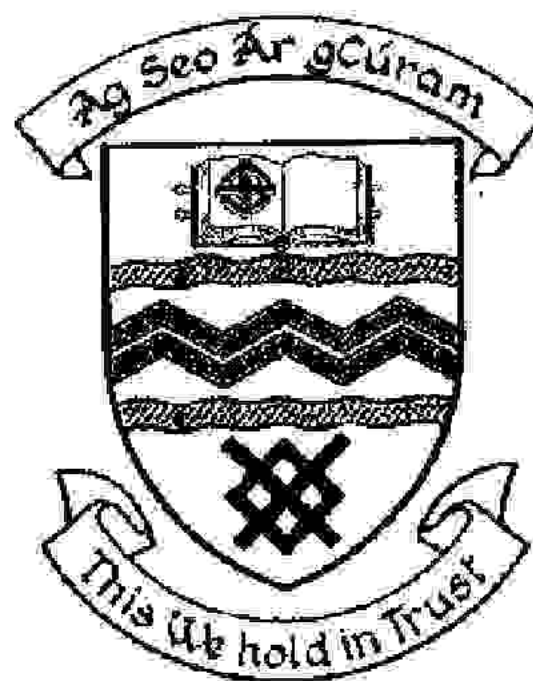


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0703	
1. Location	Employment Centre, No.15 Tower Road, Clondalkin, Dublin 22.		
2. Development	Demolition of single-storey extension, proposed one and two storey extension, new pedestrian gate and alterations to employment centre.		
3. Date of Application	11/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/12/2000 2.	1. 20/06/2001 2.
4. Submitted by	Name: Jennings Architects, Address: Drummartin Terrace, Goatstown,		
5. Applicant	Name: Clondalkin Community Property Dev. Co. Ltd Address: Unit 2 (Luccullen Hse.), Oakfield Industrial Estate, Dublin 22.		
6. Decision	O.C.M. No. 2658 Date 14/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3009 Date 26/09/2001	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Dublin 24

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Jennings Architects,
Drummartin Terrace,
Goatstown,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3009	Date of Final Grant 26/09/2001
Decision Order Number 2658	Date of Decision 14/08/2001
Register Reference S00A/0703	Date 20/06/01

Applicant Clondalkin Community Property.Dev.Co.Ltd

Development Demolition of single-storey extension, proposed one and two storey extension, new pedestrian gate and alterations to employment centre.

Location Employment Centre, No.15 Tower Road, Clondalkin, Dublin 22.

Floor Area 206.70 Sq Metres

Time extension(s) up to and including 14/12/2000

Additional Information Requested/Received 14/12/2000 /20/06/2001

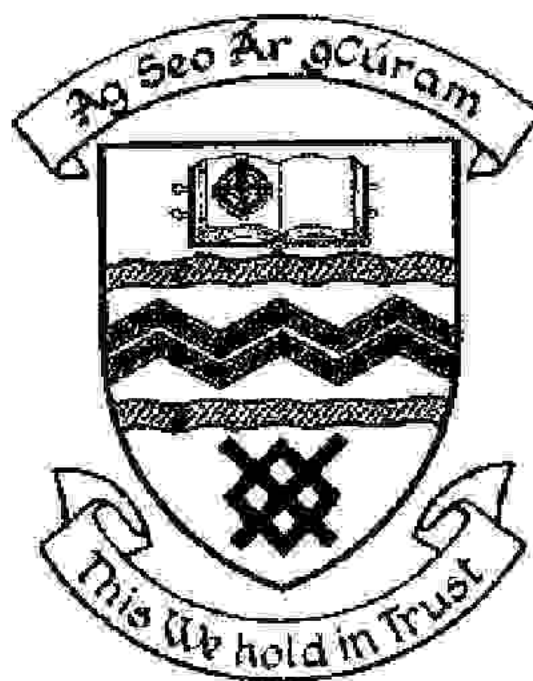
A Permission has been granted for the development described above,
subject to the following (7) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S007/2000 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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, and as amended by Unsolicited Additional Information received on 23/10/2000 and Additional Information received on 20/06/2001 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 3 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.

- 4 Prior to the commencement of development the applicant shall contact the water services area engineer, South Dublin County Council, to ascertain the requirements of the Council with regard to the protection of the 300 mm diameter watermain located adjacent to the site.

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

- 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.

