

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0125	
1. Location	Newlands Cross, Clondalkin, Co. Dublin.		
2. Development	Single storey extension to previously approved retail development.		
3. Date of Application	10/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Tony Hickie Architects, Address: 10 Upper Baggot Street, Dublin 4.		
5. Applicant	Name: McGoff Holdings Ltd., Address: 33 Upper Fitzwilliam Street, Dublin 2.		
6. Decision	O.C.M. No. 0867 Date 08/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1210 Date 19/06/97	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.			

**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 0867	Date of Decision 08/05/97
Register Reference S97A/0125	Date 10th March 1997

Applicant McGoff Holdings Ltd.,

Development single storey extension to previously approved retail development.

Location Newlands Cross, Clondalkin, Co. Dublin.

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.

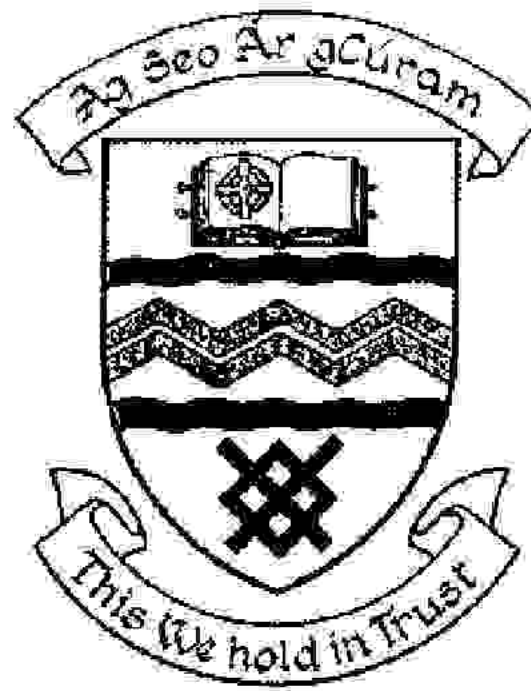
subject to the conditions (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

08/05/97

Tony Hickie Architects,
10 Upper Baggot Street,
Dublin 4.

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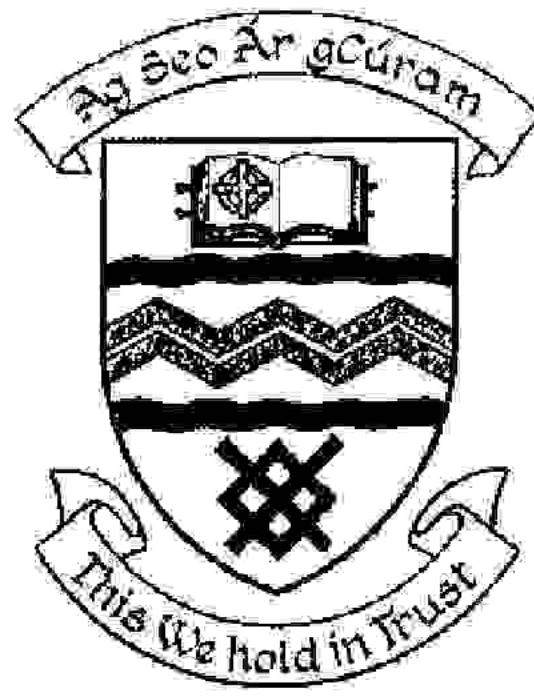
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Conditions and Reasons

- 1 subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise be in accordance with the terms and conditions of planning permission Ref. S96A/0652.
REASON:
In the interests of the proper planning and development of the area.
- 2 Prior to the first use of any part of the development (including the site of planning permission Ref. S96A/0652) a 2.4m high fortacrete block wall shall be erected along the full length of the eastern boundary of the site.
REASON:
In the interests of the proper planning and development of the area and residential amenity.
- 3 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.
- 4 That arrangements be made with regard to the payment of the financial contribution in the sum of £5,000 (five thousand pounds) per hectare towards the cost of the Watery Lane Duplication of the foul sewer, in respect of the overall development, as required by Condition No. 12 of planning permission granted under Reg. Ref. S95A/0652; arrangements to be made prior to commencement of development on site.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the development should contribute towards the cost of providing the services.

