

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0068	
1. Location	Old Nangor Road, Clondalkin, Dublin 22.		
2. Development	Shop front alteration and workshop extension to rear of existing premises.		
3. Date of Application	14/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul Rawlins, Address: 96 Cherrywood Grove, Old Nangor Road, Clondalkin,		
5. Applicant	Name: Paul Rawlins (A. One Blinds Ltd.) Address: 96 Cherrywood Grove, Old Nangor Road, Clondalkin, D. 22.		
6. Decision	O.C.M. No. 0674 Date 10/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1005 Date 26/05/97	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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Paul Rawlins,
96 Cherrywood Grove,
Old Nangor Road,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1005	Date of Final Grant 26/05/97
Decision Order Number 0674	Date of Decision 10/04/97
Register Reference S97A/0068	Date 14th February 1997

Applicant Paul Rawlins (A. One Blinds Ltd.)

Development Shop front alteration and workshop extension to rear of existing premises.

Location Old Nangor Road, Clondalkin, Dublin 22.

Floor Area 26.660 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 (14) 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 amended as follows:

- (a) Parapet structure shall be omitted.
- (b) Signage shall be restricted to the proposed fascia board. No other advertising signs or devices shall be painted or erected on the premises other than those which are exempted development under the provisions of the Local Government (Planning & Development) Regulations, 1994 as amended, without first receiving a separate planning permission from South Dublin County council or An Bord Pleanála on appeal.
- (c) The proposed dry pebble dash shall be omitted and shall be replaced with a smooth or nap painted plaster finish.

REASON:

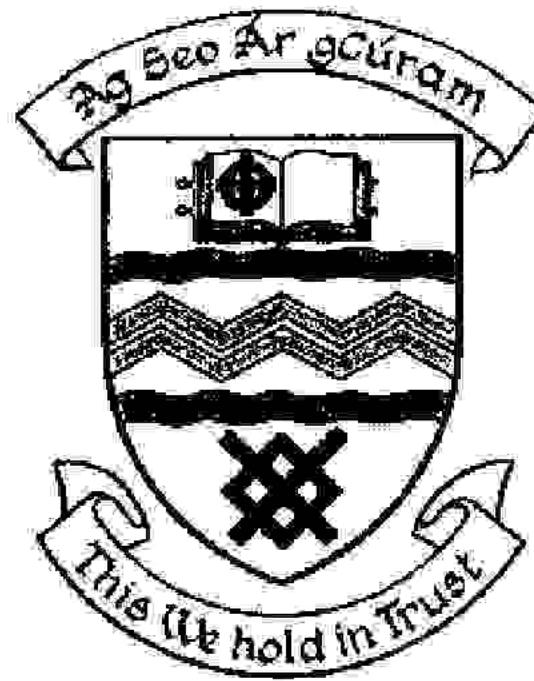
In the interests of the proper planning and development of the area and the control of advertising with respect to the visual amenities of the area.

- 3 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. In particular the entrance area shall be amended to ensure compliance with this condition of the permission.

REASON:

In the interest of safety and amenity.

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- 4 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of the premises. In particular, the hedgerow on the southern site boundary shall be protected during construction works and shall be retained thereafter.
REASON:
In the interest of amenity.
- 5 The proposed development shall be designed and constructed so as to ensure that no part of the development, including foundations, underpin or oversail adjoining property without the prior written agreement of the affected property owners.
REASON:
In the interests of the proper planning and development of the area.
- 6 The proposed workshop shall be ancillary to the retail outlet on the site.
REASON:
In the interests of the proper planning and development of the area.
- 7 The external elevations to the proposed extension shall have a nap plaster finish.
REASON:
In the interests of a proper standard of development.
- 8 The area between the rear building line and the rear boundary of the site shall be levelled, graded and grassed prior to the first use of the premises. In particular, this area shall not be used for the leaving, keeping or storage of goods or materials.
REASON:
In the interests of the proper planning and development of the area.
- 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.

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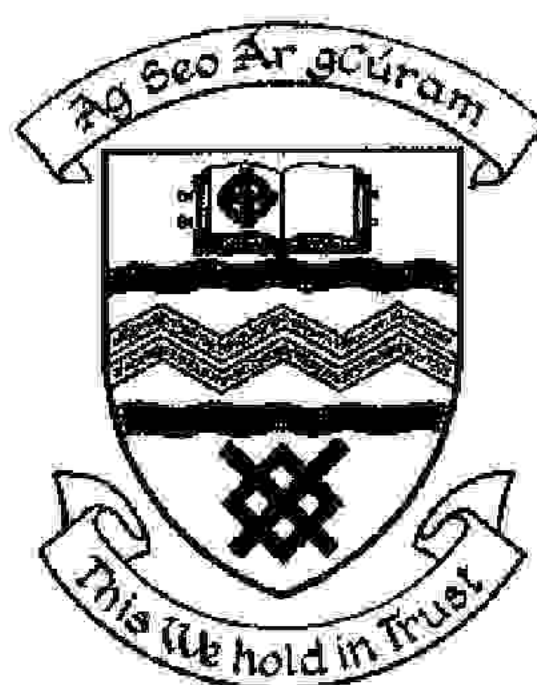
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- 10 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 11 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 12 That a financial contribution in the sum of £218 (two hundred and eighteen 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.
- 13 That a financial contribution in the sum of money equivalent to the value of £500 (five hundred 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.

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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.

 28th May 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0674	Date of Decision 10/04/97
Register Reference S97A/0068	Date 14th February 1997

Applicant Paul Rawlins (A. One Blinds Ltd.)

Development Shop front alteration and workshop extension to rear of existing premises.

Location Old Nangor Road, Clondalkin, Dublin 22.

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 (~~1~~³) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for **SENIOR ADMINISTRATIVE OFFICER** 10/04/97

Paul Rawlins,
96 Cherrywood Grove,
Old Nangor Road,
Clondalkin,
Dublin 22.

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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 amended as follows:

- (a) Parapet structure shall be omitted.
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- (c) The proposed dry pebble dash shall be omitted and shall be replaced with a smooth or nap painted plaster finish.

REASON:

In the interests of the proper planning and development of the area and the control of advertising with respect to the visual amenities of the area.

- 3 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

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Rehabilitation Board. In particular the entrance area shall be amended to ensure compliance with this condition of the permission.

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REASON:

In the interest of amenity.

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REASON:

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

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

- 7 The external elevations to the proposed extension shall have a nap plaster finish.

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In the interests of a proper standard of development.

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storage of goods or materials.

REASON:

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REASON:

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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.

- 13 That a financial contribution in the sum of money equivalent to the value of £500 (five hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale

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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.