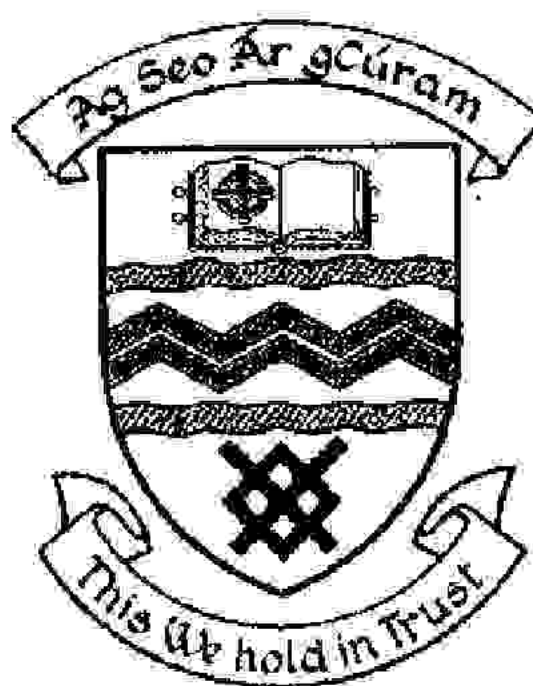
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S002/00000

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- 6 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.

- 7 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- (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,


.....27/09/01
for SENIOR ADMINISTRATIVE OFFICER

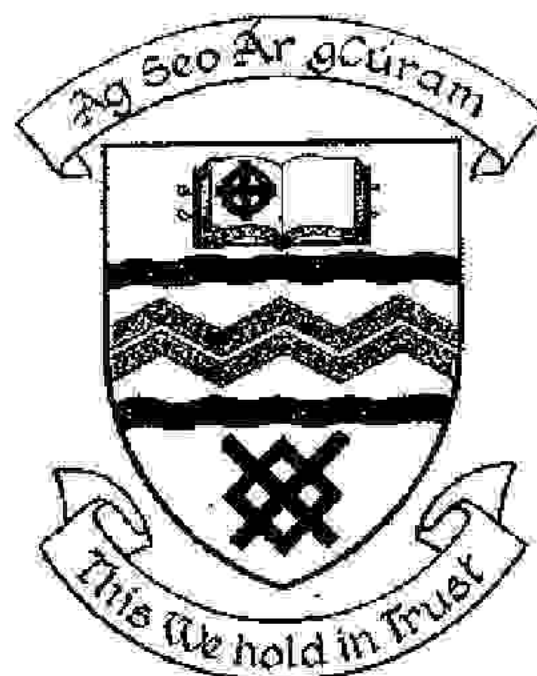
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0703	
1. Location	Employment Centre, No. 15 Tower Road, Clondalkin, Dublin 22.		
2. Development	Demolition of single-storey extension, proposed one and two storey extension, new pedestrian gate and alterations to employment centre.		
3. Date of Application	11/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/12/2000 2.	1. 20/06/2001 2.
4. Submitted by	Name: Jennings Architects, Address: Drummartin Terrace, Goatstown,		
5. Applicant	Name: Clondalkin Community Property Dev. Co. Ltd Address: Unit 2 (Luccullen Hse.), Oakfield Industrial Estate, Dublin 22.		
6. Decision	O.C.M. No. 2658 Date 14/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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.	

C

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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 2658	Date of Decision 14/08/2001
Register Reference S00A/0703	Date: 11/10/00

Applicant Clondalkin Community Property.Dev.Co.Ltd

Development Demolition of single-storey extension, proposed one and two storey extension, new pedestrian gate and alterations to employment centre.

Location Employment Centre, No.15 Tower Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 14/12/2000

Additional Information Requested/Received 14/12/2000 /20/06/2001

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

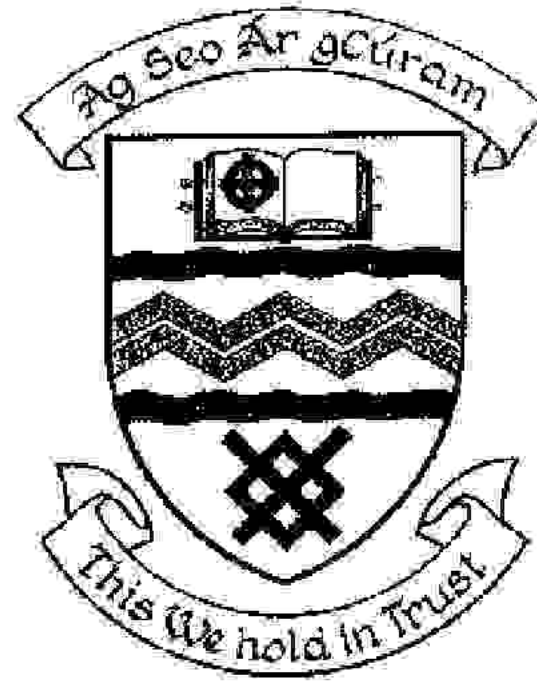
 16/08/01
for SENIOR ADMINISTRATIVE OFFICER

Jennings Architects,
Drummartin Terrace,
Goatstown,
Dublin 14.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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REG REF. S00A/0703

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, and as amended by Unsolicited Additional Information received on 23/10/2000 and Additional Information received on 20/06/2001 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 3 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.

- 4 Prior to the commencement of development the applicant shall contact the water services area engineer, South Dublin County Council, to ascertain the requirements of the Council with regard to the protection of the 300 mm diameter watermain located adjacent to the site.

