

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0645	
1. Location	34 Convent Road, Clondalkin.		
2. Development	Refurbish existing ground floor shop and develop 1 No. 3 bed apartment above.		
3. Date of Application	02/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 30/01/97 2.	1. 06/02/97 2.
4. Submitted by	Name: K.A. Dean & Associates, Address: 82A Stranmillis Road, Belfast, BT9 SAD.		
5. Applicant	Name: Eastyard Developments Ltd., Address: 42 Palmerston Road, Dublin 6.		
6. Decision	O.C.M. No. 0596 Date 03/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0949 Date 20/05/97	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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K.A. Dean & Associates,
82A Stranmillis Road,
Belfast,
BT9 SAD.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0949	Date of Final Grant 20/05/97
Decision Order Number 0596	Date of Decision 03/04/97
Register Reference S96A/0645	Date 6th February 1997

Applicant Eastyard Developments Ltd.,

Development Refurbish existing ground floor shop and develop 1 No. 3
bed apartment above.

Location 34 Convent Road, Clondalkin.

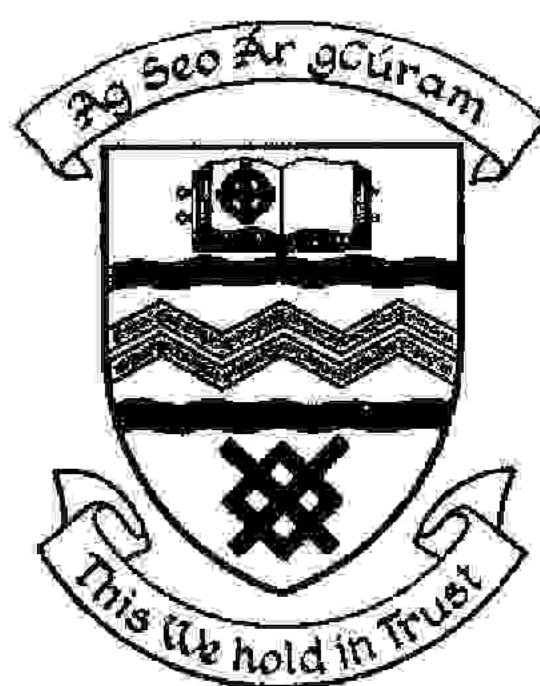
Floor Area 82.000 **Sq Metres**

Time extension(s) up to and including

Additional Information Requested/Received 30/01/97 /06/02/97

A Permission has been granted for the development described above,
subject to the following (16) conditions.

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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 as amended by the revised plans and details received by the Planning Authority on the 6th February, 1997.
REASON:
In the interests of the proper planning and development of the area.
- 2 Details of the proposed shop front including signage and method of illumination if any, 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 control of advertising with respect to the visual amenities of the area.
- 3 Notwithstanding condition no. 2 above no other advertising signs or devices shall be painted or erected on the premises without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal whether or not such advertising signs or devices might otherwise constitute exempted development.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 4 External finishes to the proposed building shall be in keeping with those on the existing apartment building to the east and granted permission under Reg. S95A/0153.
REASON:
In the interests of the proper planning and development of the area.
- 5 That the proposed apartment be used as a single dwelling unit.
REASON:
In the interests of the proper planning and development of the area.
- 6 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.

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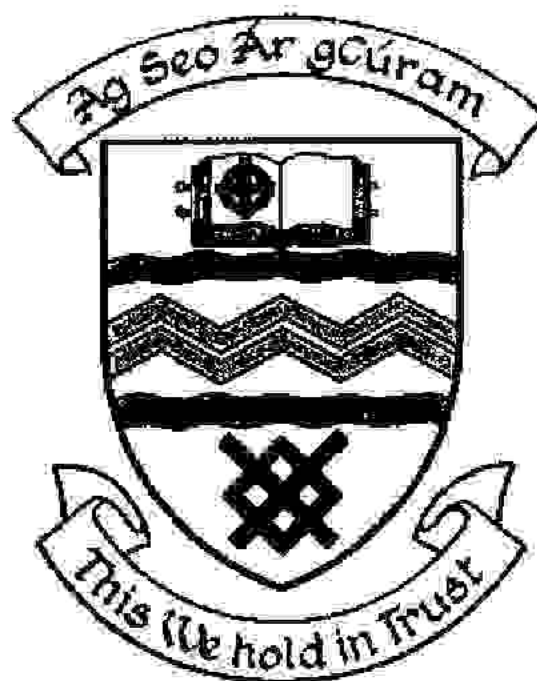
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- 7 That the apartment be not occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 8 That the water supply and drainage arrangements, including 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.
- 9 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 10 Adequate provision to be made to facilitate access and use of the development building and facilities 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.
REASON:
In the interests of the proper planning and development of the area.
- 11 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON:
In the interest of reducing air pollution.
- 12 The south-western corner of the existing shop building shall be set back 1.5 metres from the inner edge of the existing public footpath. Details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:

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To provide adequate visibility at the proposed vehicular entrance in the interests of public safety.

