		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)			Plan Register No S00A/0637	
1	Location	Between 1 Wellington Cottages & No. 45 Wellington Lane, Dublin 6				
2.	Development	Demolition of petrol filling station and for erection of two storey development of neighbourhood shops with offices overhead				
3.	Date of Application	11/09/00 Date Further (a) Requested				
) 3a.	Type of	Permission	1. 08/11	/2000	1. 21/12/2000	
	Application		2.		2.	
4.	Submitted by	Name: P&A Lavin Associates, Address: 49 Raglan Road, Ballsbridge,				
5.	Applicant	Name: Curved Space Limited, Address: c/o 9-10 South Georges Street, Dublin 2.				
6.	Decision	O.C.M. No. 0391 Date 20/02/2001	Effect AP GRANT P	ERMISS	ION	
7.	Grant	O.C.M. No. 0861 Date 26/04/2002	Effect AP GRANT PERMISSION			
8.	Appeal Lodged	16/03/2001	2001 Written Representations			
9.	Appeal Decision	26/03/2002	Attach Con(s) & Re	move Con(s)	
10.	Material Contra	erial Contravention				
11.	Enforcement	Compensation	Purchas	e Noti	đe	
12.	Revocation or A	\mendment	2 <u>AABANN</u> 32 3.			
13.	E.I.S. Requeste	E.I.S. Received	E,I.S.	Appeal		
14.	Registrar	ers ensemble de la companya de la compan India de la companya de l			* * * *	

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SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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P&A Lavin Associates, 49 Raglan Road, Ballsbridge, Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0861	Date of Final Grant 26/04/2002
Decision Order Number 0391	Date of Decision 20/02/2001

Decision Orde	r Number 0391	Date of Decision 20/02/2001 Date 21/12/00		
Register Refe	rence S00A/0637			
Applicant	Curved Space Limited,			
Development Demolition of petrol filling station and for erection of storey development of neighbourhood shops with offices overhead				
Location	Between 1 Wellington Dublin 6	Cottages & No. 45 Wellington Lane,		
	598.00 Sq (s) up to and including mation Requested/Receiv	Metres ed 08/11/2000 /21/12/2000		
e:				
A Permission ha	is been granted for the d	levelopment described above,		
subject to the	following (12) Condition	18.		

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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 by the Planning Authority on 21/12/00, 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 This condition removed as per decision of An Bord Pleanala Ref No. PL 065.124031 dated 26th March 2002.

Retail units shall not operate as outlets for the sale of alcohol (licensed premises or off licence), takeaway restaurant or funeral home/directors. Reason: In the interest of the protection of residential amenity and the proper planning and development of the area.

3 Condition attached as per decision of An Bord Pleanala Ref No. PL 065,124031 dated 26th March 2002.

The hours of operation of the retail units shall be between 7.30 a.m and 11.30 p.m Reason: In the interest of the protection of residential amenity and the proper planning and development of the area

The office shall remain as separate units and shall not be amalgamated. In this regard revised proposals shall be submitted for the written agreement of the Planning Authority which shall provide for clearly distinctive separate accesses for each office. 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.
- The applicant shall agree with the Planning Authority, prior to the commencement of development, landscape treatment to the boundary of the site and landscaping treatment of stream to the north of site.

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

- 7 The applicant shall agree with the Planning Authority, prior to the commencement of development, boundary treatment and boundary setback. This will involve setting back of part of the front boundary/landscaping area along line required for visibility (including relocation of car space nos. 6/7). Reason: In the interest of the proper planning and development of the area
- 8 The signage for the proposed development shall be restricted to the fascia and hardwood surround at the front facade of the proposal. Lettering shall take the form of hand painted traditional type lettering or individually mounted lettering. Lighting shall be restricted to back lighting of individual letters or strip lighting concealed at fascia level. No internally illuminated signage shall be used.

Reason: In the interest of the control of advertising with respect to the visual amenities of the area

9 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal. REASON: In the interest of the proper planning and development of

the area.

The proposed development shall comply with the requirements of the Environmental Services Department with reagrd to the following,

Applicant to ensure full and complete separation of foul and surface water systems. Drains which run under proposed buildings shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Waste Water Disposal).

■ 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.

Applicant to ascertain Invert level of outfall to ensure adequate fall.

No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge

Prior to commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath (tel. 01-4570784), a detailed watermain layout. Layout to indicate

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watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations

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

11 That a financial contribution in the sum of £4877 (four thousand eight hundred and seventy seven pounds) EUR6192 (six thousand one hundred and ninety two 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.

12 That a financial contribution in the sum of £12684 (twelve thousand six hundred and eighty four pounds) EUR16105 (sixteen thousand one hundred and five 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. <u>A copy of the</u> <u>Commencement Notice is attached.</u>
- (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

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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.

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