

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0400	
1. Location	The Orchard, Monastery Road, Clondalkin.		
2. Development	Conversion of part of dwelling to offices and remainder of dwelling to 3 apartments.		
3. Date of Application	12/07/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: H.K. O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: Mrs. J. Fitzgerald, Address: The Orchard, Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1784 Date 10/09/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2065 Date 23/10/96	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/0400 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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H.K. O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2065	Date of Final Grant 23/10/96
Decision Order Number 1784	Date of Decision 10/09/96
Register Reference S96A/0400	Date 12th July 1996

Applicant Mrs. J. Fitzgerald,

Development Conversion of part of dwelling to offices and remainder of dwelling to 3 apartments.

Location The Orchard, Monastery Road, Clondalkin.

Floor Area 80,000 Sq Metres

Time extension(s) up to and including

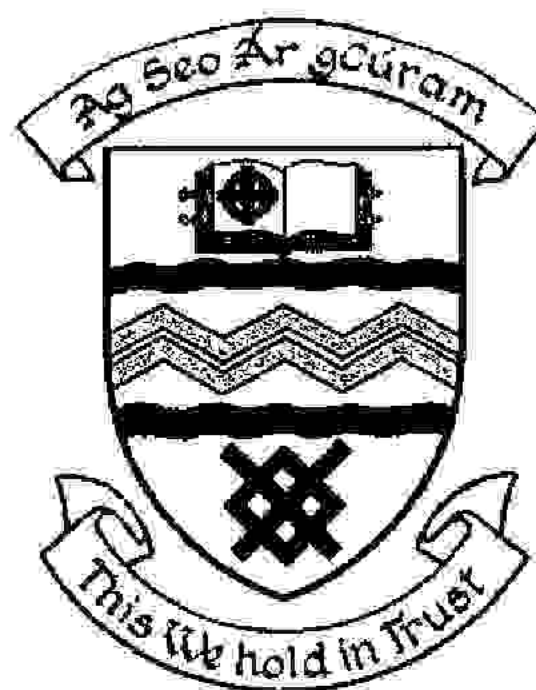
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (11) 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 car parking area shall be laid out and marked on site in accordance with Council standards.
REASON:
To ensure a satisfactory standard of development.
- 3 That the existing rear garden be reserved as private open space to serve the proposed apartment.
REASON:
In the interest of residential amenity.
- 4 The requirements of the Environmental Health Officer to be ascertained and adhered to in this development.
REASON:
In the interest of health.
- 5 The water supply and drainage arrangement to be in accordance with the requirement of the Environmental Services Engineer.
REASON:
In the interest of health.
- 6 No advertising signs, save those that are exempted development, shall be erected on the site without a prior grant of planning permission.
REASON:
In the interest of the proper planning and development of the area.

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- 7 That a financial contribution in the sum of £2,147 (two thousand one hundred and forty seven 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 the proposal.

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.

- 8 That a financial contribution in the sum of money equivalent to the value of £1,200 (one thousand two 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 this proposal.

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.

- 9 That a financial contribution in the sum of £573 (five hundred and seventy three pounds) be paid by the proposer to South Dublin County Council towards the cost of the duplication of the Watery Lane Foul Sewer which will facilitate this development; this contribution to be paid before the commencement of this proposal.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure to be incurred by the Council on the upgrading of the services which will facilitate the development.

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- 10 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and/or development of Class 1 recreational facilities at Corkagh Park which will serve this development; this contribution to be paid before the commencement of this proposal.

REASON:

It is considered reasonable that the developer shall 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.

- 11 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 £5,000 (five 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 £5,000 (five 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.

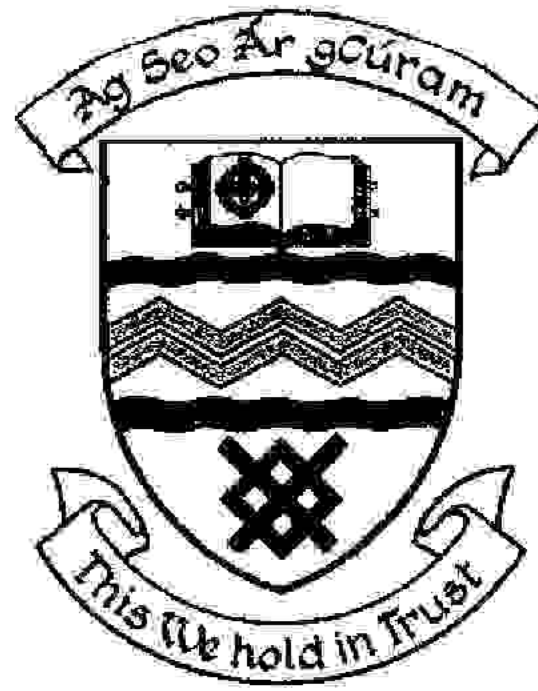
REASON:

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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All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

..... 24th October 1996
for SENIOR ADMINISTRATIVE OFFICER