- 13 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 14 That a financial contribution in the sum of £750 (seven hundred and fifty 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.

- 15 That a financial contribution in the sum of money equivalent to the value of £800 (eight 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:

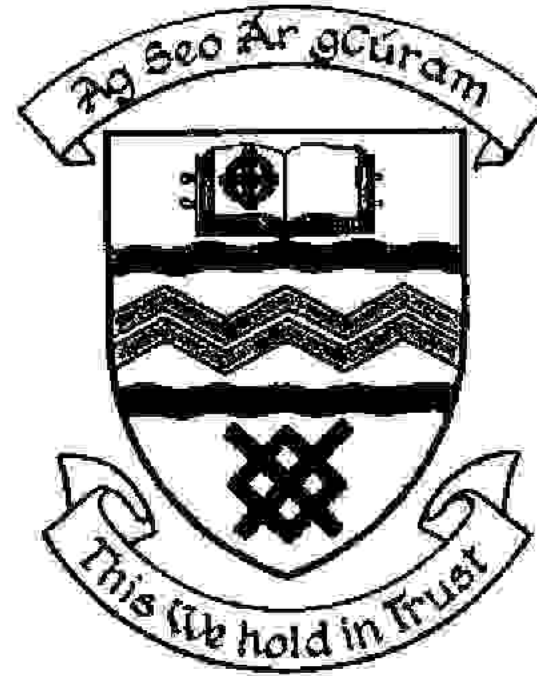
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 16 That a financial contribution in the sum of £500 (five hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the further development of Class I public open space at Corkagh Park which serve

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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 the provision and development of amenity lands in the area which will facilitate 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.

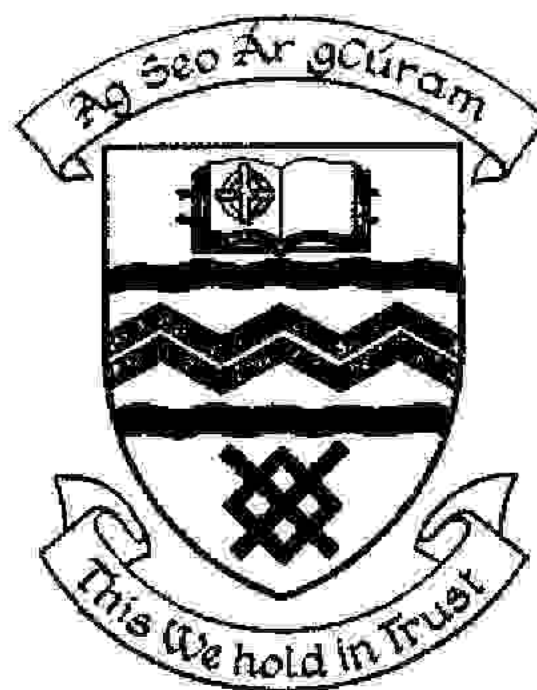
Signed on behalf of South Dublin County Council.


.....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 0596	Date of Decision 03/04/97
Register Reference S96A/0645	Date 2nd December 1996

Applicant Eastyard Developments Ltd.,

Development Refurbish existing ground floor shop and develop 1 No. 3
bed apartment above.

Location 34 Convent Road, Clondalkin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 30/01/97 /06/02/97

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.

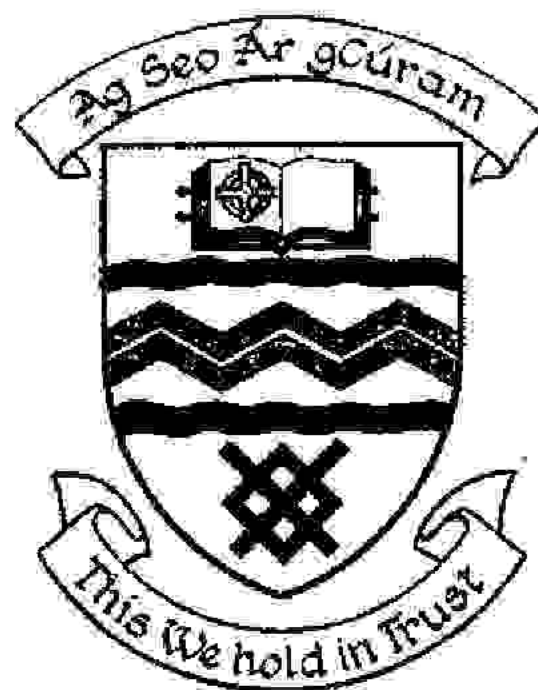
subject to the conditions (16) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

03/04/97

K.A. Dean & Associates,
82A Stranmillis Road,
Belfast,
BT9 SAD.

