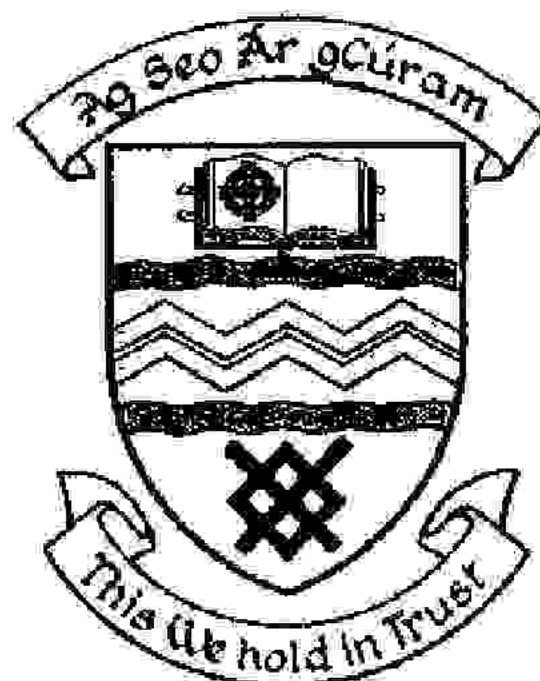


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0056	
1. Location	Courthouse Square, to rear of Irish Nationwide Building Society, Main Street, Tallaght, D 24.		
2. Development	Commercial/office unit with three apartments over (1x two bed and 2x one bed).		
3. Date of Application	02/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Vivian Cummins, Address: Unit 5, 66/67 South Great Georges Street, Dublin 2.		
5. Applicant	Name: Irish Nationwide Building Society Address: Nationwide House, Grand Parade, Dublin 6.		
6. Decision	O.C.M. No. 0652 Date 29/03/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0981 Date 10/05/2001	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. Vivian Cummins,
Unit 5, 66/67 South Great Georges Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0981	Date of Final Grant 10/05/2001
Decision Order Number 0652	Date of Decision 29/03/2001
Register Reference S01A/0056	Date 02/02/01

Applicant Irish Nationwide Building Society

Development Commercial/office unit with three apartments over (1x two bed and 2x one bed).

Location Courthouse Square, to rear of Irish Nationwide Building Society, Main Street, Tallaght, D 24.

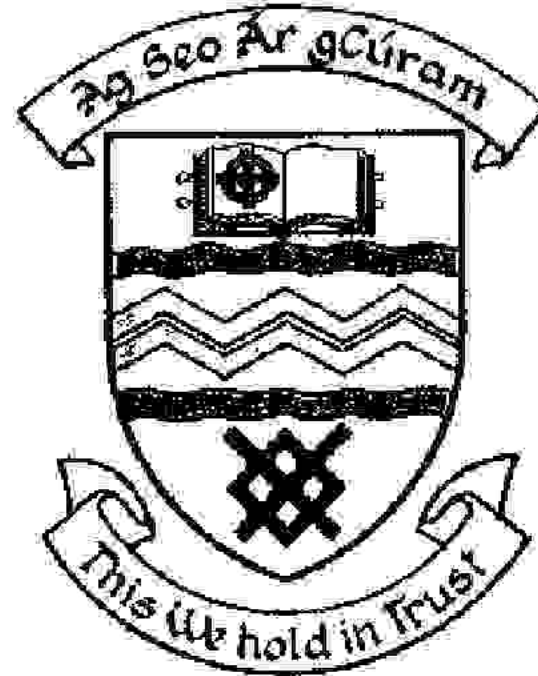
Floor Area 126.00 Sq Metres

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 (17) 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

Foul and Surface Water Drainage:

Prior to the commencement of development on the site the applicant shall submit the following for the written agreement of the Planning Authority.

- Revised drainage plans for the development showing the exact location of all drains, manholes, AJs etc. located within the site boundary, as well as the exact position of the surface water sewers they are proposing to connect to. This layout shall be in accordance with the Building Regulations and shall clearly distinguish between foul and surface water drains. Applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- The applicant shall ensure full and complete separation of foul and surface water drainage systems.
- In the event that the applicant is proposing to discharge to a drain / sewer which is not yet in charge they shall submit written consent from the owner of this sewer to discharge foul effluent from the development into it.

Water Supply:

- Prior to the commencement of development the applicant shall submit, for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784), a detailed watermain layout for the development. The layout shall clearly show watermain size, valve, meter and hydrant location, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations.
- Each unit shall its own individual service connection to the public watermain and individual 24hr storage.
- The connection, and tapping of the Council's watermains is to be carried out by South Dublin County Council personnel at the applicant's prior expense.

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- The water supply to commercial units shall be metered.
- Buildings of 3 storeys or more require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.
- No building shall be within 5m of a public watermain or watermain with potential to be taken in charge.

