

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0163	
1. Location	Main Street, Tallaght, Dublin 24.		
2. Development	Re-development of properties (with access from Courthouse Square at the rear). The re-development will comprise a new basement level for storage and ancillary uses, a butchers shop and solicitors offices at ground floor level and 2 residential apartments and offices at first, second and third floor levels over.		
3. Date of Application	20/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/05/2001 2.	1. 19/10/2001 2.
4. Submitted by	Name: Edmund Fitzgerald Selby Architects Address: Nemetos, Rockbrook,		
5. Applicant	Name: B. P. O'Reilly Solicitors Address: (and Michael Bermingham of MK Meats) Main Street, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 3783  Date 24/12/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0304  Date 06/02/2002	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	

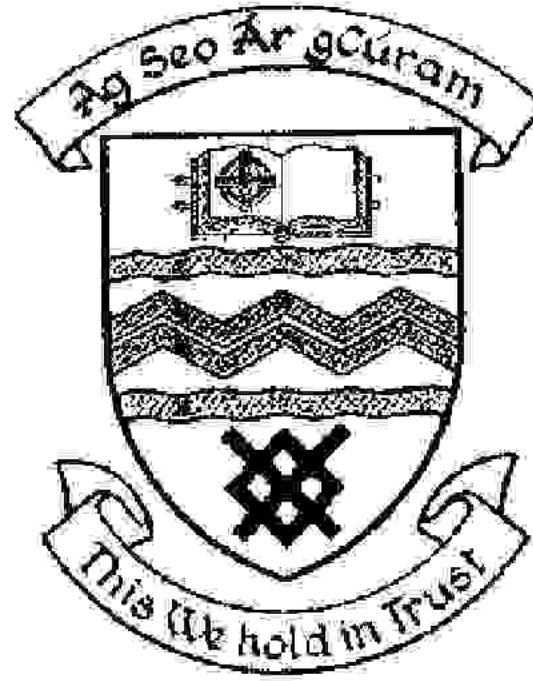
14.

Registrar

Date

Receipt No.

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



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Tamhlacht, Baile Átha Cliath 24.

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Edmund Fitzgerald Selby Architects  
Nemetos,  
Rockbrook,  
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 0304	Date of Final Grant 06/02/2002
Decision Order Number 3783	Date of Decision 24/12/2001
Register Reference S01A/0163	Date 19/10/01

**Applicant** B. P. O'Reilly Solicitors

**Development** Re-development of properties (with access from Courthouse Square at the rear). The re-development will comprise a new basement level for storage and ancillary uses, a butchers shop and solicitors offices at ground floor level and 2 residential apartments and offices at first, second and third floor levels over.

**Location** Main Street, Tallaght, Dublin 24.

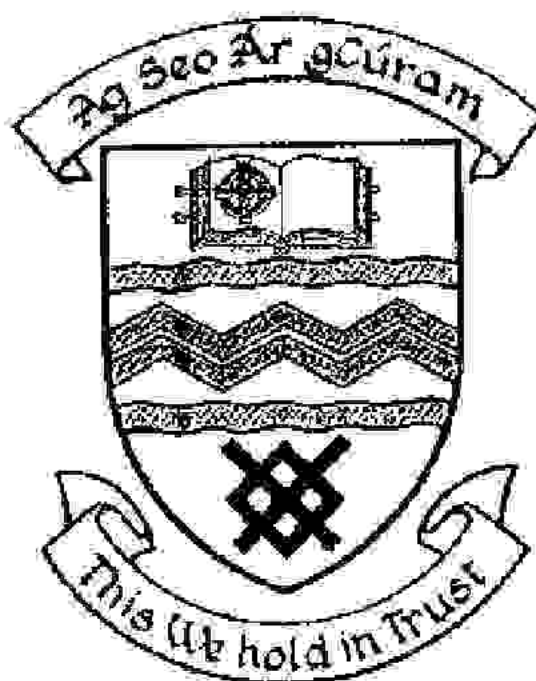
**Floor Area** 1450.00 Sq Metres  
**Time extension(s) up to and including** 16/01/2002  
**Additional Information Requested/Received** 18/05/2001 /19/10/2001

A Permission has been granted for the development described above,  
subject to the following (23) Conditions.

