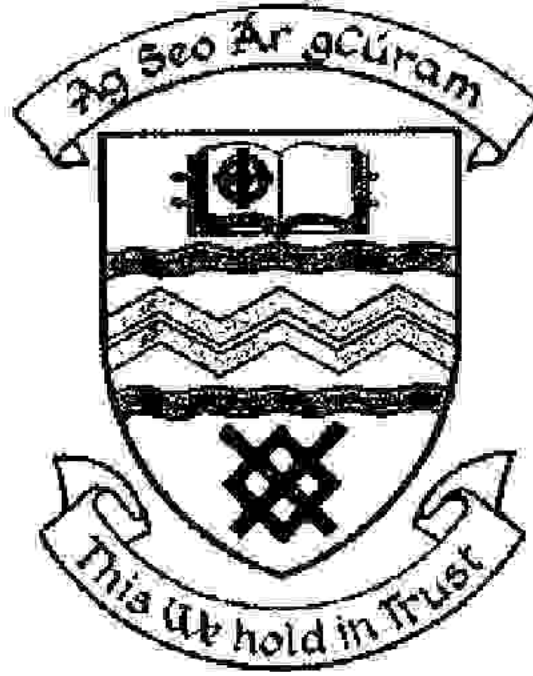


|                             |  |  |
|-----------------------------|--|--|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1999<br>and Planning & Development<br>Act 2000<br>Planning Register (Part 1) | Plan Register No.<br><br>S01A/0142                     |
| 1. Location                 | 131 St. Peters Road, Walkinstown, Dublin 12.   |  |
| 2. Development              | Extension to retail area and store room to rear of   |  |
| 3. Date of Application      | 13/03/01   | Date Further Particulars<br>(a) Requested (b) Received |
| 3a. Type of Application     | Permission   | 1.<br>2.   |
| 4. Submitted by             | Name: Tony Martina<br>Address: 363 Orwell Park Close, Terenure,  |  |
| 5. Applicant                | Name: Tony Martina<br>Address: 363 Orwell Park Close, Terenure, Dublin 6W.   |  |
| 6. Decision                 | O.C.M. No. 0978<br><br>Date 10/05/2001   | Effect<br>AG GRANT PERMISSION & REFUSE<br>PERMISSION   |
| 7. Grant                    | O.C.M. No. 2217<br><br>Date 21/06/2001   | Effect<br>AG GRANT PERMISSION & REFUSE<br>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**



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Lár an Bhaile, Tamhlacht  
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Tony Martina  
363 Orwell Park Close,  
Terenure,  
Dublin 6W.

**NOTIFICATION OF GRANT OF Permission**

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

|                               |                                |
|-------------------------------|--------------------------------|
| Final Grant Order Number 2217 | Date of Final Grant 21/06/2001 |
| Decision Order Number 0978    | Date of Decision 10/05/2001    |
| Register Reference S01A/0142  | Date 13/03/01                  |

**Applicant** Tony Martina

**Development** Extension to retail area and store room to rear of

**Location** 131 St. Peters Road, Walkinstown, Dublin 12.

**Floor Area** 0.00 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 (7) Conditions.

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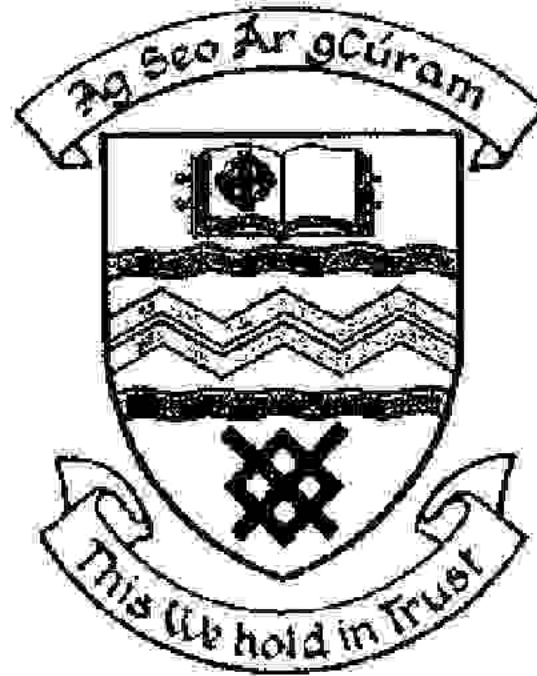
**Conditions and Reasons**

- 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 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.
  
