

	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/0109	
1. Location	2 Whitehall Road West, Crumlin, Dublin 12.		
2. Development	Single storey extension to the rear of existing launderette.		
3. Date of Application	26/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/04/2001 2.	1. 05/06/2001 2.
4. Submitted by	Name: Mr. Tom Cullen, Address: Cullen Design & Build, 243 Bachelors Walk Apts,		
5. Applicant	Name: Mr. Maurice McDonagh, Address: 50 Charleston Road, Dublin 6W.		
6. Decision	O.C.M. No. 2574 Date 01/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2954 Date 18/09/2001	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.	

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Mr. Tom Cullen,
Cullen Design & Build,
243 Bachelors Walk Apts,
Dublin 1.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2954	Date of Final Grant 18/09/2001
Decision Order Number 2574	Date of Decision 01/08/2001
Register Reference S01A/0109	Date 05/06/01

Applicant Mr. Maurice McDonagh,

Development Single storey extension to the rear of existing launderette.

Location 2 Whitehall Road West, Crumlin, Dublin 12.

Floor Area 440.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 24/04/2001 /05/06/2001

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

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Conditions and Reasons

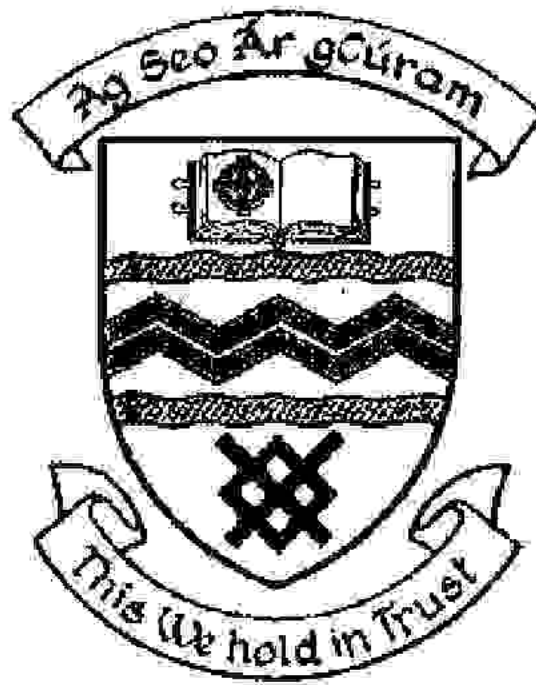
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received 05/06/2001 save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The development as proposed shall not be used other than for the purpose of a launderette for 'neighbourhood requirements' as shown in the submitted documents and as set out in the South Dublin County Development Plan (1998) without a prior grant of planning permission by the Planning Authority or by An Bord Pleanála on appeal.
Reason:
In the interest of the proper planning and development of the area.
- 3 The area shown, as 'Proposed New Launderette Area Incl. Storage' on drawing P-04 shall only be used for that purpose, with no additional washers, dryers or any other use except those specified without receiving the prior approval of the Planning Authority or An Bord Pleanála on appeal.
Reason:
In the interest of the proper planning and development of the area.
- 4 The following requirements of the Environmental Services Department of South Dublin County Council, shall be met in full:
 - a) Any drains that run under the proposed extension shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal). Measures shall be taken to protect the foul drain including constructing foundations beneath the level of the drain bed.
 - b) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - c) The applicant is to ensure that there is a full and complete separation of the foul and surface water systems.
 - d) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveway, 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.
 - e) No discharge of trade effluent to any sewer shall be permitted without the applicant first obtaining from the Environmental Services Department a licence under Section 16

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of the Water Pollution Acts 1977-1990.

f) If not already the case, the water supply to the launderette shall be commercially metered.

g) Full 24-hour water storage shall be provided for this 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 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.

- 9 That a financial contribution in the sum of £561 (five hundred and sixty one pounds) EUR 712 (seven hundred and twelve 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.

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- 10 That a financial contribution in the sum of £1,460 (one thousand four hundred and sixty pounds) EUR 1,853 (one thousand eight 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.

- (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.

