

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0690
1. Location	St. Peters Road, Greenhills, Dublin 12.	
2. Development	Reconstruct and extend their existing premises at ground level and provide a new first floor extension all for credit union office purposes.	
3. Date of Application	20/12/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2. 1. 2.
4. Submitted by	Name: Collen Project Management, Address: East Wall Road, Dublin 3.	
5. Applicant	Name: Greenhills & District Credit Union Ltd., Address: St. Peter's Road, Greenhills, Dublin 12.	
6. Decision	O.C.M. No. 0323 Date 18/02/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 0637 Date 07/04/97	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.

REG. REF. S96A/0690 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

Collen Project Management,
East Wall Road,
Dublin 3.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0637	Date of Final Grant 07/04/97
Decision Order Number 0323	Date of Decision 18/02/97
Register Reference S96A/0690	Date 20th December 1996

Applicant Greenhills & District Credit Union Ltd.,

Development Reconstruct and extend their existing premises at ground level and provide a new first floor extension all for credit union office purposes.

Location St. Peters Road, Greenhills, Dublin 12.

Floor Area 229,000 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 (13) 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 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.
- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 4 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.
- 5 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.
- 6 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan standards.
REASON:
In the interest of the proper planning and development of the area.
- 7 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

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REASON:

In the interest of amenity.

- 8 That no external advertising sign or structure be erected 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.

- 9 The proposed windows at first floor level in side elevations shall be high level and of obscured glass only. Revised elevations to be submitted for prior written agreement with the Planning Authority.

REASON:

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

- 10 The proposed toilet windows shall be of obscured glass only.

REASON:

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

- 11 That details of colour and finish of materials used in external cladding be subject to prior written agreement with the Planning Authority.

REASON:

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

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.

- 12 That a financial contribution in the sum of £1,849 (one thousand eight hundred and forty nine 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

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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 £400 (four 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.

- (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.

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A. Foran 8th April 1997
for SENIOR ADMINISTRATIVE OFFICER