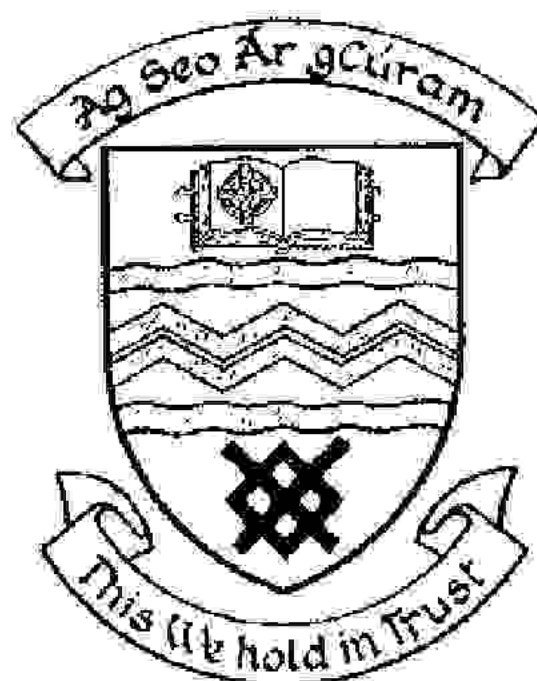


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0792	
1. Location	The Old Post Office premises, Westpark, Tallaght Village, Old Bawn Road, Dublin 24.		
2. Development	Change of use from a Post Office (Class 1) to an Auctioneer/ Estate Agents Office (Class 2) and new sign board stating "Lowe and Associates" to be erected on site.		
3. Date of Application	30/11/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Barry Levins Architect, Address: 101 Anglesea Road, Dublin 4.		
5. Applicant	Name: J. Lowe, Address: Lowe & Associates, 142 Lower Rathmines Road, Dublin 6.		
6. Decision	O.C.M. No. 0203 Date 28/01/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0592 Date 14/03/2002	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



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Barry Levins Architect,
101 Anglesea Road,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0592	Date of Final Grant 14/03/2002
Decision Order Number 0203	Date of Decision 28/01/2002
Register Reference S01A/0792	Date 30/11/01

Applicant J. Lowe,

Development Change of use from a Post Office (Class 1) to an Auctioneer/
Estate Agents Office (Class 2) and new sign board stating
"Lowe and Associates" to be erected on site.

Location The Old Post Office premises, Westpark, Tallaght Village,
Old Bawn Road, Dublin 24.

Floor Area 47.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

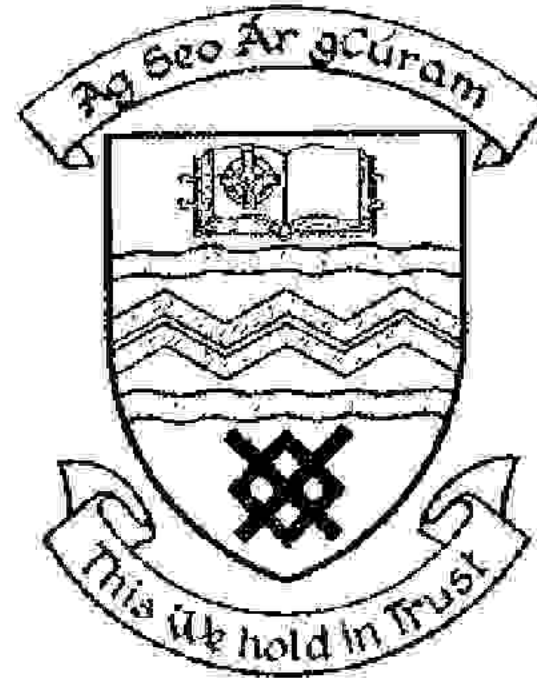
A Permission has been granted for the development described above,
subject to the following (10) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

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Conditions and Reasons

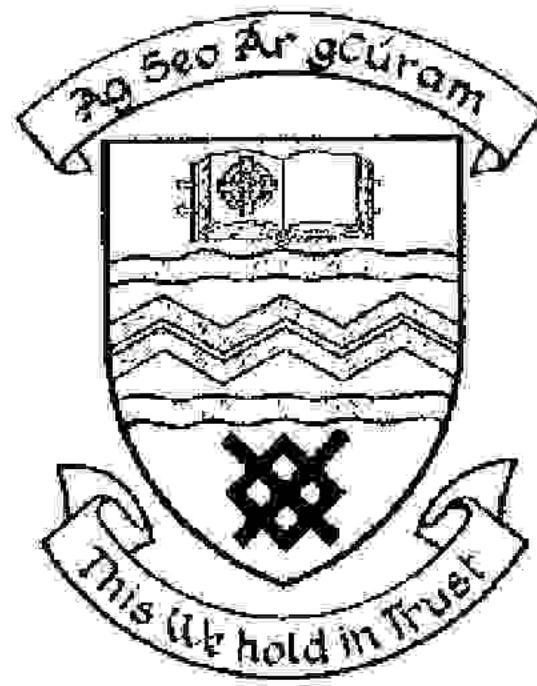
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 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.
- 4 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.
- 5 The following are the requirements of the Environmental Services Department:
 - Applicant to ensure full and complete separation of foul and surface water systems.
 - If not already the case, the water supply to the development shall be commercially metered and full 24 hour storage shall be provided.REASON:
In the interest of the proper planning and development of the area.
- 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.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0792 ~~CON~~HAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 7 That no sign shall be internally illuminated

REASON:

To protect the amenity of the area

- 8 The following are the requirements of the Environmental Health Officer:

- During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
- No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc..) shall be operated on or adjacent to the construction site before 8.00 Hours on weekdays and 9.00 Hours on Saturdays nor after 18.00 Hours on weekdays and 13.00 Hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
- All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.