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S0117/0166

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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 19/10/01, 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
  - a) The proposed file storage area at basement level shall be excluded from the development.
  - b) The proposed use of the third floor for office use is not permitted. The third floor shall be used exclusively as a storage area related to the office use below.REASON:  
In order to reduce the number of car parking spaces required and in the interests of the proper planning and development of the area.
- 3 The applicant shall, prior to the commencement of development, negotiate and enter into a licence agreement with South Dublin County Council in relation to the proposed use of a number of car parking spaces within "Courthouse Square".  
REASON:  
In the interest of the proper planning and development of the area.
- 4 The applicant shall make independent provision for 5 car parking spaces or alternatively make a financial contribution in lieu of such provision. The provision of the car parking spaces and their on-going maintenance or the alternative financial contribution in lieu shall be agreed in writing with the Planning Authority prior to the commencement of development.  
REASON:  
In order to make good the shortfall in car parking space which will still remain following the licence agreement with South Dublin County Council and in the interests of the proper planning and development of the area.
- 5
  - (a) The applicant shall employ a Licensed Archaeologist to carry out an archaeological assessment of the development site. No sub-surface work shall be undertaken in the absence of the archaeologist

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S0127/0166

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- without his/her express consent.
- (b) The archaeologist shall carry out any relevant documentary research, inspect the site and excavate test trenches at locations chosen by the archaeologist, having liaised with the Licensing Section of Duchas.
- (c) Having completed the work, the archaeologist shall submit a written report to the Local Authority and to Duchas. The report shall comment on the degree to which the extent, location and levels of the basement, all proposed foundations, services trenches and other sub-surface works associated with the development will effect the archaeological remains. This should be illustrated with appropriate plans, sections etc. The report shall also include an appropriate mitigation strategy based on liaison with Duchas.

**REASON:**

The site is within an area of archaeological potential and is a recorded monument.

- 6 The applicant shall submit the following information for written agreement of the County Council prior to the commencement of development:-
- a) A detailed method statement, including drawings, to explain how the public 225 foul sewer is to be protected during the construction of the proposed structure.
- b) Full details on the proposed method of disposal to the foul sewer including a pumping system if such is proposed.

**REASON:**

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

- 7
- a) All wastewater from canteens/ commercial-kitchen / butcher shop shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
- b) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990.
- c) Applicant to ensure full and complete separation of foul and surface water systems.

**REASON:**

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

# SOUTH DUBLIN COUNTY COUNCIL

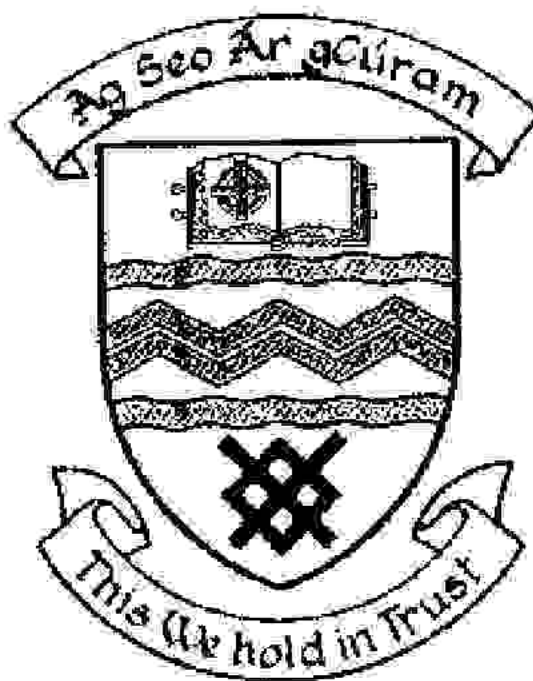
REG REF. S0127/0164

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- 8 All pipes shall be laid with a minimum cover of 0.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

