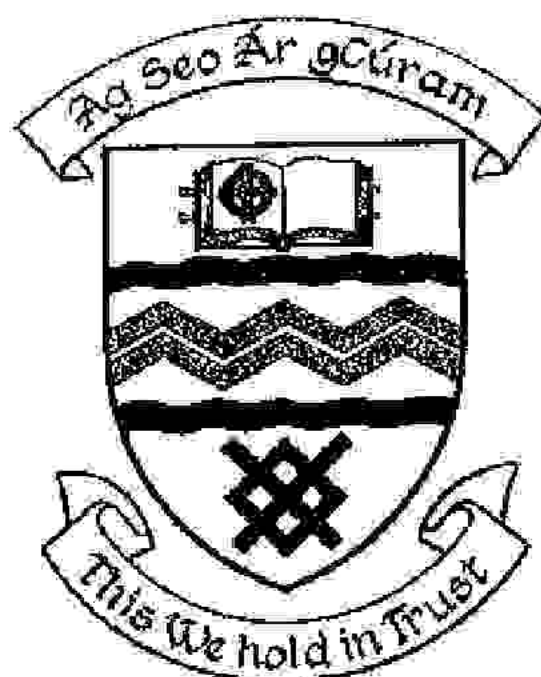


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**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

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

Decision Order Number 3723	Date of Decision 18/12/2001
Register Reference S01A/0707	Date: 24/10/01

Applicant                      Mario Aprile,  
Development                  Office extension to rear at first floor.

Location                      44 Tower Road, Clondalkin, Dublin 22.

App. Type                      Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/10/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1      The applicant is requested to submit the following with regard to article 23 (1) of the Local Government (Planning and Development) Regulations 1994.
  - (a)      accurate scaled rear elevation drawings and plan view drawings with written dimensions of both the proposed structure and the adjoining structures including the rear elevations of the Clondalkin Credit union and the AIB bank.
  - (b)      accurate scaled drawings of both the existing structure and the proposed structure or alternatively to mark or colour the proposed structure so as to distinguish between the existing structure and the works proposed.
- 2      The applicant is requested to submit a revised rear elevation which excludes car parking spaces at ground floor level. The applicant should note that the Planning Authority shall apply a levy on the applicant for the

P.M. Ging Architects,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.

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provision of alternative car parking/traffic management in  
lieu of on-site car parking spaces.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

19/12/01

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Baile Átha Cliath 24.

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Facs: 01-414 9104



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

Decision Order Number 0460	Date of Decision 19/03/2002
Register Reference S01A/0707	Date: 24/10/01

**Applicant** Mario Aprile,  
**Development** Office extension to rear at first floor.  
**Location** 44 Tower Road, Clondalkin, Dublin 22.  
**Floor Area** Sq Metres  
**Time extension(s)** up to and including  
**Additional Information Requested/Received** 18/12/2001 /23/01/2002  
**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 of South Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions ( 13 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 20/03/02  
for SENIOR EXECUTIVE OFFICER

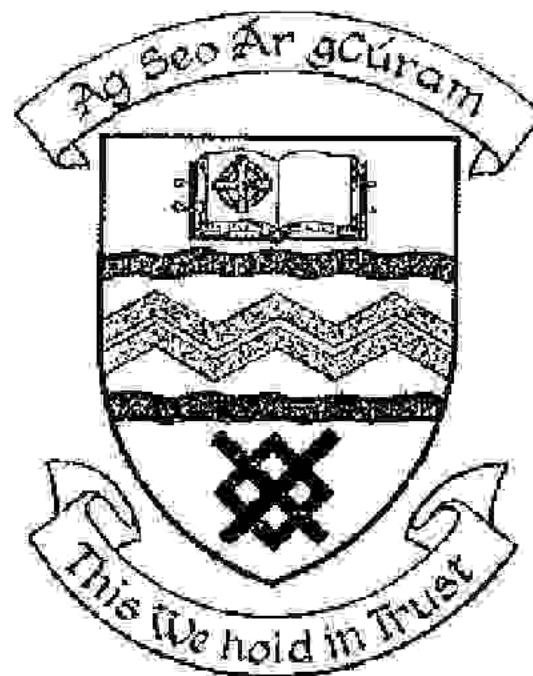
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Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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



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DEPARTMENT**  
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Dublin 24.

