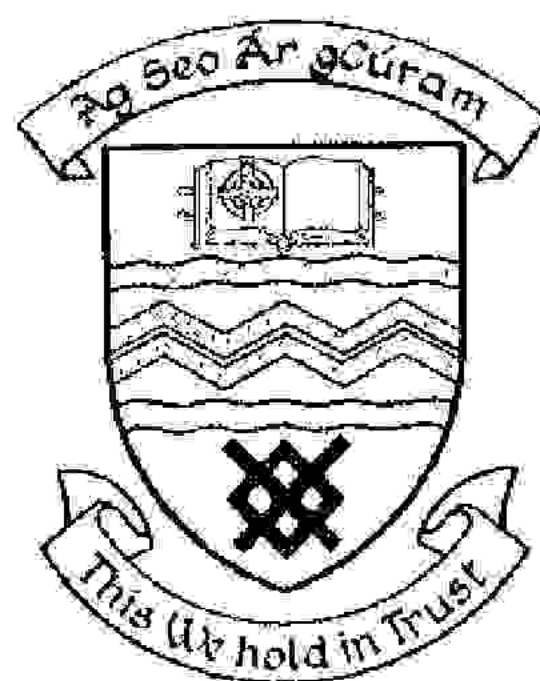


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0842	
1. Location	Hillview, The Commons, Rathcoole, Co. Dublin.		
2. Development	Retention of change of use from crafts store to retail use including store area at first floor.		
3. Date of Application	14/12/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: KDesign, Address: 144 Glenvara Park, Templeogue, Dublin 16.		
5. Applicant	Name: Mr. M. O'Brien Address: Hillview, The Commons, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0339 Date 13/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0657 Date 28/03/2002	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



Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdblincoco.ie

KDesign,
144 Glenvara Park,
Templeogue,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 0657	Date of Final Grant 28/03/2002
Decision Order Number 0339	Date of Decision 13/02/2002
Register Reference S01A/0842	Date 14/12/01

Applicant Mr. M. O'Brien

Development Retention of change of use from crafts store to retail use
including store area at first floor.

Location Hillview, The Commons, Rathcoole, Co. Dublin.

Floor Area 214.00 Sq Metres

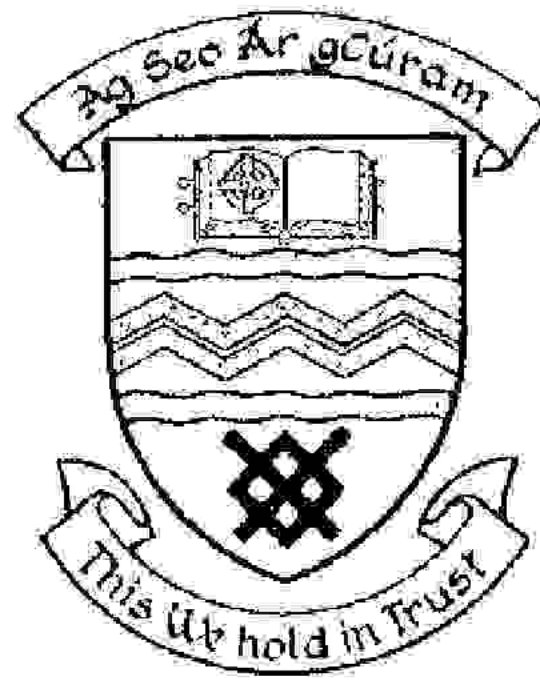
Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (8) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

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Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

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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 first floor storage area shall be used only for the storage of goods and materials ancillary to the existing commercial use on the site.

REASON:

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

- 3 The proposed retail premises shall be used only for the sale of goods ancillary to the existing commercial use on the site.