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

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REG. REF. S00A/0703

- 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 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.

- 7 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0703	
1. Location	Employment Centre, No. 15 Tower Road, Clondalkin, Dublin 22.		
2. Development	Demolition of single-storey extension, proposed one and two storey extension, new pedestrian gate and alterations to employment centre.		
3. Date of Application	11/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/12/2000 2.	1. 2.
4. Submitted by	Name: Jennings Architects, Address: Drummartin Terrace, Goatstown,		
5. Applicant	Name: Clondalkin Community Property Dev. Co. Ltd Address: Unit 2 (Luccullen Hse.), Oakfield Industrial Estate, Dublin 22.		
6. Decision	O.C.M. No. 2729 Date 14/12/2000	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
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2729	Date of Decision 14/12/2000
Register Reference S00A/0703	Date: 11/10/00

Applicant Clondalkin Community Property.Dev.Co.Ltd
Development Demolition of single-storey extension, proposed one and two storey extension, new pedestrian gate and alterations to employment centre.

Location Employment Centre, No.15 Tower Road, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/10/00 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:

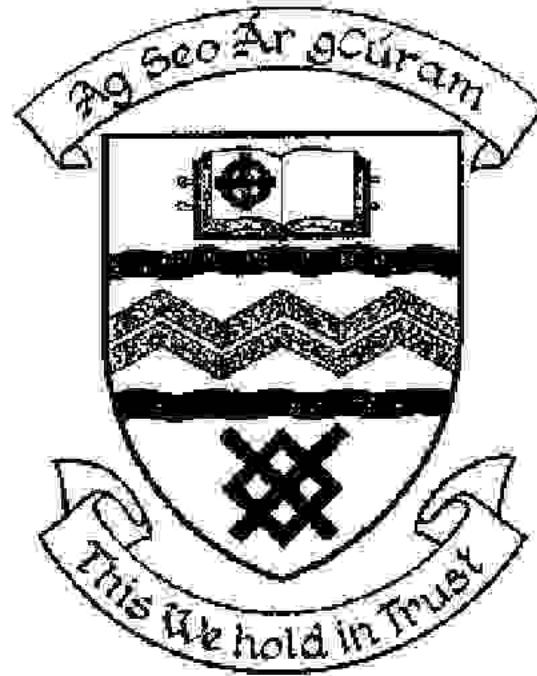
- 1 The applicant is requested to submit revised plans, particulars and details of proposed development proposals to ensure the proposed development is consistent with the character and proportions of adjoining buildings as it is located in a conservation area as designated under the South Dublin County Development Plan 1998. In particular Para 2.7.2.1 states "in conservation areas, the Council will have regard to (i) the impact of the proposed development on the immediate environs in terms of compatibility of character, design, colour and finishing, massing of built form and intensity of site use. The applicant is advised that the proposed single storey element to the side of proposed development is located within an area zoned 'F'. In the opinion of the Planning Authority having regard to the above the following revisions to the proposed development are required:-
 - (a) redesign of the front elevation to the proposed two storey structure to reduce the window openings so the structure conforms to a 3 bay design;

Jennings Architects,
Drummartin Terrace,
Goatstown,
Dublin 14.

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REG REF. S00A/0703

- (b) a brick chimney similar in materials and design to those on adjoining properties (this chimney may be either functional or a 'dummy' chimney);
 - (c) smooth rendered finish to entire development including the existing no. 15 Tower Road to improve external appearance and create consistent elevational treatment with adjoining properties;
 - (d) the front facade windows should be traditional timber framed sash types and external signage should be limited to individually mounted letters so the proposed development is consistent with the existing permission (Reg. Ref. S97A/0087) for no. 15 Tower Road.
 - (e) that the proposed training room annexe be re-designed to adequately address Tower Road, or be set back from the roadside boundary with suitable boundary treatment and fenestration with vertical emphasis.
- 2 The applicant to submit details of proposed drainage up to and including connection to the public sewer. Details to indicate complete separation of foul and surface water systems.
- 3 The proposed development is located adjacent to the Round Tower of Clondalkin and within the designated Conservation Area and zone of archaeological significance for Clondalkin. The applicant is advised to consult with and to meet the requirement of Duchas in this regard.

NOTE: The applicant is advised to consult with the Area Planner before lodging the information requested.

Signed on behalf of South Dublin County Council

.....*m7*.....
for Senior Administrative Officer

14/12/00

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2690	Date of Decision 08/12/2000
Register Reference S00A/0703	Date 11/10/00

Applicant Clondalkin Community Property.Dev.Co.Ltd
App. Type Permission
Development Demolition of single-storey extension, proposed one and two storey extension, new pedestrian gate and alterations to employment centre.
Location Employment Centre, No.15 Tower Road, Clondalkin, Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 14/12/2000

Yours faithfully

.....*my*..... 11/12/00
for SENIOR ADMINISTRATIVE OFFICER

Jennings Architects,
Drummartin Terrace,
Goatstown,
Dublin 14.