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

- 9 a) Each unit / apartment shall have its own individual service connection to the public watermain and 24 hour storage.  
b) The water supply to all offices and shops shall be commercially metered.  
c) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.  
d) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 10 The area between the building and the public road shall be paved to the satisfaction of the Planning Authority. Full details of the public footpath shall be submitted to the Planning Authority for written agreement prior to commencement of development.

REASON:

In the interest of visual amenity and in accordance with the proper planning and development of the area.

- 11 The following shall be submitted to the Planning Authority for written agreement prior to the commencement of development:-

- a) The details of the proposed wall and railings at roof garden level.  
b) The details of roof slate.  
c) The detail of proposed timber windows and doors and shopfronts.  
d) The detail of proposed windowsills.  
e) The detail of proposed balcony railings.

REASON:

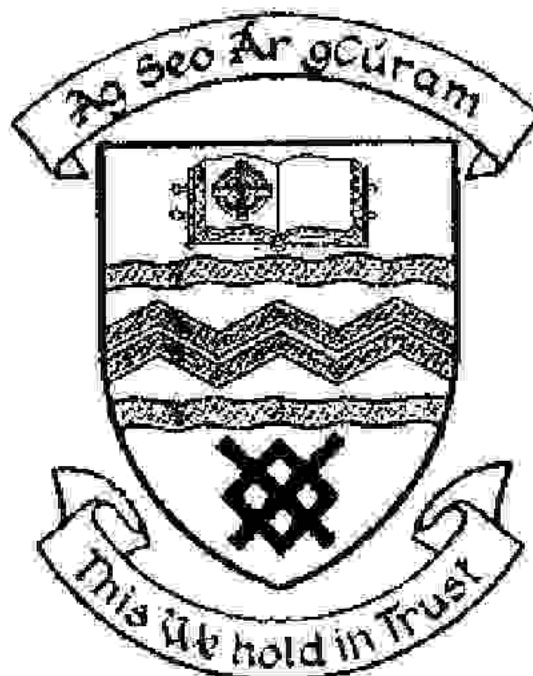
In the interests of visual amenity.

- 12 No signage, other than fascia signage at the front of the building, as shown on drawings submitted with this

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S012/0157

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application, shall be erected on site without prior specific grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interest of visual amenity.

- 13 Roller shutters, if required, shall be erected behind the shop facades.

REASON:

In the interest of visual amenity.

- 14 Any proposal to erect a satellite dish on this building for commercial or residential use shall be the subject of a separate planning application.

REASON:

In the interest of visual amenity.

- 15 a) 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.
- b) All rooms, passageways, sanitary accommodation and lobbies be ventilated to the external air.
- c) All bin storage and outdoor storage connected with the development shall be screened from public view.
- d) Full consultation shall take place with Environmental Health Department prior to the commencement of development of the proposed butchers shop.

REASON:

In the interests of public health.

- 16 Construction work shall not take place outside the hours of 8am-8pm Monday-Friday and 9am and 5pm on Saturdays. No construction work is to take place on Sundays, Noise levels shall not exceed the background level by 10dB(A) by day or 45dB(A) at night, whichever is the lesser.

