

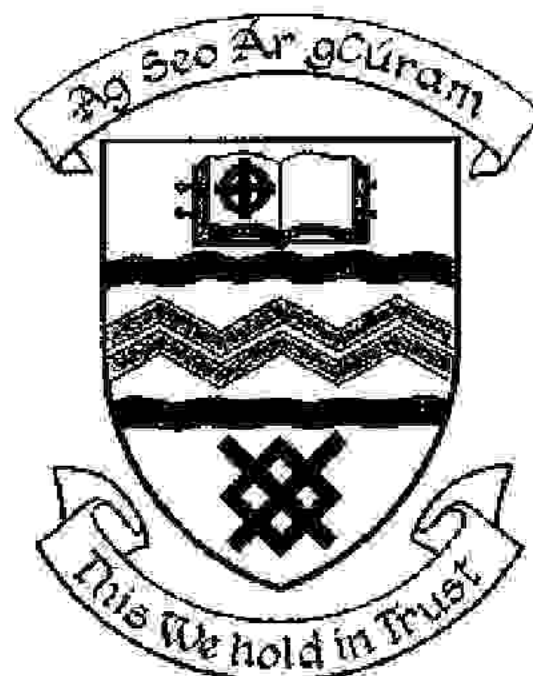
Plan Register No. S97A/0087	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	1. Location 15 Tower Road, Clondalkin, Dublin 22.		2. Development Conversion of a house to an employment centre.		3. Date of Application 24/02/97		3a. Type of Application Permit		4. Submitted by Name: E.M. King Architect Address: "Laureston" Monastery Road, Clondalkin, Name: The Clondalkin Partnership, Address: Clondalkin, Dublin 22.		5. Decision O.C.M. No: 0727 Date: 22/04/97		7. Grant O.C.M. No: 1112 Date: 10/06/97		8. Appeal Lodged		9. Appeal Decision		10. Material Contravention		11. Enforcement Compensation 0 Purchase Notice 0		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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SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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P.M. Ging Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1112	Date of Final Grant 10/06/97
Decision Order Number 0727	Date of Decision 22/04/97
Register Reference S97A/0087	Date 24th February 1997

Applicant The Clondalkin Partnership,

Development Conversion of a house to an employment centre.

Location 15 Tower Road, Clondalkin, Dublin 22.

Floor Area 95.000 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 ¹⁰
(8) Conditions.

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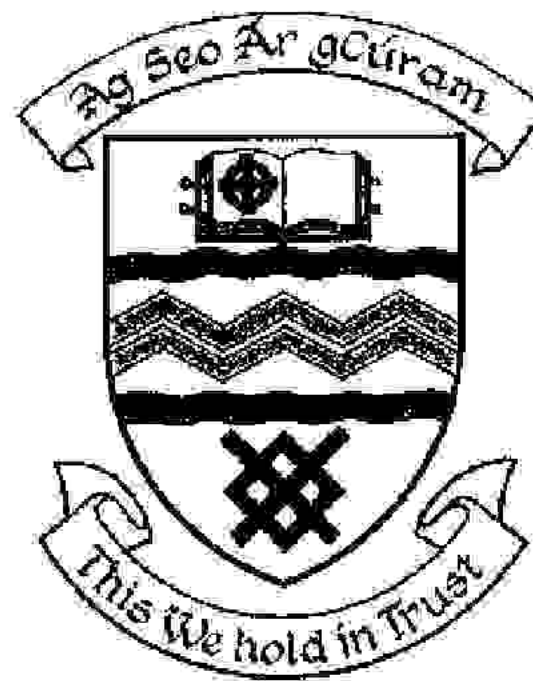
Conditions and Reasons

- 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 The proposed shop front shall be omitted. Revised details for the treatment of this section of the Tower Road elevation of the building shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
 In the interests of the proper planning and development of the area and to ensure a visual, functional and physical break between the core shopping area of Clondalkin Village to the South and the Mill Centre to the north.
- 3 External signage to the premises shall be limited to individually mounted letters above the main entrance door. Such signage, if illuminated shall be back-lit only. Lighting and signage shall be designed and erected in such a manner as not to cause a traffic hazard.
REASON:
 In the interests of the control of advertising with respect to the visual amenities of the area.
- 4 Window frames shall be of the traditional timber sash type.
REASON:
 In the interests of visual amenity and the proper planning and development of the area.
- 5 That the building when no longer required as a community employment centre by the applicants, shall revert to use as a dwelling house unless a separate planning permission for any alternative use is first granted by South Dublin County Council or An Bord Pleanála on appeal.
REASON:

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

- 6 The existing stone wall on the Tower Road frontage of the site shall not be interfered with and shall be maintained in it's current condition and at it's current height.

REASON:

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

- 7 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.

- 8 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.

- 9 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.

- 10 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.

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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

Telephone: 01-462 0000
Fax: 01-462 0111

Decision Order Number 0727	Date of Decision 22/04/97
Register Reference S97A/0087	Date 24th February 1997

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"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.

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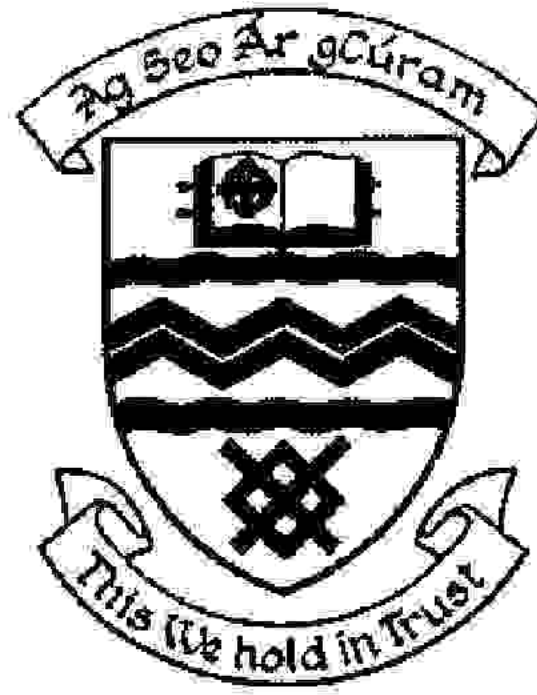
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