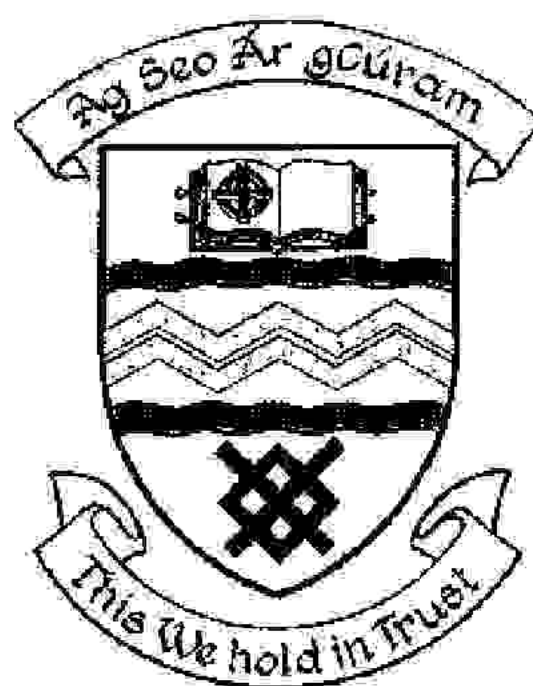


REG REF. S97A/0303 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Coll & McCarthy Architects,
137 Lower Rathmines Road,
Dublin 6.

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 1884 | Date of Decision 19/09/97 |
| Register Reference S97A/0303 | Date 24th July 1997 |

Applicant Mr. Edward McKone,

Development Extend existing workshop (Unit 4), to provide ancillary office and additional workshop space.

Location Pineview, Firhouse Road, Templeogue, Dublin 16.

Floor Area 1440.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/07/97 /24/07/97

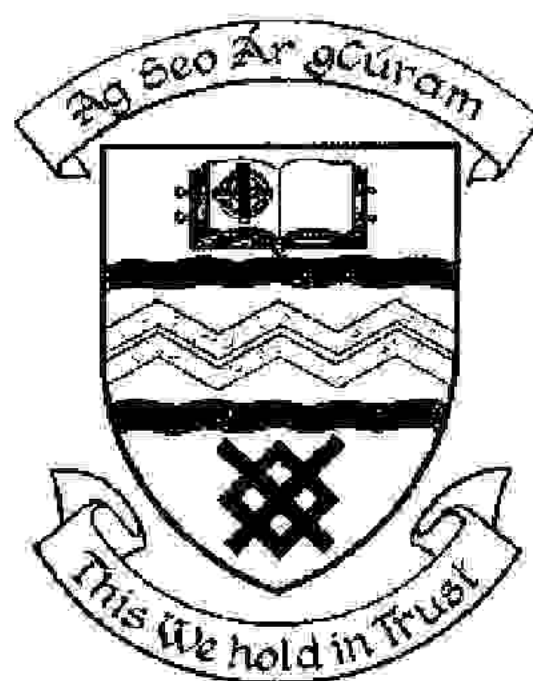
A Permission has been granted for the development described above,

subject to the following (10) conditions.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans submitted and as clarified in additional information received on 24th July 1997, 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 the external wall of the proposed extension along the east boundary of the site shall be faced with a maintenance free material such as a dry/wet dash finish or other suitable durable finish unless otherwise agreed with adjoining property owner. All finishes to be harmonious with premises.
REASON:
In the interests of visual amenity.

- 3 That the existing row of mature pine trees along the eastern boundary shall be protected during construction work.
REASON:
In the interest of the amenities of the area.

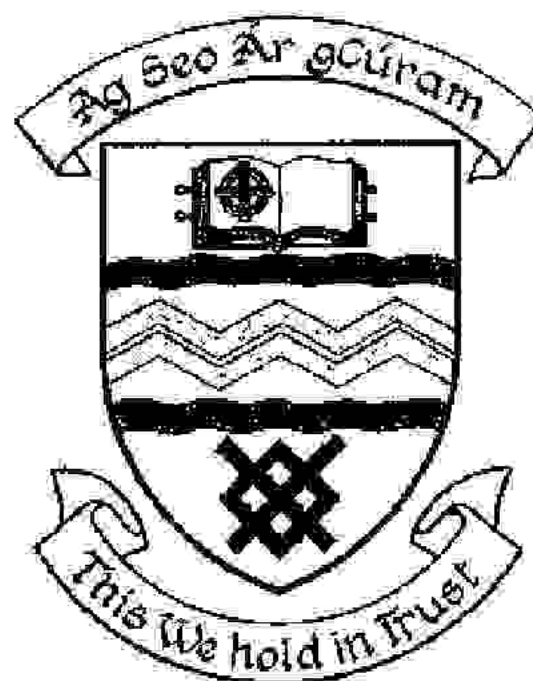
- 4 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.

- 5 That the premises shall not be subdivided by way of sale, letting or otherwise without a prior grant of permission from the Planning Authority or An Bord Pleanála on appeal.
REASON:
To prevent the intensification of use of a site which has been substantially developed.

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- 6 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.

- 7 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.

- 8 That the car park area as indicated in the submitted plans received on 24/07/97 shall be clearly marked out and available at all times for car parking and shall not be used for the storage or display of goods or otherwise.

REASON:

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

- 9 That a financial contribution in the sum of £904 (nine hundred and four 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.

- 10 That a financial contribution in the sum of money equivalent to the value of £965 (nine hundred and sixty five 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.

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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.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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.


.....November 1997
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|---------------------------|
| Decision Order Number 1386 | Date of Decision 14/07/97 |
| Register Reference S97A/0303 | Date 16th May 1997 |

Applicant Mr. Edward McKone,
Development Extend existing workshop (Unit 4), to provide ancillary office and additional workshop space.

Location Pineview, Firhouse Road, Templeogue, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/05/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit site plans indicating car parking provision of the whole site as outlined in red in the submitted plans. The applicant is also requested to clarify details of car parking demand associated with the site.

signed on behalf of South Dublin County Council

.....^{LB}.....
for Senior Administrative Officer

14/07/97

Coll & McCarthy Architects,
137 Lower Rathmines Road,
Dublin 6.

| | | | |
|-----------------------------|--|--|------------------------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | | Plan Register No. S97A/0303 |
| 1. Location | Pineview, Firhouse Road, Templeogue, Dublin 16. | | |
| 2. Development | Extend existing workshop (Unit 4), to provide ancillary office and additional workshop space. | | |
| 3. Date of Application | 16/05/97 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Coll & McCarthy Architects, Address: 137 Lower Rathmines Road, Dublin 6. | | |
| 5. Applicant | Name: Mr. Edward McKone, Address: 'Longwood', Wynnsward Park, Clonskeagh, Dublin 14. | | |
| 6. Decision | O.C.M. No. Date | Effect | |
| 7. Grant | O.C.M. No. Date | Effect | |
| 8. Appeal Lodged | | | |
| 9. Appeal Decision | | | |
| 10. Material Contravention | | | |
| 11. Enforcement | Compensation | Purchase Notice | |
| 0 | 0 | 0 | |
| 12. Revocation or Amendment | | | |
| 13. E.I.S. Requested | E.I.S. Received | E.I.S. Appeal | |
| 14. Registrar | Date | Receipt No. | |