REASON:

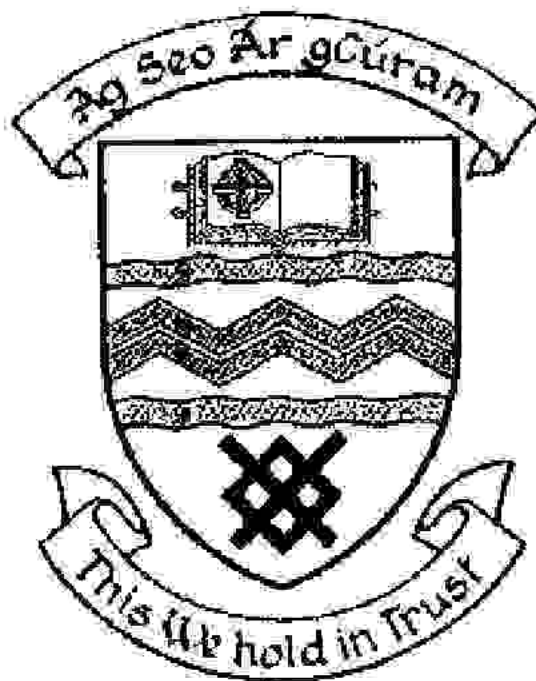
In the interest of the proper planning and development of the area.

- 17 Prior to the commencement of works on site, the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S0127/0168

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for the proposed roof terrace with full works specification.  
The developer must also submit a Management Plan and  
"Agreement" for the long-term maintenance of the private  
open space and planting.

REASON:

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

- 18 That a financial contribution in the sum of £10,082 (ten thousand and eighty two pounds) EUR 12,801 (twelve thousand eight hundred and one euros) 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.

- 19 That a financial contribution in the sum of £26,523 (twenty six thousand five hundred and twenty three pounds) EUR 33,677 (thirty three thousand six hundred and seventy seven euros) 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 facilitates this development; this contribution to be paid before the commencement of development on the 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.

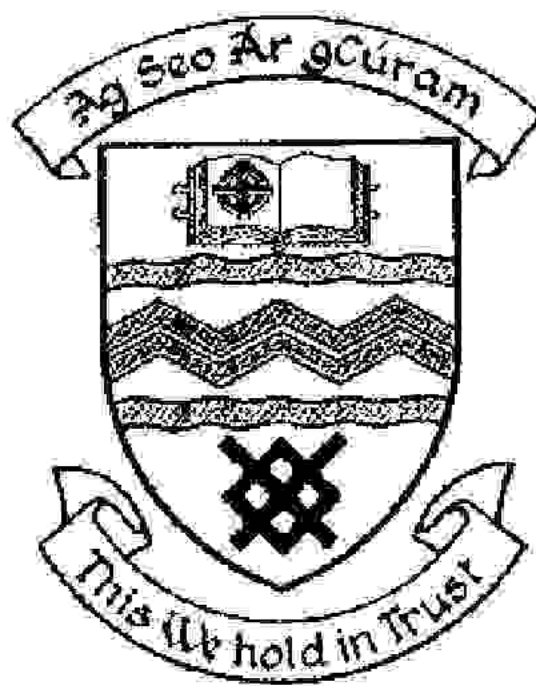
- 20 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,905 (one thousand nine hundred and five euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; 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 the

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. SOLA/01677 **CONHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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development and improvement of amenity lands in the area which will facilitate the proposed development. Website: [www.sdcc.ie](http://www.sdcc.ie)

- 21 That a financial contribution in the sum of £10,790 (ten thousand seven hundred and ninety pounds) EUR 13,700 (thirteen thousand seven hundred euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this 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 the works.

- 22 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £2,000 (two thousand pounds) EUR 2,539 (two thousand five hundred and thirty nine euros), a bond of an Insurance Company of £3,000 (three thousand pounds) £3,809 (three thousand eight hundred and nine euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

- 23 That an acceptable name/apartment number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