5

That arrangements be made with regard to the payment of the financial contribution in the sum of £10,000 (ten thousand pounds) per hectare towards the cost of the provision of the existing 525mm diameter surface water pipe which was specifically upsized to cater for this development, in respect of the overall development, as required by Condition No. 13 of planning permission granted under Reg. Ref. S95A/0652; arrangements to be made prior to commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

6

That arrangements be made with regard to the payment of the financial contribution in the sum of £7,980 (seven thousand, nine hundred and eighty pounds), in respect of the overall development, as required by Condition No. 21 of planning permission granted under Reg. Ref. S95A/0652; arrangements to be made prior to commencement of development on site.

REASON:

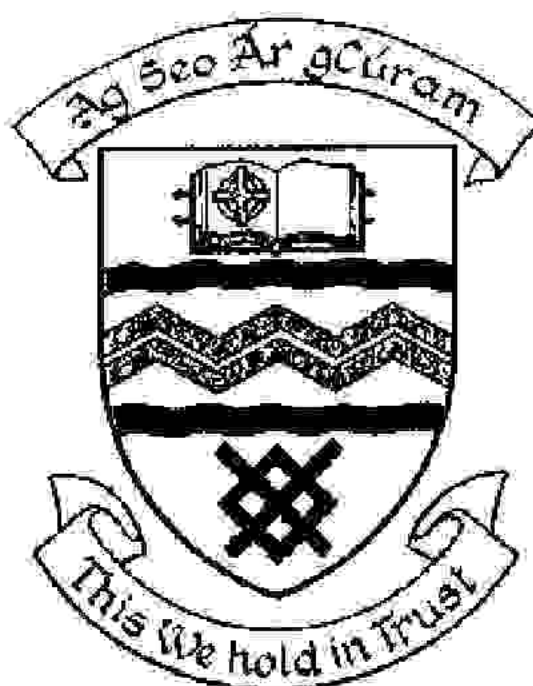
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- 7 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £13,000 (thirteen thousand pounds) or a Cash Lodgement in the sum of £13,000 (thirteen thousand pounds) as required by Condition No. 22 of planning permission granted under Reg. Ref. S95A/0652; these arrangements to be made prior to the commencement of this proposal.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 8 That a financial contribution in the sum of £5,000 (five thousand pounds) per hectare in respect of the additional site acreage towards the cost of the Watery Lane duplication of the foul sewer be paid by the proposer to South Dublin County Council and which facilitates 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 £10,000 (ten thousand pounds) per hectare in respect of the additional site acreage towards the cost of the provision of the existing 525mm diameter surface water pipe which was specifically upsized to cater for this development be paid by the proposer to South Dublin County Council and which facilitates this development; this contribution to be paid before the commencement of development on the site.

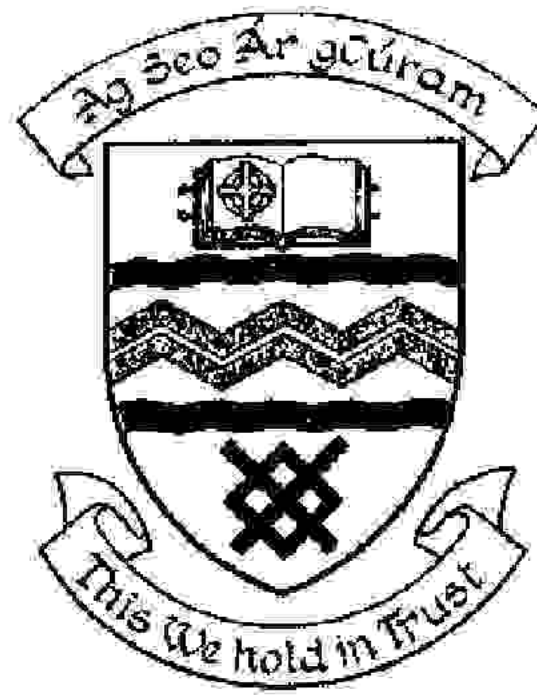
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- 10 That a financial contribution in the sum of £1,020 (one thousand and twenty pounds) be paid in respect of the additional site acreage, by the proposer to South Dublin County Council towards the cost of provision of public services in the area 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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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1210	Date of Final Grant 19/06/97
Decision Order Number 0867	Date of Decision 08/05/97
Register Reference S97A/0125	Date 10th March 1997