- 3 The planning permission does not refer to any change of use at first floor level of existing premises. Any proposed changes of use at first floor level shall require a separate planning permission.  
 REASON:  
 In the interest of the proper planning and development of the area and clarity.
  
- 4 That a financial contribution in the sum of £379 (three hundred and seventy nine pounds) EUR 482 (four hundred and eighty two 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.
  
- 5 That a financial contribution in the sum of £987 (nine hundred and eighty seven pounds) EUR 1,253 (one thousand two hundred and fifty three 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

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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.

- (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.

 .....22/06/01  
for SENIOR ADMINISTRATIVE OFFICER

|                             |  |  |                      |
|-----------------------------|--|--|----------------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1999<br>and Planning & Development<br>Act 2000<br>Planning Register (Part 1) | Plan Register No.<br><br>S01A/0142                     |                      |
| 1. Location                 | 131 St. Peters Road, Walkinstown, Dublin 12.   |  |                      |
| 2. Development              | Extension to retail area and store room to rear of   |  |                      |
| 3. Date of Application      | 13/03/01   | Date Further Particulars<br>(a) Requested (b) Received |                      |
| 3a. Type of Application     | Permission   | 1.<br>2.   | 1.<br>2.             |
| 4. Submitted by             | Name: Tony Martina<br>Address: 363 Orwell Park Close, Terenure,  |  |                      |
| 5. Applicant                | Name: Tony Martina<br>Address: 363 Orwell Park Close, Terenure, Dublin 6W.   |  |                      |
| 6. Decision                 | O.C.M. No. 0978<br><br>Date 10/05/2001   | Effect<br>AG GRANT PERMISSION & REFUSE<br>PERMISSION   |                      |
| 7. Grant                    | O.C.M. No. 2217<br><br>Date 21/06/2001   | Effect<br>AG GRANT PERMISSION & REFUSE<br>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. |

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

|                              |                             |
|------------------------------|-----------------------------|
| Decision Order Number 0978   | Date of Decision 10/05/2001 |
| Register Reference S01A/0142 | Date 13/03/01               |

Applicant Tony Martina  
Development Extension to retail area and store room to rear of  
Location 131 St. Peters Road, Walkinstown, Dublin 12.  
Floor Area Sq Metres  
Time extension(s) up to and including  
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 & REFUSE PERMISSION in respect of the above proposal, as detailed on the following page.

Signed on behalf of the South Dublin County Council.

11/05/01

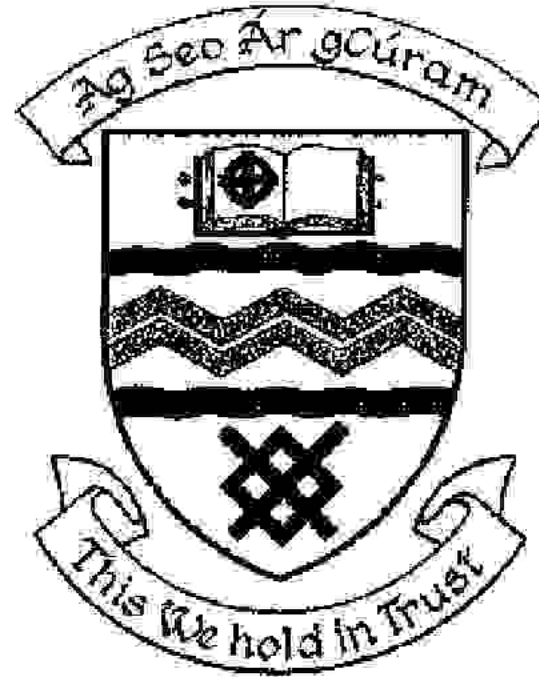
  
.....  
for SENIOR ADMINISTRATIVE OFFICER

Tony Martina  
363 Orwell Park Close,  
Terenure,  
Dublin 6W.