REASON:

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

- 9 That prior to the 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.

- 10 Access to the office shall be provided for People with Disabilities in accordance with Part M of the Building Regulations, as amended.

REASON:

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

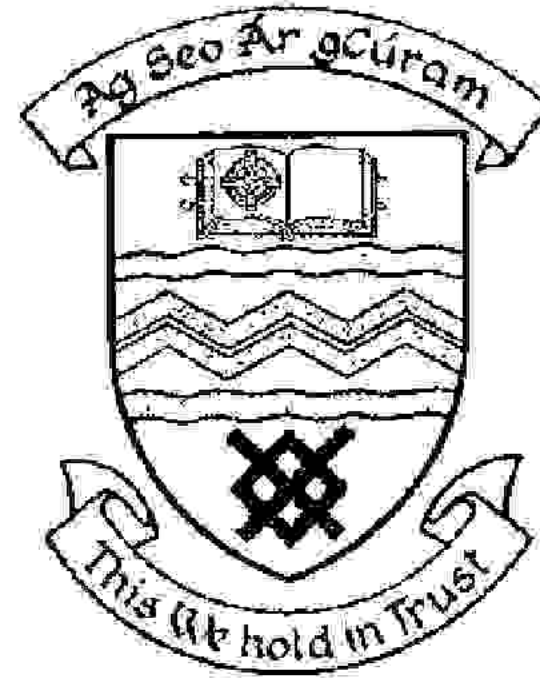
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0792 CORHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- (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.


.....14/03/02
for SENIOR ADMINISTRATIVE OFFICER

C

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

Decision Order Number 0203	Date of Decision 28/01/2002
Register Reference S01A/0792	Date: 30/11/01

Applicant J. Lowe,

Development Change of use from a Post Office (Class 1) to an Auctioneer/
Estate Agents Office (Class 2) and new sign board stating
"Lowe and Associates" to be erected on site.

Location The Old Post Office premises, Westpark, Tallaght Village,
Old Bawn Road, Dublin 24.

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

..... 28/01/02
for SENIOR ADMINISTRATIVE OFFICER

Barry Levins Architect,
101 Anglesea Road,
Dublin 4.

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REG REF. S01A/0792

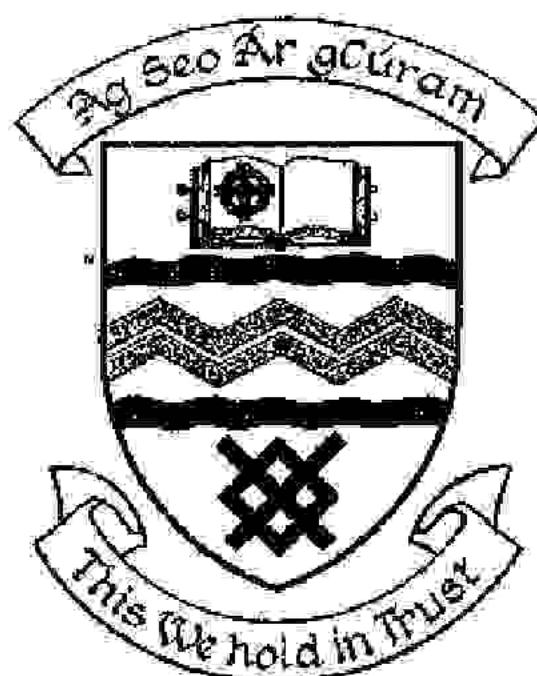
Conditions and Reasons

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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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- 4 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.
- 5 The following are the requirements of the Environmental Services Department:
 - Applicant to ensure full and complete separation of foul and surface water systems.
 - If not already the case, the water supply to the development shall be commercially metered and full 24 hour storage shall be provided.REASON:
In the interest of the proper planning and development of the area.

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- 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 no sign shall be internally illuminated

REASON:

To protect the amenity of the area

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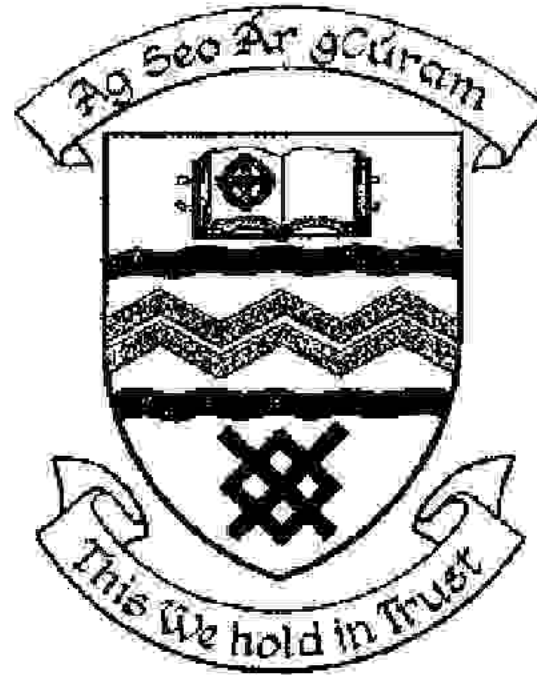
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In the interest of safety and the avoidance of fire hazard.

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REG REF. S01A/0792

- 10 Access to the office shall be provided for People with Disabilities in accordance with Part M of the Building Regulations, as amended.

REASON:

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