REASON:

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

- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The applicant shall adhere to the following:-

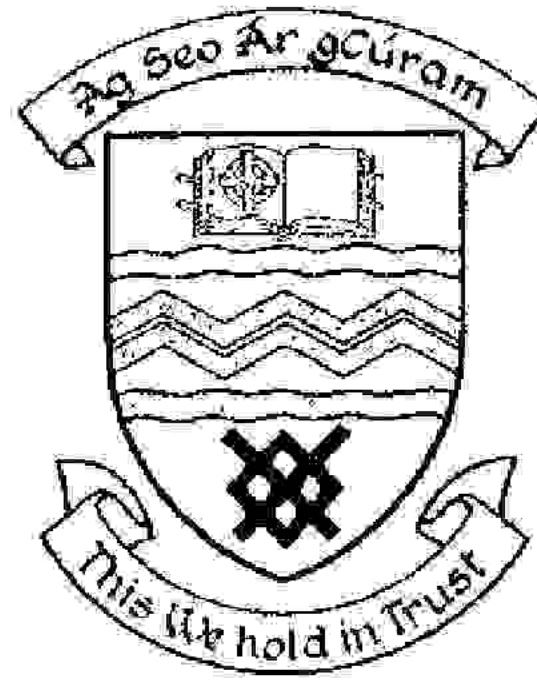
- (a) Septic Tank / Effluent Treatment System and percolation/irrigation area are to be in accordance with S.R.6: 1991 and the requirements of the EPA's Wastewater Treatment Manuals. Certification of compliance by an Engineer to the forementioned standard must be submitted to South Dublin County Council.
- (b) Septic Tank / Effluent Treatment System and percolation/irrigation area to meet the requirements of the Environmental Health Officer (EHO).
- (c) Applicant to ensure full and complete separation of foul and surface water systems.
- (d) The surface water run-off from the proposed

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REG. REF. S01A/2014 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall, Town Centre,
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development shall drain to soakage areas designed and constructed in accordance with BRE digest 365, with certification of compliance by Engineer to be submitted.

- (e) Soakage areas to meet the requirements of EHO.
- (f) If not already the case the water supply to the development shall be commercially metered.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 7 That the requirements of the Roads Department are ascertained, and strictly adhered to in the development.

REASON:

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

- 8 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

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

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

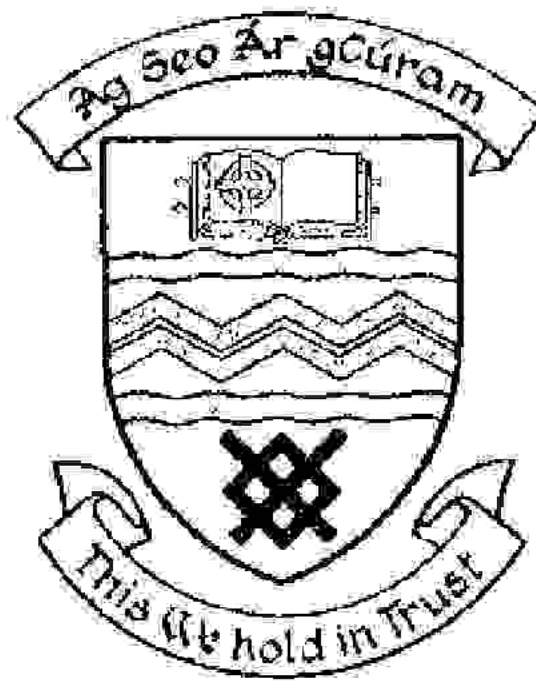
Signed on behalf of South Dublin County Council.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A20944 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING
DEPARTMENT
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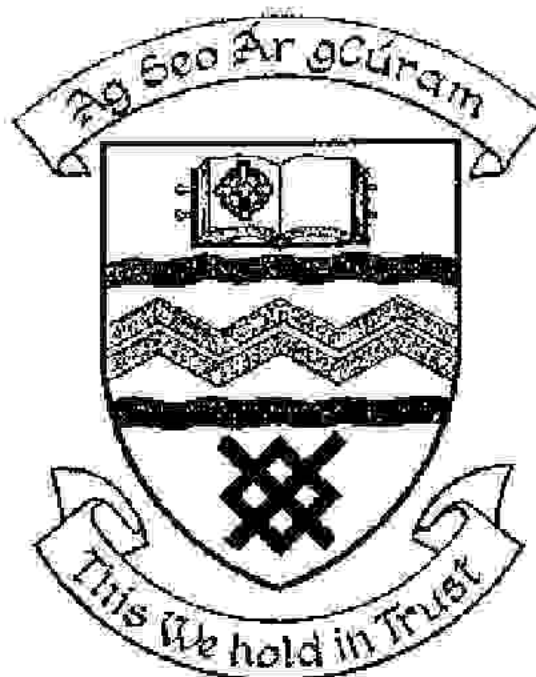
.....28/03/02
for SENIOR ADMINISTRATIVE OFFICER

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0339	Date of Decision 13/02/2002
Register Reference S01A/0842	Date: 14/12/01

Applicant Mr. M. O'Brien

Development Retention of change of use from crafts store to retail use
 including store area at first floor.