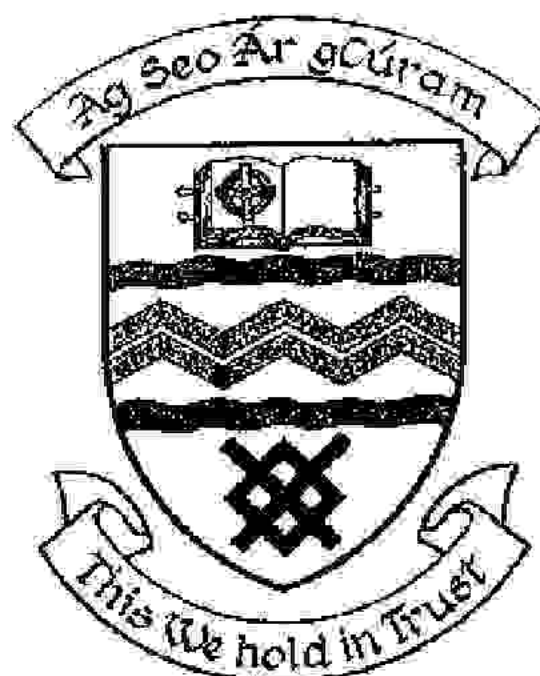
.....18/09/01
for SENIOR ADMINISTRATIVE OFFICER

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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 2574	Date of Decision 01/08/2001
Register Reference S01A/0109	Date: 26/02/01

Applicant Mr. Maurice McDonagh,
Development Single storey extension to the rear of existing launderette.
Location 2 Whitehall Road West, Crumlin, Dublin 12.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 24/04/2001 /05/06/2001
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 (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

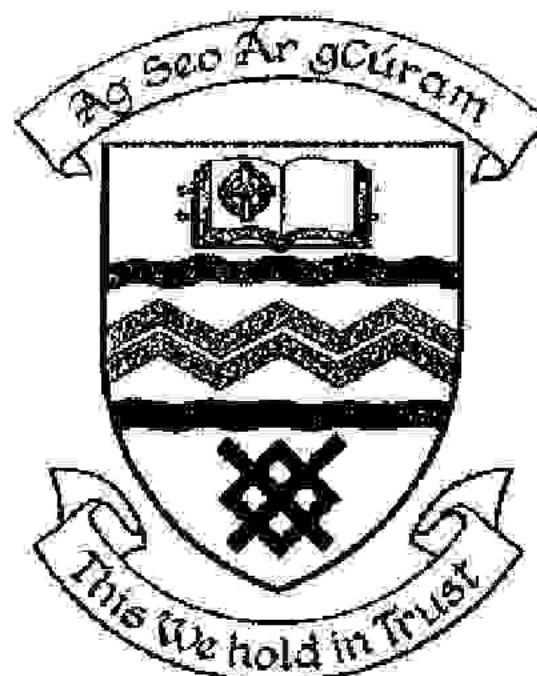
..... 02/08/01
for SENIOR ADMINISTRATIVE OFFICER

Mr. Tom Cullen,
Cullen Design & Build,
243 Bachelors Walk Apts,
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Conditions and Reasons

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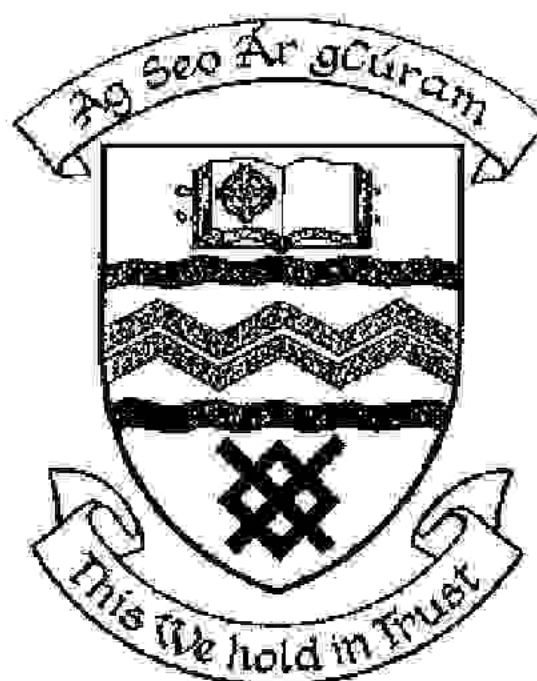
REASON:

To protect the amenities of the area.

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