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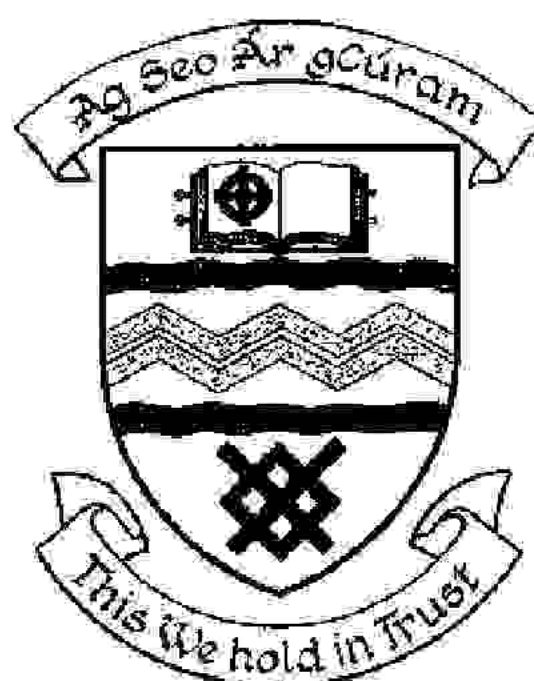
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (10) conditions.

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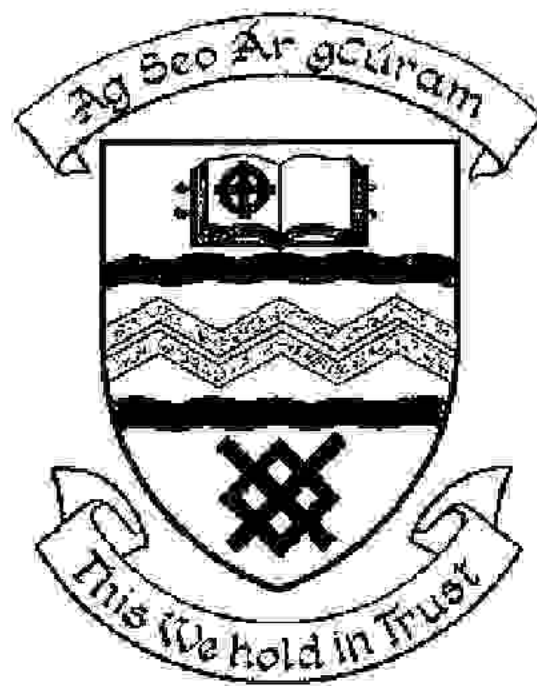
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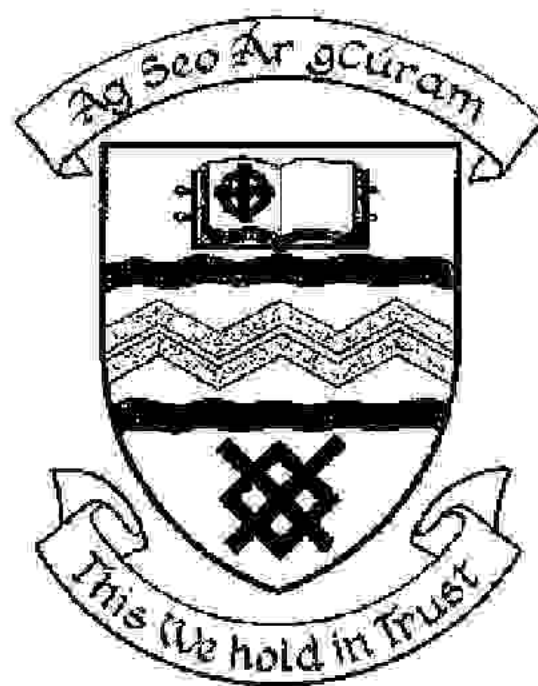
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety 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.

 June 1997
for SENIOR ADMINISTRATIVE OFFICER