**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S01A/0142

A decision to Grant Permission for the proposed retail/showroom with ancillary office/canteen and toilet subject to (5) conditions and reasons specified in Schedule 1.

**Schedule 1**

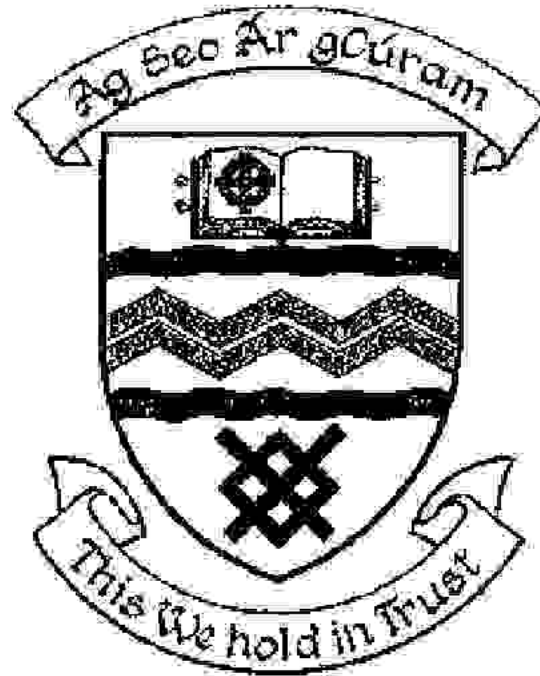
**Conditions and Reasons**

- 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 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.
- 3 The planning permission does not refer to any change of use at first floor level of existing premises. Any proposed changes of use at first floor level shall require a separate planning permission.  
REASON:  
In the interest of the proper planning and development of the area and clarity.
- 4 That a financial contribution in the sum of £379 (three hundred and seventy nine pounds) EUR 482 (four hundred and eighty two 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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REG. REF. S01A/0142

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.

- 5 That a financial contribution in the sum of £987 (nine hundred and eighty seven pounds) EUR 1,253 (one thousand two hundred and fifty three 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.

A decision to Refuse Permission for the proposed store room and ancillary toilet and car parking for (2) reasons specified in Schedule 2.

Schedule 2

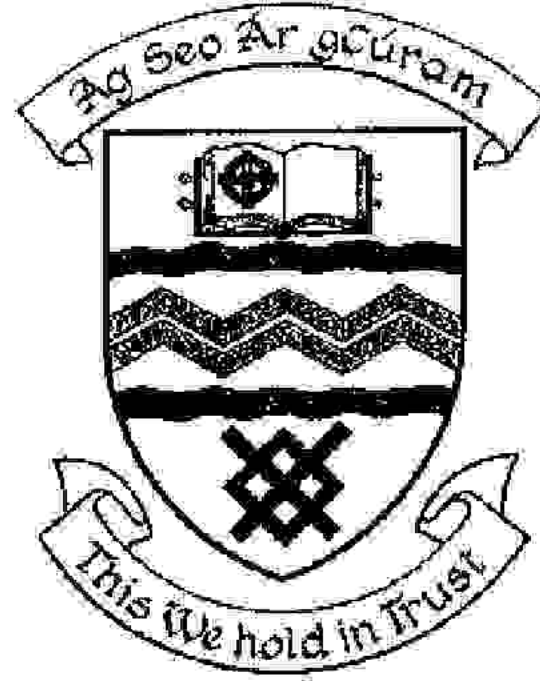
Condition and Reason

- 1 The proposed store is to be accessed via a laneway which is not to Roads standards for access roads as it is for use by local residents only to gain access to rear gardens. The generation of additional traffic/turning movements on this laneway would endanger public safety by reason of a traffic hazard.

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REG REF. S01A/0142

- 2 The proposed store constitutes a separate autonomous commercial development by virtue of its scale, the lack of direct access from store to proposed retail extension, lack of integration between the retail area and store room, and separate toilet facilities. The proposed development constitutes a separate commercial development located in close proximity to housing, which by its nature and use would be seriously injurious to residential amenity, constitute over development of a restricted site and depreciate the value of property in the vicinity and would therefore be contrary to the zoning objective to protect and or improve residential amenity use.