

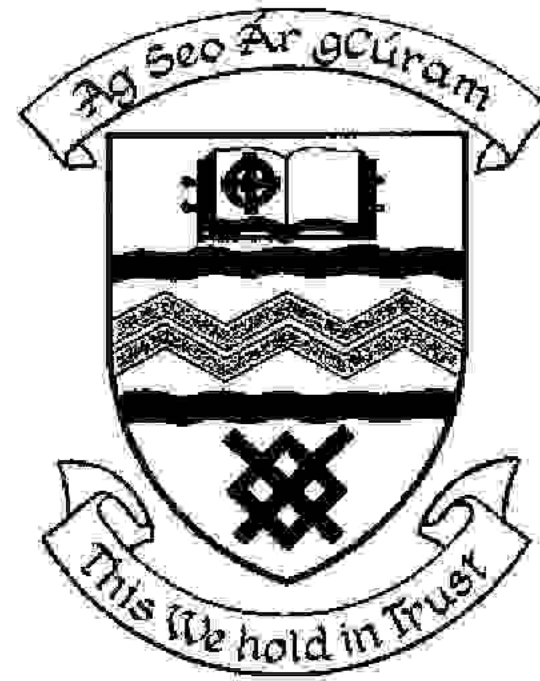
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0670	
1. Location	on site bounded by Ninth Lock Road and Orchard Lane, Clondalkin.		
2. Development	Alterations to phase 1 of permitted development under Reg. Ref. S96A/0318 comprising approx. 203 sq.m. of additional office areas on second floor and consequential elevational alterations.		
3. Date of Application	18/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Project Architects, Address: Flemings Court, Fleming Place, Dublin 4.		
5. Applicant	Name: Perrinvale Properties Ltd., Address: Keating Park, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0247  Date 07/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0463  Date 10/03/97	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**  
**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

Project Architects,  
Flemings Court,  
Fleming Place,  
Dublin 4.

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

<b>Final Grant Order Number</b> 0463	<b>Date of Final Grant</b> 10/03/97
<b>Decision Order Number</b> 0247	<b>Date of Decision</b> 07/02/97
<b>Register Reference</b> S96A/0670	<b>Date</b> 18th December 1996

**Applicant** Perrinvale Properties Ltd.,

**Development** Alterations to phase 1 of permitted development under Reg. Ref. S96A/0318 comprising approx. 203 sq.m. of additional office areas on second floor and consequential elevational alterations.

**Location** on site bounded by Ninth Lock Road and Orchard Lane, Clondalkin.

**Floor Area** 2130.000 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 (9) Conditions.

REG REF. S96A/0670 SOUTH DUBLIN COUNTY COUNCIL  
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**Conditions and Reasons**

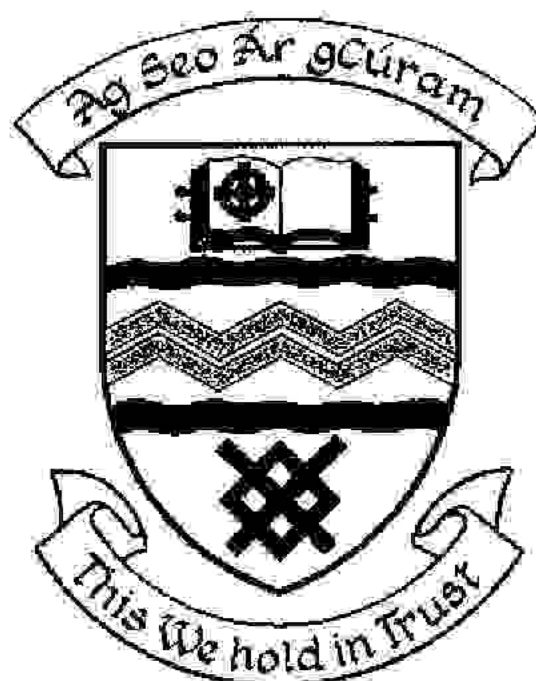
- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise be in accordance with the terms and conditions of planning permission Ref. S96A/0318, including the financial conditions thereof.  
REASON:  
In the interest of the proper planning and development of the area.
- 2 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.
- 3 That a financial contribution in the sum of £12,480 (twelve thousand four hundred and eighty 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.
- 4 That in respect of the additional floor area in this current application, a financial contribution in the sum of money equivalent to the value of £1,600 (one thousand six 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:



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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.