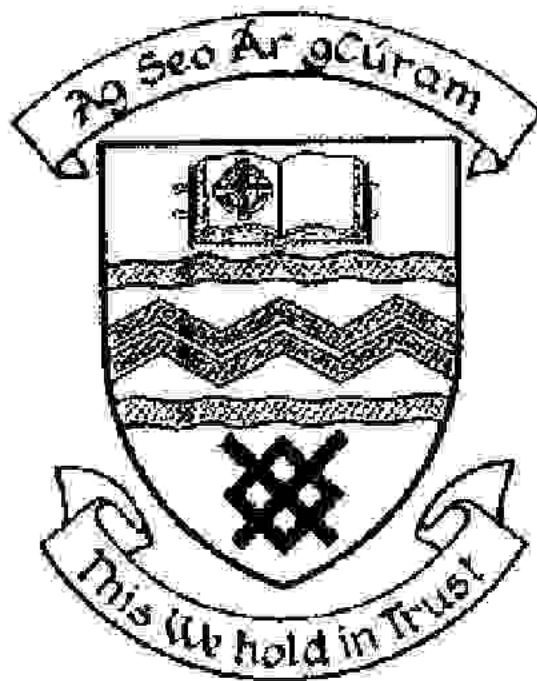
In the interest of the proper planning and development of the area.

- (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

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0160

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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.

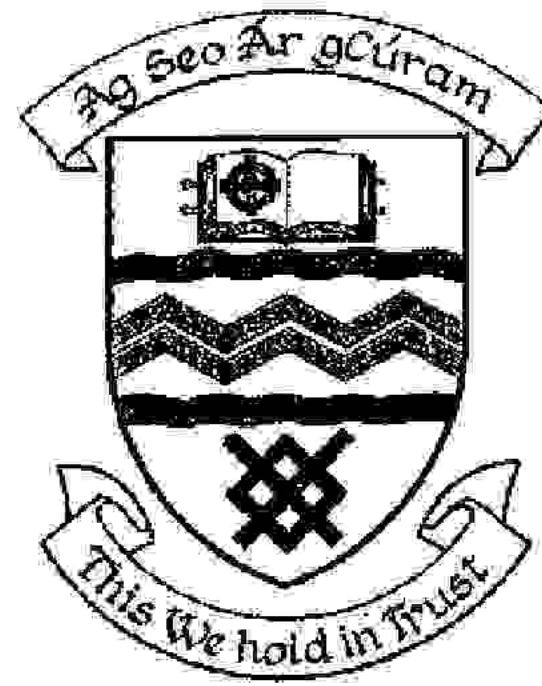
*[Signature]*  
.....11/02/02  
for SENIOR ADMINISTRATIVE OFFICER

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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 3783	Date of Decision 24/12/2001
Register Reference S01A/0163	Date: 20/03/01

**Applicant** B. P. O'Reilly Solicitors

**Development** Re-development of properties (with access from Courthouse Square at the rear). The re-development will comprise a new basement level for storage and ancillary uses, a butchers shop and solicitors offices at ground floor level and 2 residential apartments and offices at first, second and third floor levels over.

**Location** Main Street, Tallaght, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 16/01/2002

**Additional Information Requested/Received** 18/05/2001 /19/10/2001

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

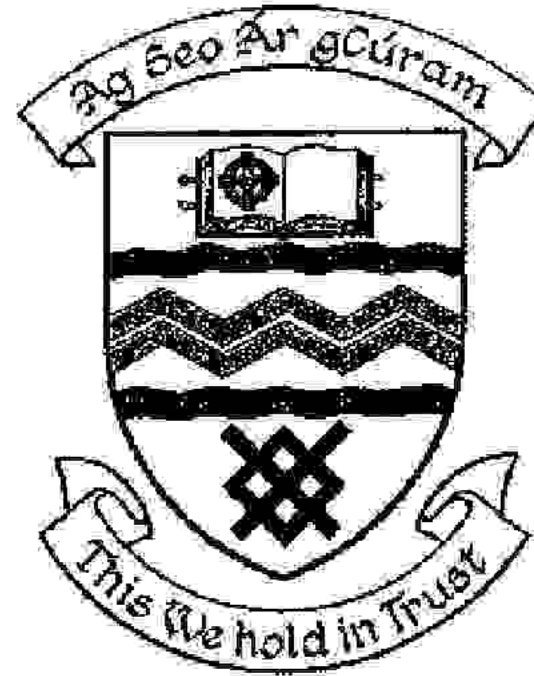
.....  ..... 24/12/01  
for SENIOR ADMINISTRATIVE OFFICER

Edmund Fitzgerald Selby Architects  
Nemetos,  
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REG REF. S01A/0163

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 19/10/01, 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 a) The proposed file storage area at basement level shall be excluded from the development.  
b) The proposed use of the third floor for office use is not permitted. The third floor shall be used exclusively as a storage area related to the office use below.

