

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0689	
1. Location	4 Castle Crescent, Clondalkin, Dublin 22.		
2. Development	Extension to shop.		
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: P.M. Ging, Architects, Address: "Laureston", Monastery Road, Clondalkin,		
5. Applicant	Name: W. Mannion, Address: 4 Castle Crescent, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0294 Date 17/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0625 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/0689 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0625	Date of Final Grant 07/04/97
Decision order Number 0294	Date of Decision 17/02/97
Register Reference S96A/0689	Date 20th December 1996

Applicant W. Mannion,

Development Extension to shop.

Location 4 Castle Crescent, Clondalkin, Dublin 22.

Floor Area 85.000 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 (7) Conditions.

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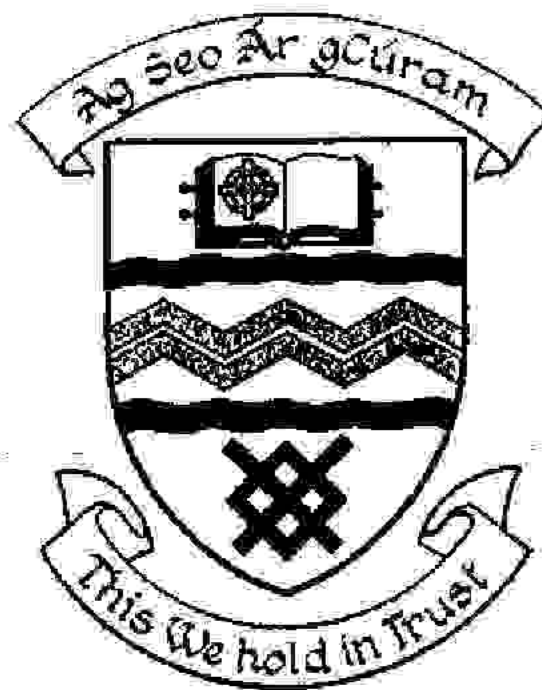
Conditions and Reasons

- 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 extent of the proposed extension shall be reduced in size to the rear wall of the proposed extension does not project beyond the rear wall of the existing extension to the rear of no. 3 Castle Crescent (external dimensions) which was granted permission under Ref. S96A/0406.
REASON:
In the interests of the prevention of over-development of the site and in the interests of the proper planning and development of the area.
- 3 The area between the rear wall of the proposed extension (as required by Condition No. 2 above) and the rear boundary wall shall remain as an open yard area.
REASON:
In the interests of clarity.
- 4 External elevations to the extension shall be finished with a nap or roughcast plaster.
REASON:
In the interests of visual amenity and a proper standard of development.
- 5 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.

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- 6 That a financial contribution in the sum of £372 (three hundred and seventy two 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.

- 7 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

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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.

[Signature] 8th April 1997
for SENIOR ADMINISTRATIVE OFFICER