- 5 That Phase 2 of the proposed development shall be reduced in scale commensurate with the availability of car parking within the site in accordance with relevant Development Plan standards for car parking provision. Details of the required revisions to be submitted and agreed with the Planning Authority prior to any development commencing on the site.

**REASON:**

To comply with the provision of the Development Plan in the interest of the proper planning and development of the area.

- 6 That arrangements be made with regard to the payment of the financial contribution in the sum of £33,000 (thirty three thousand pounds) in respect of the overall development as required by Condition No. 3 of planning permission granted under Register Reference S96A/0318; arrangements to be made prior to commencement of development on 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.

- 7 That a financial contribution in the sum of £437 (four hundred and thirty seven pounds) be paid by the proposer to South Dublin County Council towards the cost of connection to Watery Lane Sewer which facilitates the development; this contribution to be paid before the commencement of development on site.

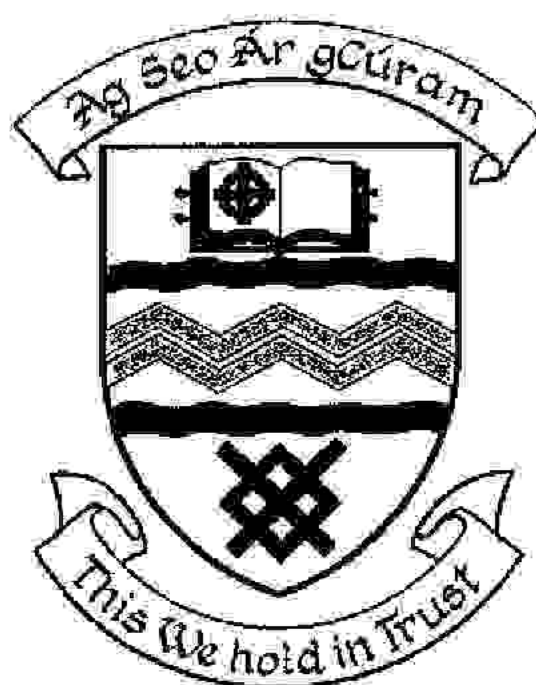
**REASON:**

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 developer should contribute towards the cost of providing the services.

- 8 That arrangements be made with regard to the payment of the financial contribution in the sum of £8,881 (eight thousand eight hundred and eighty one pounds) in respect of the overall development as required by Condition No. 4 of planning permission granted under Register Reference S96A/0318; 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 developer should contribute towards the cost of providing the services.

- 9 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £33,000 (thirty three thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.  
Or./...
- b. Lodgement with the Council of a Cash Sum of £20,000 (twenty thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.  
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

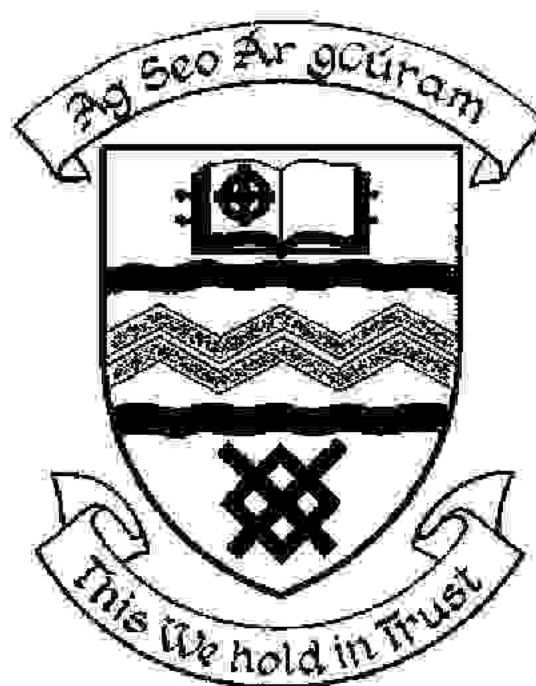
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.



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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.

... *Adelina* 10<sup>th</sup> March 1997  
for SENIOR ADMINISTRATIVE OFFICER