Telephone: 01-414 9000  
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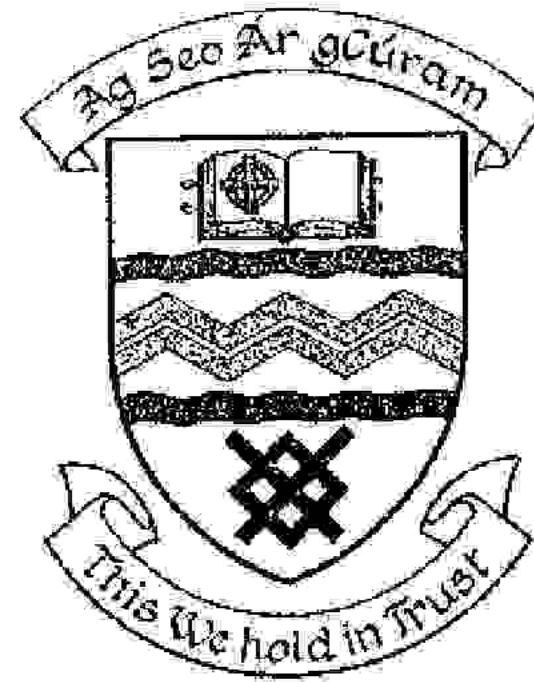
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 23/01/02, 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 In order for the proposed development to integrate with adjoining properties the western pitch of the roof of elevation B shall match the western pitch of the roof of the Credit Union Building. This shall also require the parapet level of the elevation B to match the parapet level of the rear section of the Credit Union Building.  
The applicant shall submit to the agreement of the Planning Authority, prior to the commencement of development, plans particulars and details indicating the rear offices with pitched roof which matches the roof pitch for the Credit Union.  
REASON:  
In the interest of amenity and the proper planning and development of the area.
- 3 Prior to the commencement of development, the applicant shall submit specifications for the proposed railings at ground floor level, to the agreement of the Planning Authority.  
REASON:  
In the interest of amenity and the proper planning and development of the area.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the proposed development shall adhere to the following:-
  - (a) full and complete separation of foul and surface water systems.
  - (b) If not already the case, the water supply to the

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unit shall be commercially metered.

- (c) Applicant to provide 24-hour water storage for the development.

**REASON:**

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

- 5 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.

- 6 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.

- 7 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.

- 8 That a financial contribution in the sum of EUR 1,178 (one thousand one hundred and seventy eight euro) 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.

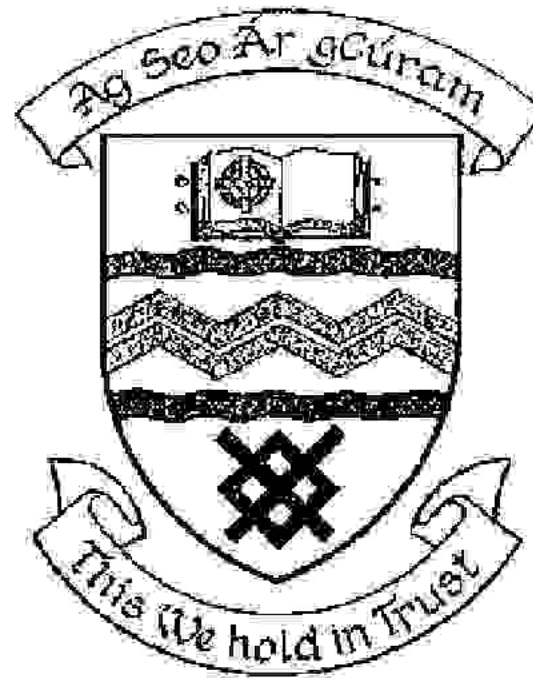
- 9 That a financial contribution in the sum of EUR 3,066 (three thousand and sixty six euro) shall be paid by the proposer



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reasonable that the developer should contribute towards the cost of the works.

- 13 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No. 1 of An Bord Pleanála Order No. 06S.119411 of Register Reference S00A/0029, arrangements to be made prior to commencement of development.

**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 these services.