REASON:

In order to reduce the number of car parking spaces required and in the interests of the proper planning and development of the area.

- 3 The applicant shall, prior to the commencement of development, negotiate and enter into a licence agreement with South Dublin County Council in relation to the proposed use of a number of car parking spaces within "Courthouse Square.

REASON:

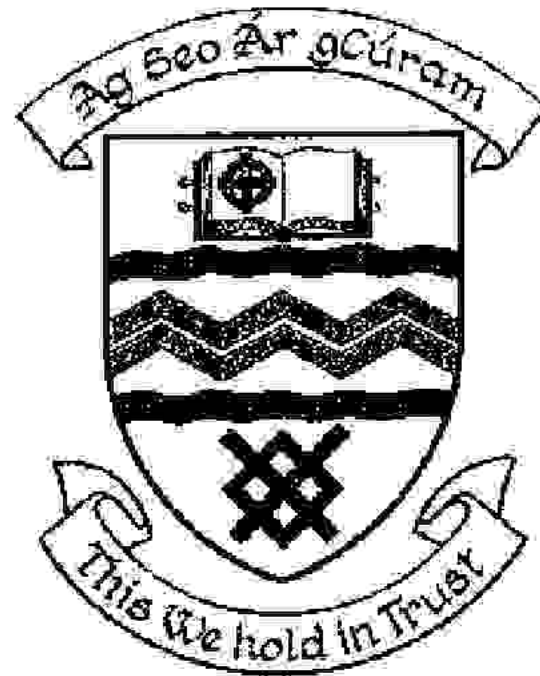
In the interest of the proper planning and development of the area.

- 4 The applicant shall make independent provision for 5 car parking spaces or alternatively make a financial contribution in lieu of such provision. The provision of the car parking spaces and their on-going maintenance or the alternative financial contribution in lieu shall be agreed in writing with the Planning Authority prior to the commencement of development.

REASON:

In order to make good the shortfall in car parking space which will still remain following the licence agreement with

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REG. REF. S01A/0163

South Dublin County Council and in the interests of the proper planning and development of the area.

- 5
- (a) The applicant shall employ a Licensed Archaeologist to carry out an archaeological assessment of the development site. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.
  - (b) The archaeologist shall carry out any relevant documentary research, inspect the site and excavate test trenches at locations chosen by the archaeologist, having liaised with the Licensing Section of Duchas.
  - (c) Having completed the work, the archaeologist shall submit a written report to the Local Authority and to Duchas. The report shall comment on the degree to which the extent, location and levels of the basement, all proposed foundations, services trenches and other sub-surface works associated with the development will effect the archaeological remains. This should be illustrated with appropriate plans, sections etc. The report shall also include an appropriate mitigation strategy based on liaison with Duchas.

**REASON:**

The site is within an area of archaeological potential and is a recorded monument.

- 6
- The applicant shall submit the following information for written agreement of the County Council prior to the commencement of development:-
- a) A detailed method statement, including drawings, to explain how the public 225 foul sewer is to be protected during the construction of the proposed structure.
  - b) Full details on the proposed method of disposal to the foul sewer including a pumping system if such is proposed.

**REASON:**

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

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- 7 a) All wastewater from canteens/ commercial-kitchen / butcher shop shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
- b) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990.
- c) Applicant to ensure full and complete separation of foul and surface water systems.

