

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0785	
1. Location	Bedlesshill, Old Naas Road, Clondalkin, Dublin 22.		
2. Development	Demolition of existing house and construction of office building.		
3. Date of Application	15/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/01/2001 2.	1. 19/02/2001 2.
4. Submitted by	Name: H.K. O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: Mr.W Dowling, Address: Bedlesshill, Old Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0802 Date 17/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2139 Date 08/06/2001	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.			

SOUTH DUBLIN COUNTY COUNCIL
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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 0802	Date of Decision 17/04/2001
Register Reference S00A/0785	Date: 15/11/00

Applicant Mr.W Dowling.

Development Demolition of existing house and construction of office building.

Location Bedlesshill, Old Naas Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/01/2001 /19/02/2001

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

..... 17/04/01
for SENIOR ADMINISTRATIVE OFFICER

H.K. O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

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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 19/02/2001 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 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.
- 3 No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
REASON:
In the interest of proper planning and development of the area.
- 4 Applicant to ensure full and complete separation of foul and surface water systems.
REASON:
In the interest of public health and the proper planning and development of the area.
- 5 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.
In the interest of proper planning and development of the area.
- 6 All surface water runoff from car parking areas shall be routed via a petrol/oil/diesel interceptor before discharging to the sewer.
REASON:

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

- 7 Each unit shall have its own individual service connection to the public watermain and 24hour storage.

REASON:

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

- 8 The water supply to each unit shall be commercially metered.

REASON:

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

- 9 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 10 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.

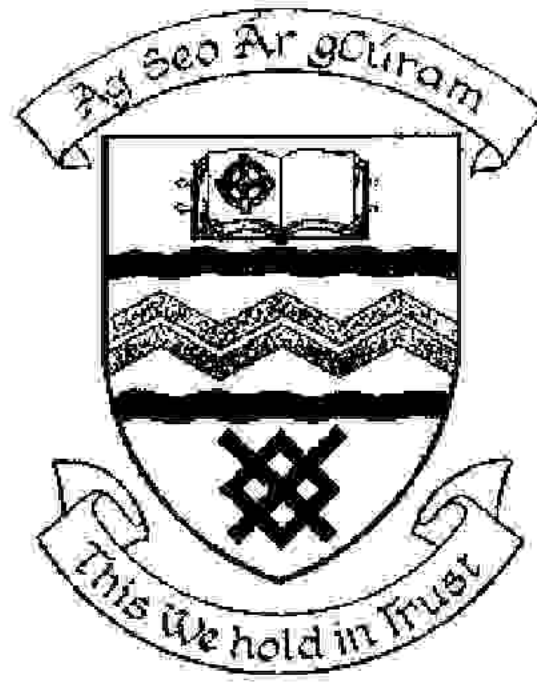
- 11 All connections to the main sewer and public mains be connected so as not to give rise to public health nuisance.

REASON:

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

- 12 The construction and operation of the development shall not give rise to any emissions of malodours, fumes, gas, dust or other deleterious materials, industrial effluent and

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noise vibration or electrical interference generated on site
such as would give reasonable cause for annoyance to any
person in any residence or public place in the vicinity.

REASON:

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

- 13 Adequate ventilation shall be provided throughout the
development.

- a) In the case of natural ventilation, openings
directly to the external air equivalent to a minimum
of 5% of the individual floor areas must be
provided.
- b) Where mechanical ventilation is proposed the
following air changes per hour must be provided-

Offices	4-6 air changes/hour
WC's	Min 3
Lobbies	2 air changes/hour
Staffrooms	10 air changes/hour
Tea station	8-12 air changes/hour

- 14 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:

