

	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**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2139	Date of Final Grant 08/06/2001
Decision Order Number 0802	Date of Decision 17/04/2001
Register Reference S00A/0785	Date 19/02/01

**Applicant** Mr.W Dowling,

**Development** Demolition of existing house and construction of office building.

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

**Floor Area** 0.00 Sq Metres

**Time extension(s) up to and including**

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

A Permission has been granted for the development described above,  
subject to the following (16) Conditions.

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**Conditions and Reasons**

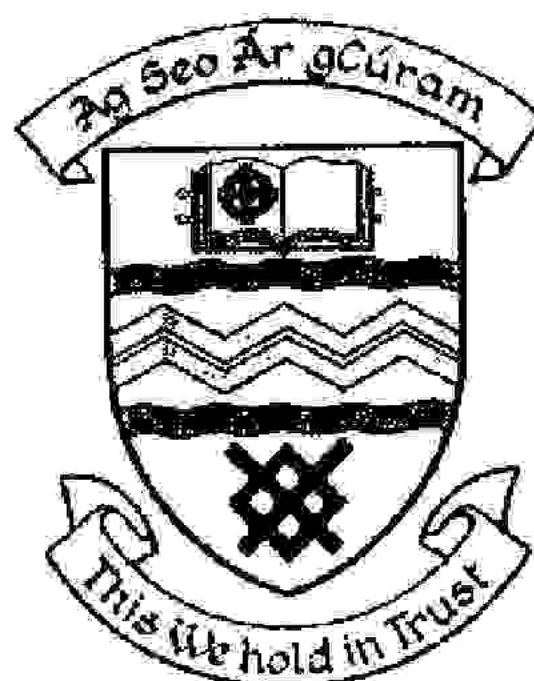
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received 19/02/2001 save as may be required by the other conditions attached hereto.  
 REASON:  
 To ensure that the development 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:  
 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:



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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 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.

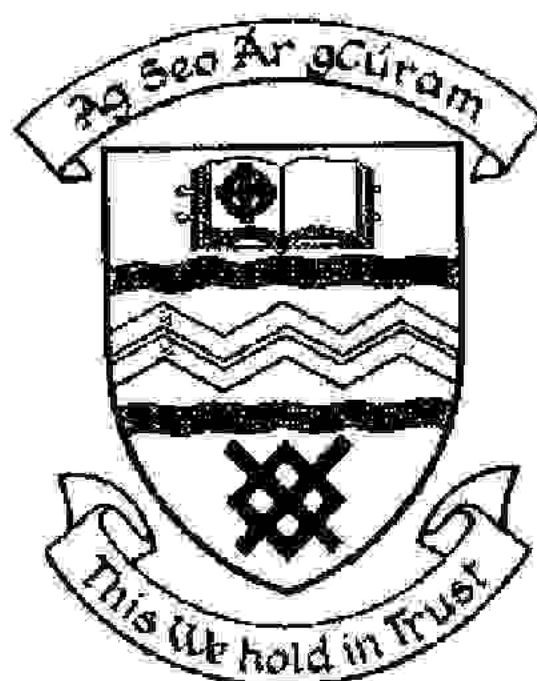
- a) In the case of natural ventilation, openings directly to the external air equivalent to a minimum

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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 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:**

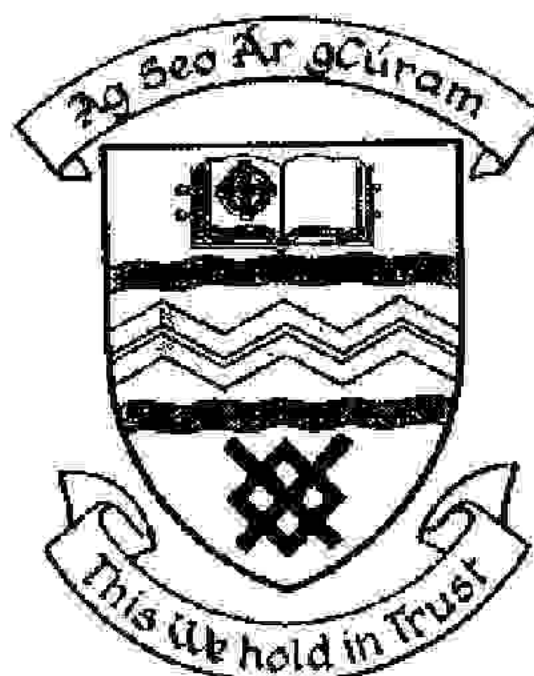
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.



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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.

  
.....12/06/01  
for SENIOR ADMINISTRATIVE OFFICER