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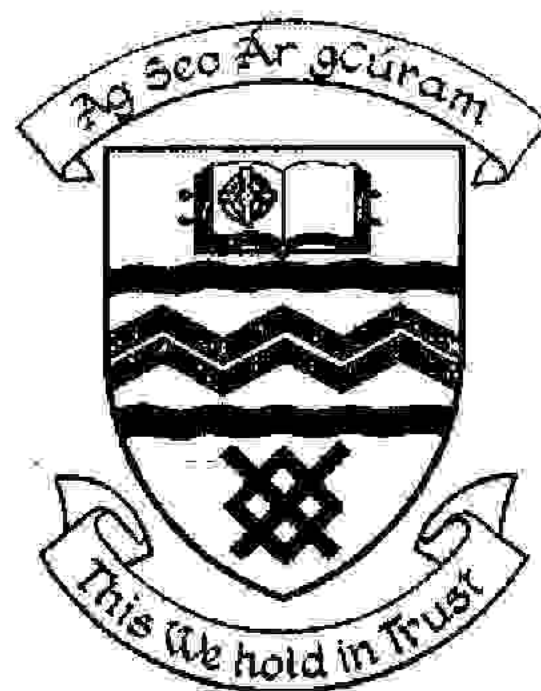
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REG. REF. S96A/0645

Conditions and Reasons

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- 4 External finishes to the proposed building shall be in keeping with those on the existing apartment building to the east and granted permission under Reg. S95A/0153.
REASON:
In the interests of the proper planning and development of the area.
- 5 That the proposed apartment be used as a single dwelling unit.
REASON:

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

- 6 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.

- 7 That the apartment be not occupied until all the services have been connected thereto and are operational.

REASON:

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

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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REASON:

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REASON:

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REASON:

In the interest of reducing air pollution.

- 12 The south-western corner of the existing shop building shall be set back 1.5 metres from the inner edge of the existing public footpath. Details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

To provide adequate visibility at the proposed vehicular entrance in the interests of public safety.

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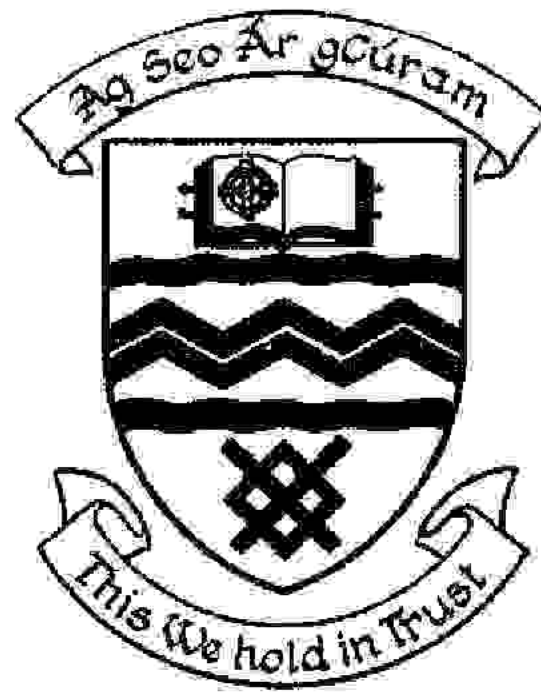
- 14 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before 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.

- 15 That a financial contribution in the sum of money equivalent to the value of £800 (eight 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.

- 16 That a financial contribution in the sum of £500 (five hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the further development of Class I public open space at Corkagh Park which serve 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 the provision and development of amenity lands in the area which will facilitate the proposed development.

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

Decision Order Number 0182	Date of Decision 30/01/97
Register Reference S96A/0645	Date 2nd December 1996

Applicant Eastyard Developments Ltd.,
Development Refurbish existing ground floor shop and develop 1 No. 3
bed apartment above.

Location 34 Convent Road, Clondalkin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 02/12/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The proposed front building line to the shop unit does not conform with the requirements of condition no. 12 of permission Ref. S95A/0153. The applicant is to submit amended drawings so that the front building line conforms to the requirements of this condition. This will require a set back from the building line as shown on the submitted drawings and may require the omission of the proposed balcony area to the proposed apartment. The applicant is advised to contact the Roads Department of the Council prior to submission of this element of further information.

- 2 The proposed car parking bay adjacent to the northern boundary of the site is allocated to the development presently under construction on the site pursuant to permission Ref. S95A/0153. As such, it is not acceptable

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that this parking bay be allocated to the proposed development. The applicant is asked to clarify whether or not he can submit an alternative arrangement for this development.

- 3 It would appear from the submitted drawings that the proposed shop will replace the existing unit on the site. The applicant is requested to submit survey of existing building on the site and superimpose the footprint of the proposed building on the site. If it is the applicant's intention to demolish the existing building then revised site and newspaper notices will be required.
- 4 The applicant is requested to mark north point on all submitted drawings. In this regard confirmation is required that the elevations shown are correct.
- 5 It would appear from the submitted drawings that the southern wall of the proposed building will be constructed on the boundary line between the application site and the school grounds to the south and that consequently eaves, gutters and downpipes on the proposed building may overhang that property to the south. It would also be necessary to enter onto the said adjoining property to finish the external southern wall to the proposed building.
- The applicant is requested to submit the written agreement of the owners of the adjoining property to the south permitting the applicant to enter onto the adjoining land to undertake the proposed development and to allow eaves, gutters and downpipes to overhang that property.

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Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

30/01/97