dated 9th January 1998,
Ref: PL 06S.103891
- 3 Prior to the commencement of development details of proposed signage to the proposed building, including method of illumination if any, shall be submitted to and be to the satisfaction of the Planning Authority. Signage shall not be internally illuminated.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 4 Notwithstanding condition No. 3 above no other advertising signs or devices shall be painted or erected on the premises, including what might otherwise be considered as exempted development without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.
REASON:
In the interest of the control of advertising with respect to the visual amenities of the area.
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other

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debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 6 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.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 8 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 9 That the developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on the site.

REASON:

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

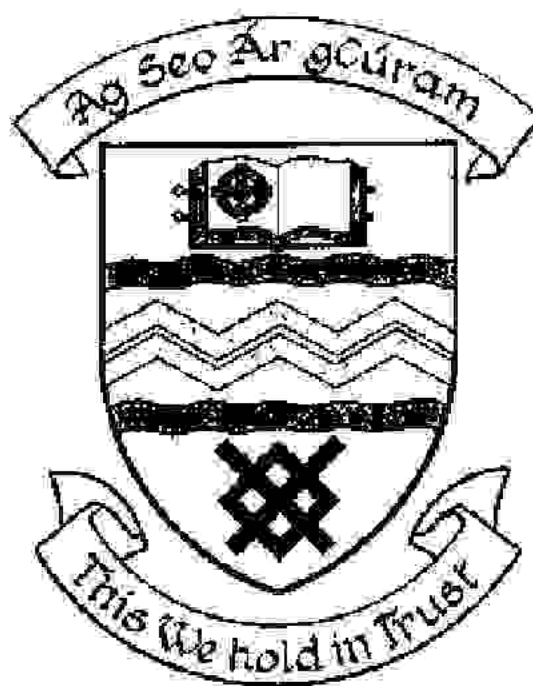
- 10 That a financial contribution in the sum of £647 (six hundred and forty seven pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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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.

- 11 That a financial contribution in the sum of money equivalent to the value of £690 (six hundred and ninety 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.
- (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.

.....28 January 1998
for SENIOR ADMINISTRATIVE OFFICER

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S97A/0330

APPEAL by M. Boylan care of Brian O' Donoghue Architects Limited of 62 Gilford Road, Sandymount, Dublin against the decision made on the 14th day of August, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission for development comprising internal alterations, single-storey rear extension, new shopfront and change of use from dwelling to shop, to cottage at Main Street, Clondalkin Village, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to condition number 2 subject to which the decision was made:

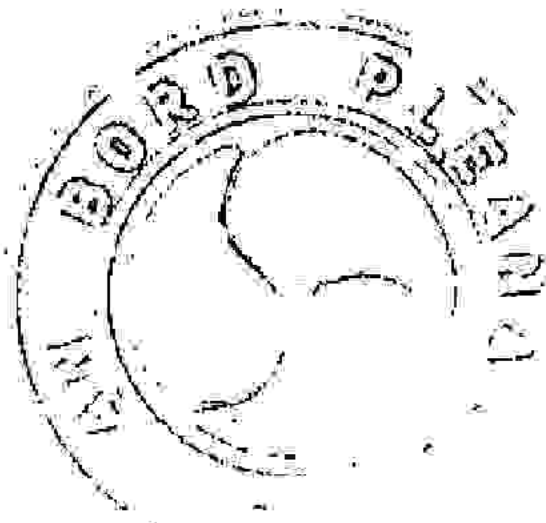
AND WHEREAS the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to remove the said condition number 2 and the reason therefor.

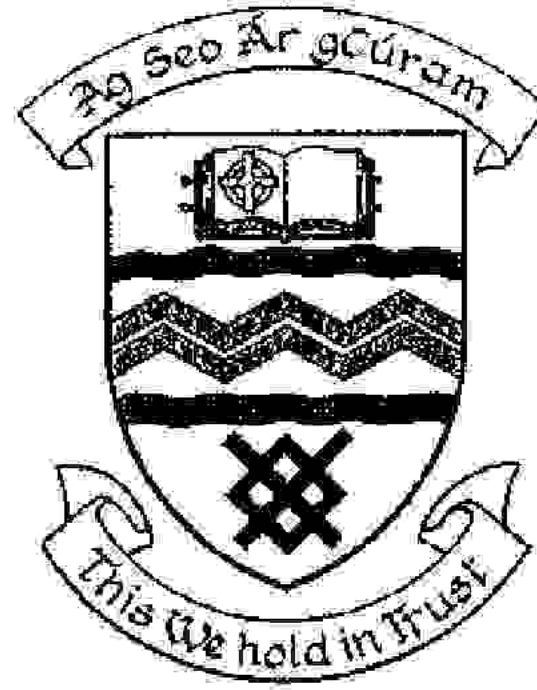


Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *9th* day of *January* 1998.



SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1634	Date of Decision 14/08/97
Register Reference S97A/0330	Date 23rd May 1997

Applicant M. Boylan,

Development Internal alterations, single storey rear extension, new shopfront and change of use from dwelling to shop, to cottage.

Location Main Street, Clondalkin Village, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/06/97 /18/06/97

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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 14/08/97
for SENIOR ADMINISTRATIVE OFFICER

Brian O'Donoghue MRIAI Architects,
87 Sandymount Road,
Dublin 4.

