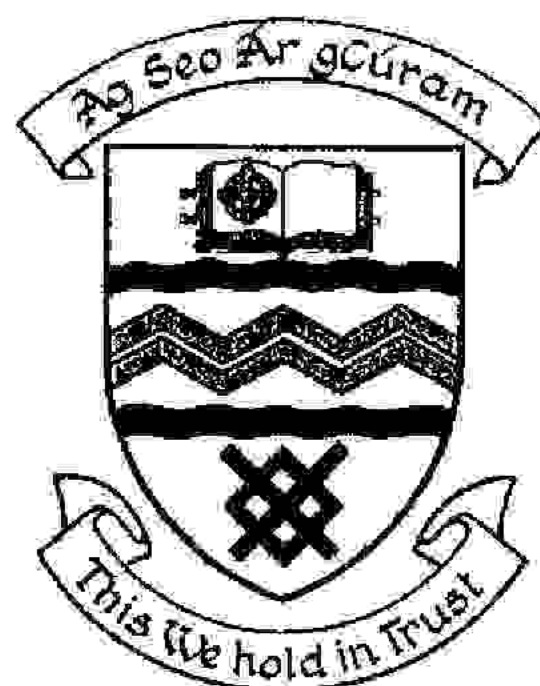


|                             |   |  |              |
|-----------------------------|---|--|--------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1)  | Plan Register No.<br><br>S96A/0376                     |              |
| 1. Location                 | Nos. 1, 3 and 5 Beechfield Avenue, Walkinstown.   |  |              |
| 2. Development              | Change of use of first floor No. 3 from domestic to offices, change of use of ground floor No. 3 from bakery to shop, construction of store to side of No. 3 use of the existing store to rear of No. 3 as store for nos. 1 or 3 or independently, use of part garden of no. 5 for car parking. |  |              |
| 3. Date of Application      | 28/06/96  | Date Further Particulars<br>(a) Requested (b) Received |              |
| 4. Type of Application      | Permission  | 1.<br><br>2.   | 1.<br><br>2. |
| 4. Submitted by             | Name: Paul O'Connell & Associates,<br>Address: Watery House, 78 Grove Road, Dublin 6.   |  |              |
| 5. Applicant                | Name: A. Lowe.<br>Address: 2/3 Inns Quay, Dublin 7.   |  |              |
| 6. Decision                 | O.C.M. No. 1669<br><br>Date 26/08/96  | Effect<br>AP GRANT PERMISSION                          |              |
| 7. Grant                    | O.C.M. No. 1990<br><br>Date 10/10/96  | Effect<br>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. ....<br>Registrar       | .....<br>Date   | .....<br>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  
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PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
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Paul O'Connell & Associates,  
Watery House,  
78 Grove Road,  
Dublin 6.

### NOTIFICATION OF GRANT OF Permission

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

|                               |                              |
|-------------------------------|------------------------------|
| Final Grant Order Number 1990 | Date of Final Grant 10/10/96 |
| Decision Order Number 1669    | Date of Decision 26/08/96    |
| Register Reference S96A/0376  | Date 28th June 1996          |

**Applicant** A. Lowe.

**Development** Change of use of first floor No. 3 from domestic to offices, change of use of ground floor No. 3 from bakery to shop, construction of store to side of No. 3 use of the existing store to rear of No. 3 as store for nos. 1 or 3 or independently, use of part garden of no. 5 for car parking.

**Location** Nos. 1, 3 and 5 Beechfield Avenue, Walkinstown.

**Floor Area** 0.000 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 (12) 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 Details of nose to kerb parking for customers to be to the detailed requirements of the Area Engineer, Roads Maintenance.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 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 developer to South Dublin County Council towards the cost of road improvements and traffic management proposals in the area serving this site; this contribution to be paid before the 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.
- 4 That the developers shall comply with the current Building Regulations.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 That the proposed tea station be removed from the lobby of the proposed water closet compartment.  
REASON:  
In the interest of the proper planning and development of the area.



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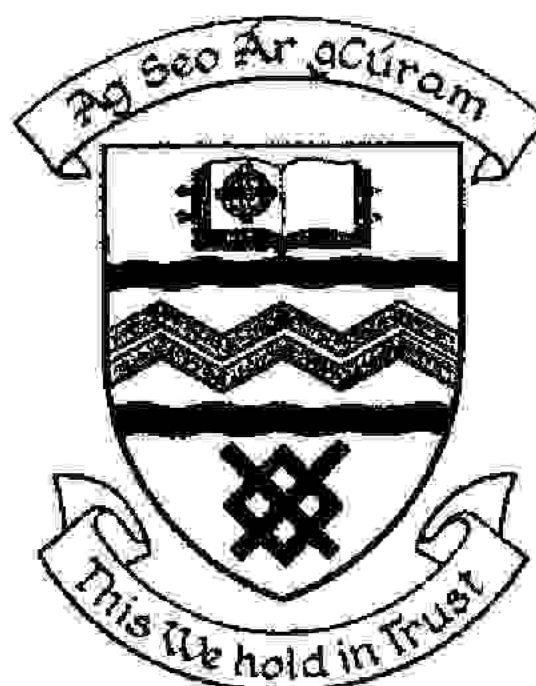
- 6 That details of ventilation of the sanitary accommodation and lobbies be to the satisfaction of the Environmental Health Officer.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 7 That each unit shall be independently connected to watermain.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 8 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.
- 9 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.
- 10 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 11 That details of external finishes of walls and shopfront and details of boundary wall treatment shall be submitted for agreement with the Planning Authority before commencement of development.  
 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.

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- 12 That a financial contribution in the sum of £609 (six hundred and 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 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.

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.

*Brian Kennedy* 11<sup>th</sup> October 1996  
for SENIOR ADMINISTRATIVE OFFICER