Location Hillview, The Commons, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

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 (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

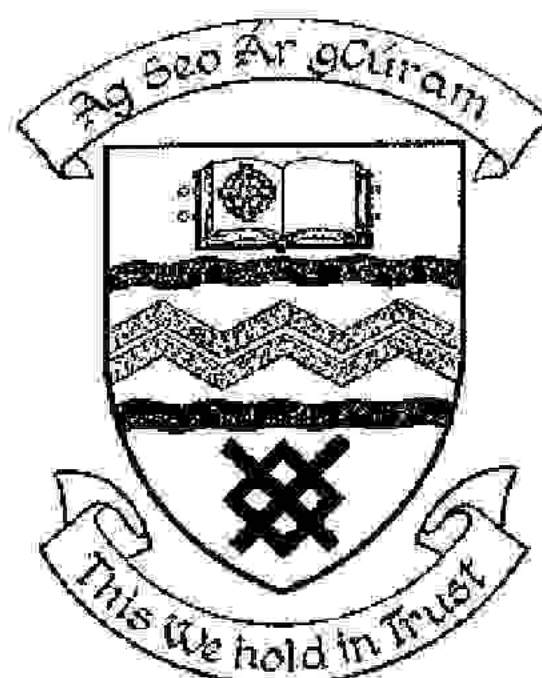
 13/02/02
for SENIOR ADMINISTRATIVE OFFICER

KDesign,
144 Glenvara Park,
Templeogue,
Dublin 16.

**SOUTH DUBLIN COUNTY COUNCIL
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Halla an Chontae,
Lár an Bhaile, Tamhlacht,
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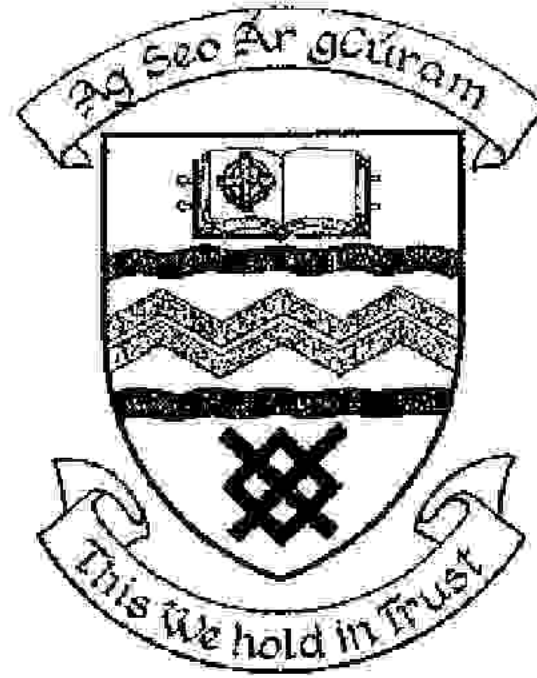
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REG REF. S01A/0842

Conditions and Reasons

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REASON:
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REASON:
In the interest of the proper planning and development of the area.
- 3 The proposed retail premises shall be used only for the sale of goods ancillary to the existing commercial use on the site.
REASON:
In the interest of the proper planning and development of the area.
- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The applicant shall adhere to the following:-
 - (a) Septic Tank / Effluent Treatment System and percolation/irrigation area are to be in accordance with S.R.6: 1991 and the requirements of the EPA's Wastewater Treatment Manuals. Certification of compliance by an Engineer to the forementioned standard must be submitted to South Dublin County

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Lár an Bhaile, Tamhlacht,
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Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
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REG. REF. S01A/0842

Council.

- (b) Septic Tank / Effluent Treatment System and percolation/irrigation area to meet the requirements of the Environmental Health Officer (EHO).
- (c) Applicant to ensure full and complete separation of foul and surface water systems.
- (d) The surface water run-off from the proposed development shall drain to soakage areas designed and constructed in accordance with BRE digest 365, with certification of compliance by Engineer to be submitted.
- (e) Soakage areas to meet the requirements of EHO.
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