REASON:

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

- 8 All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

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

- 9 a) Each unit / apartment shall have its own individual service connection to the public watermain and 24 hour storage.
- b) The water supply to all offices and shops shall be commercially metered.
- c) Buildings of 3 storeys or more shall require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.
- d) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 10 The area between the building and the public road shall be paved to the satisfaction of the Planning Authority. Full details of the public footpath shall be submitted to the

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REG. REF. S01A/0163

Planning Authority for written agreement prior to commencement of development.

REASON:

In the interest of visual amenity and in accordance with the proper planning and development of the area.

- 11 The following shall be submitted to the Planning Authority for written agreement prior to the commencement of development:-
- a) The details of the proposed wall and railings at roof garden level.
  - b) The details of roof slate.
  - c) The detail of proposed timber windows and doors and shopfronts.
  - d) The detail of proposed windowsills.
  - e) The detail of proposed balcony railings.
- REASON:  
In the interests of visual amenity.
- 12 No signage, other than fascia signage at the front of the building, as shown on drawings submitted with this application, shall be erected on site without prior specific grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.
- REASON:  
In the interest of visual amenity.
- 13 Roller shutters, if required, shall be erected behind the shop facades.
- REASON:  
In the interest of visual amenity.
- 14 Any proposal to erect a satellite dish on this building for commercial or residential use shall be the subject of a separate planning application.
- REASON:  
In the interest of visual amenity.
- 15 a) 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

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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PLANNING  
DEPARTMENT  
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- 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.
- b) All rooms, passageways, sanitary accommodation and lobbies be ventilated to the external air.
  - c) All bin storage and outdoor storage connected with the development shall be screened from public view.
  - d) Full consultation shall take place with Environmental Health Department prior to the commencement of development of the proposed butchers shop.

REASON:

In the interests of public health.

- 16 Construction work shall not take place outside the hours of 8am-8pm Monday-Friday and 9am and 5pm on Saturdays. No construction work is to take place on Sundays, Noise levels shall not exceed the background level by 10dB(A) by day or 45dB(A) at night, whichever is the lesser.

REASON:

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

- 17 Prior to the commencement of works on site, the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan for the proposed roof terrace with full works specification. The developer must also submit a Management Plan and "Agreement" for the long-term maintenance of the private open space and planting.

REASON:

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

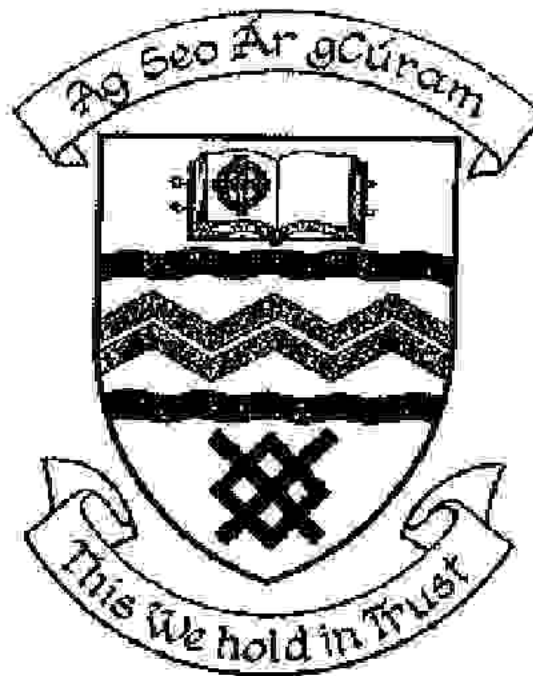
- 18 That a financial contribution in the sum of £10,082 (ten thousand and eighty two pounds) EUR 12,801 (twelve thousand eight hundred and one euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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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.

- 19 That a financial contribution in the sum of £26,523 (twenty six thousand five hundred and twenty three pounds) EUR 33,677 (thirty three thousand six hundred and seventy seven euros) 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 facilitates this development; this contribution to be paid before the commencement of development on the 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.