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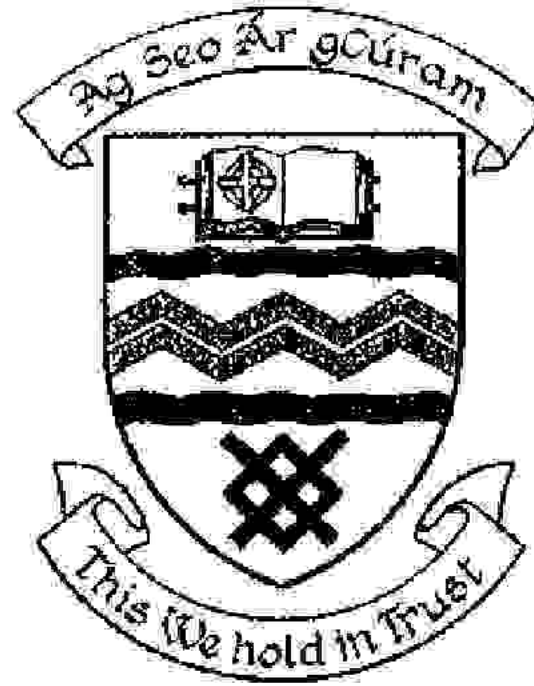
Conditions and Reasons

- 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 The proposed shop front shall be omitted from the development and the existing facade to the cottage, including, window and door ope dimensions shall be retained. External finishes to the building shall be nap or smooth plaster and painted. Roof materials to the original cottage building shall be natural stone blue slates.
REASON:
In the interests of the proper planning and development of the area having regard to the character and form of this part of Main Street, Clondalkin and compliance with the Development Plan zoning objective for the area (C2).

- 3 Prior to the commencement of development details of proposed signage to the proposed building, including method of illumination if any, shall be submitted to and be to the satisfaction of the Planning Authority. Signage shall not be internally illuminated.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.

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- 4 Notwithstanding condition No. 3 above no other advertising signs or devices shall be painted or erected on the premises, including what might otherwise be considered as exempted development without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.
REASON:
In the interest of the control of advertising with respect to the visual amenities of the area.
- 5 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.
- 6 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.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.
REASON:
In the interest of safety and amenity.

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- 9 That the developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on the site.

REASON:

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

- 10 That a financial contribution in the sum of £647 (six hundred and forty seven 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.

- 11 That a financial contribution in the sum of money equivalent to the value of £690 (six hundred and ninety 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

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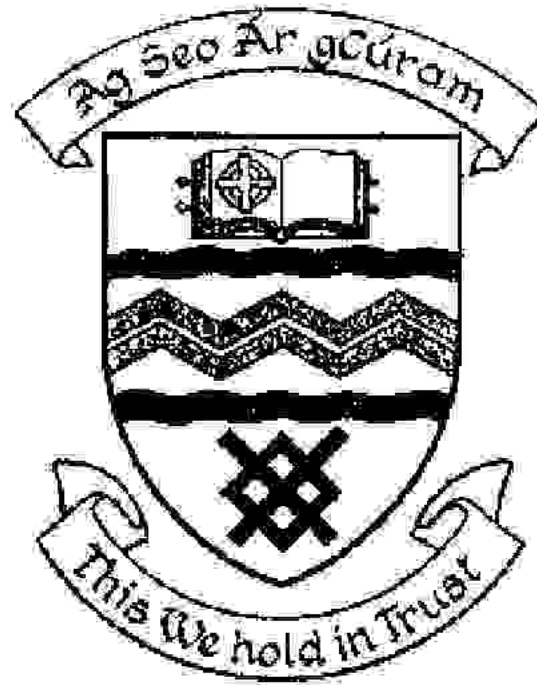


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~~that is proposed to be incurred by the Council on road~~
improvement works and traffic management schemes
facilitating the proposed development.

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

Order Number 1155	Date of Order 13/06/97
Register Reference S97A/0330	Date 23rd May 1997

Applicant M. Boylan,

Development Internal alterations, single storey rear extension, new shopfront and change of use from dwelling to shop, to cottage.

Location Main Street, Clondalkin Village, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 10/6/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

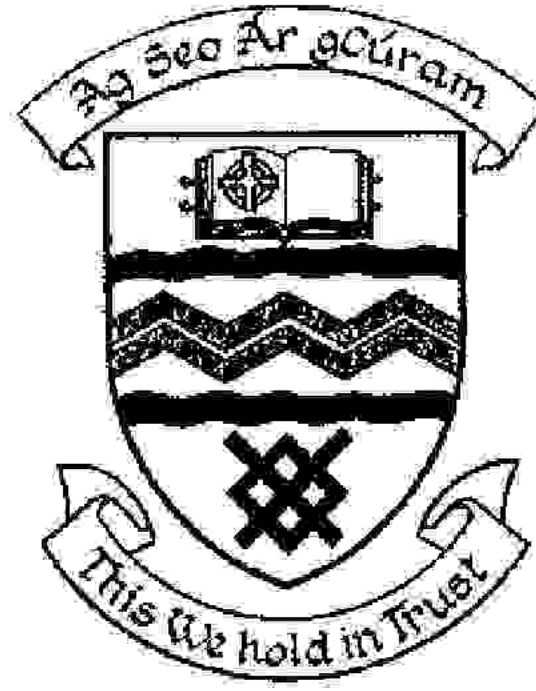
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or

Approval.
Brian O'Donoghue MRIAI Architects,
87 Sandymount Road,
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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

13/06/97