REASON:

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

- 3 That full details of the type and colour of brick to be used on the exterior of this building and the roof slate shall be submitted for the written agreement of the Planning Authority prior to the commencement of any development on site.

REASON:

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

- 4 That each proposed apartment unit be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 6 That no apartment be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 7 That an acceptable apartment numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed apartments.

REASON:

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

- 8 All bin storage and outdoor storage connected with the commercial development on site shall be screened from public view.

REASON:

In the interest of visual amenity.

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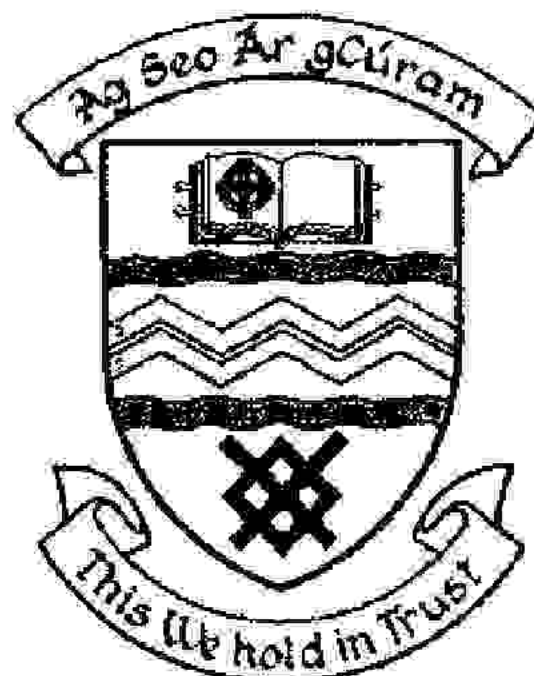
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- 9 No signage, other than fascia signage as shown on drawings submitted with this application, shall be erected on site without prior specific grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.
 REASON:
 In the interest of visual amenity.
- 10 Roller shutters, if required, shall be erected behind the shop facades.
 REASON:
 In the interest of visual amenity.
- 11 Any proposal to erect a satellite dish on this building for commercial or residential use shall be subject of a separate planning application.
 REASON:
 In the interests of visual amenity.
- 12 That details of the Management Agreement for the maintenance and Control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.
 REASON:
 In the interest of the proper planning and development of the area.
- 13 That a financial contribution in the sum of £2,967 (Two Thousand Nine Hundred and Sixty Seven Pounds) EUR 3,768 (Three Thousand Seven Hundred Sixty Eight 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.
- 14 That a financial contribution in the sum of £6,846 (Six Thousand Eight Hundred and Forty Six Pounds) EUR 8,693 (Eight Thousand Six Hundred and Ninety 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.

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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.

- 15 That prior to the commencement of development, the applicant shall make a financial contribution to the Council to the sum of £4,000 (Four Thousand Pounds) EUR 5,079 (Five Thousand and Seventy Nine Euros) calculated on the basis of providing 4 car spaces in Tallaght Village at the cost of £1,000 per space to facilitate the shortfall in car parking spaces encountered.

REASON:

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

- 16 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.

- 17 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £3,000 (Three Thousand Pounds) EUR 3,809 (Three Thousand Eight Hundred and Nine Euros), a bond of an Insurance Company of £4,500 (Four Thousand Five Hundred Pounds) EUR 5,714 (Five Thousand Seven Hundred and Fourteen 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:

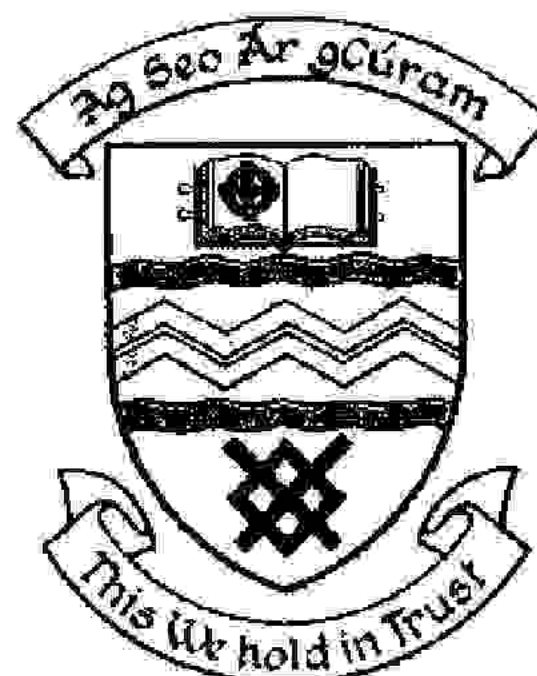
To ensure the satisfactory completion of the development.

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- (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.

.....*gn*.....11/05/01
for SENIOR ADMINISTRATIVE OFFICER