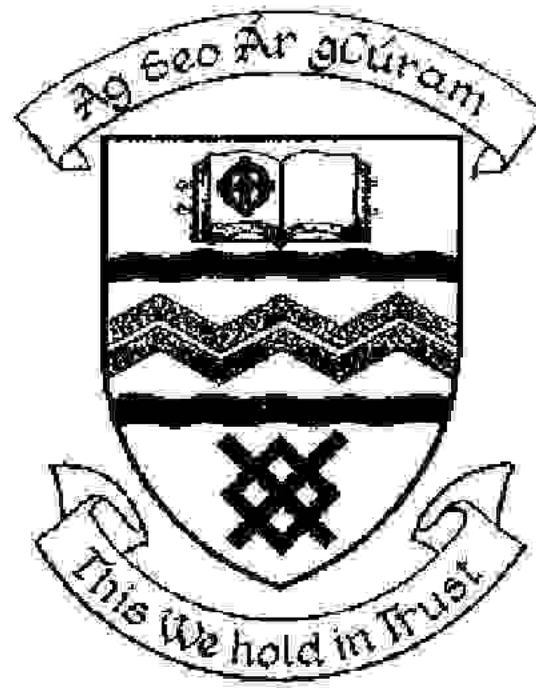
In the interest of the proper planning and development of
the area.

- 15 That a financial contribution in the sum of £3,134 (three
thousand one hundred and thirty four pounds) Eur 3,980
(three thousand nine hundred and eighty 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 16 That a financial contribution in the sum of £8,153 (eight thousand one hundred and fifty three pounds) Eur 10,352 (ten thousand three hundred and fifty two 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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0785	
1. Location	Bedlesshill, Old Naas Road, Clondalkin, Dublin 22.		
2. Development	Demolition of existing house and construction of office building.		
3. Date of Application	15/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/01/2001 2.	1. 2.
4. Submitted by	Name: H.K. O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: Mr.W Dowling, Address: Bedlesshill, Old Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0044 Date 10/01/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0044	Date of Decision 10/01/2001
Register Reference S00A/0785	Date: 15/11/00

Applicant	Mr. W Dowling,
Development	Demolition of existing house and construction of office building.

Location Bedlesshill, Old Naas Road, Clondalkin, Dublin 22.

App. Type	Permission
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Dear Sir/Madam,

With reference to your planning application, received on 15/11/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 Development Plan standards require 16 no. off street parking spaces but site layout provides for only 13 no. While the 'entrance/exit' points are satisfactory there is no guarantee that employees/customers would not use the 'entrance' point for exiting. A site inspection showed that the existing entrance to the industrial estate (gable end of unit 5) is not as wide as shown on block plan. Also the gates have been omitted.

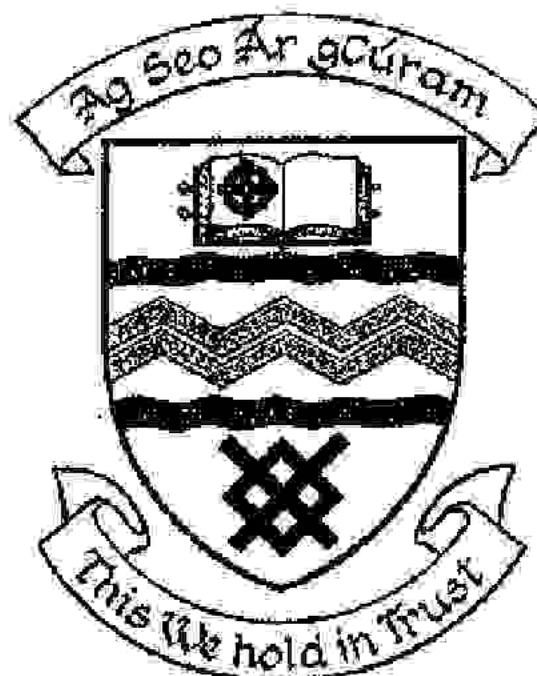
Applicant to submit the following additional information:

Revised block plan to show:

- (a) Existing entrance/gates to the industrial estate.
 - (b) Closure of existing 'entrance' to house.
 - (c) Access point to proposed office block which is to be from industrial estate yard (in 'vicinity of car space 54).
- 2 Applicant to submit further information on the foul drainage in the area including the status of the line shown running

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under Units 5, 6 and 7. Applicant to separately identify and label all public and private pipelines. Applicant to clearly label any sections of pipeline that is proposed to be laid.

- 3 In relation to surface water, the applicant is to separately identify and label all public and private pipelines. Applicant to clearly label any sections of pipeline that is proposed to be laid.
- 4 The applicant shall submit four copies of the full details (including layouts and elevations) of the existing house which it is proposed to demolish.

Signed on behalf of South Dublin County Council

.....*MT*.....
for Senior Administrative Officer

10/01/01