- 20 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,905 (one thousand nine hundred and five euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 21 That a financial contribution in the sum of £10,790 (ten thousand seven hundred and ninety pounds) EUR 13,700 (thirteen thousand seven hundred euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

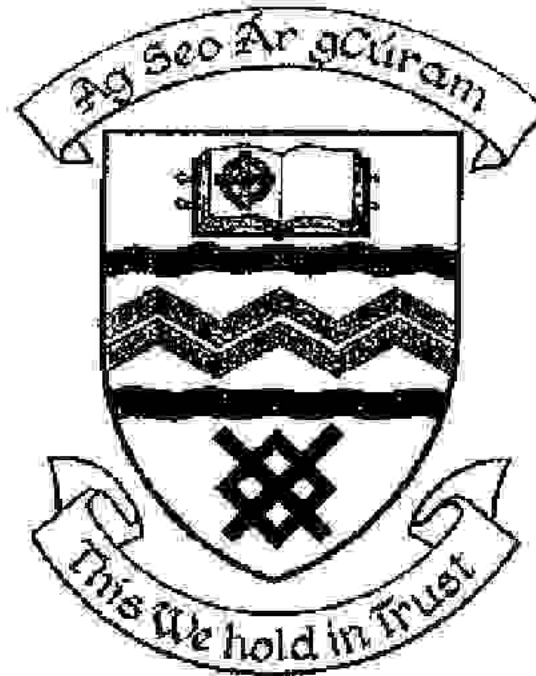
REASON:

The provision of such services in the area by the Council

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 22 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £2,000 (two thousand pounds) EUR 2,539 (two thousand five hundred and thirty nine euros), a bond of an Insurance Company of £3,000 (three thousand pounds) £3,809 (three thousand eight hundred and nine euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

- 23 That an acceptable name/apartment number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

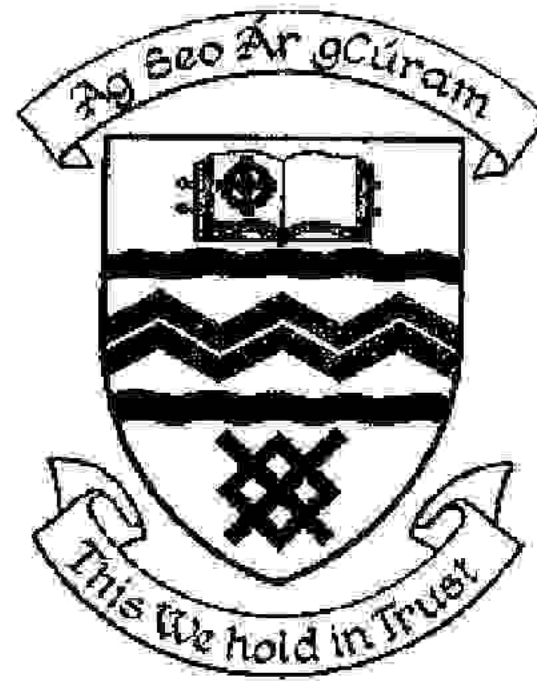
In the interest of the proper planning and development of the area.

C

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

Decision Order Number 3703	Date of Decision 14/12/2001
Register Reference S01A/0163	Date 20/03/01

**Applicant** B. P. O'Reilly Solicitors  
**App. Type** Permission  
**Development** Re-development of properties (with access from Courthouse Square at the rear). The re-development will comprise a new basement level for storage and ancillary uses, a butchers shop and solicitors offices at ground floor level and 2 residential apartments and offices at first, second and third floor levels over.

**Location** Main Street, Tallaght, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 16/01/2002

Yours faithfully

 17/12/01  
for SENIOR ADMINISTRATIVE OFFICER

Edmund Fitzgerald Selby Architects  
Nemetos,  
Rockbrook,  
Dublin 16.