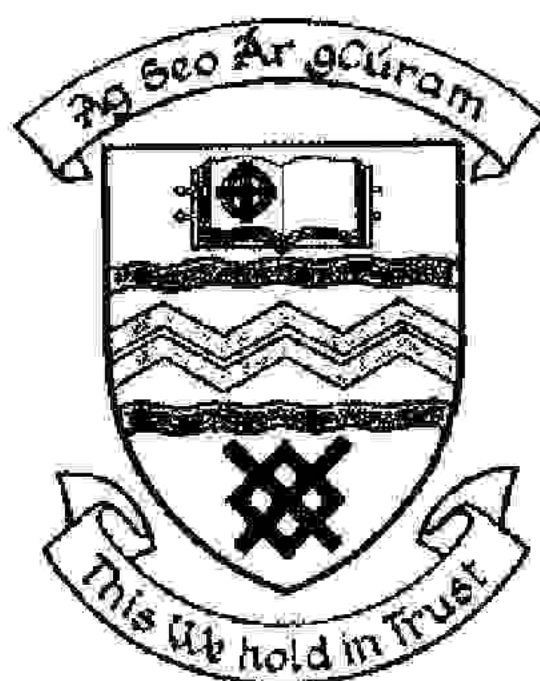


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0343	
1. Location	Fortunestown Way opposite junction with Brookfield Road, Gibbons, Tallaght, Dublin 24.		
2. Development	Retention of extension to first floor above unit No. 4 at commercial development. Previous Reg. Ref. S98A/0385.		
3. Date of Application	23/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/07/2000 2.	1. 17/08/2000 2.
4. Submitted by	Name: Fenton - Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 2314  Date 13/10/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2609  Date 24/11/2000	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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Baile Átha Cliath 24

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**NOTIFICATION OF GRANT OF Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number 2609	Date of Final Grant 24/11/2000
Decision Order Number 2314	Date of Decision 13/10/2000
Register Reference S00A/0343	Date 17/08/00

**Applicant** Kelland Homes Ltd.,

**Development** Retention of extension to first floor above unit No. 4 at commercial development. Previous Reg. Ref. S98A/0385.

**Location** Fortunestown Way opposite junction with Brookfield Road, Gibbons, Tallaght, Dublin 24.

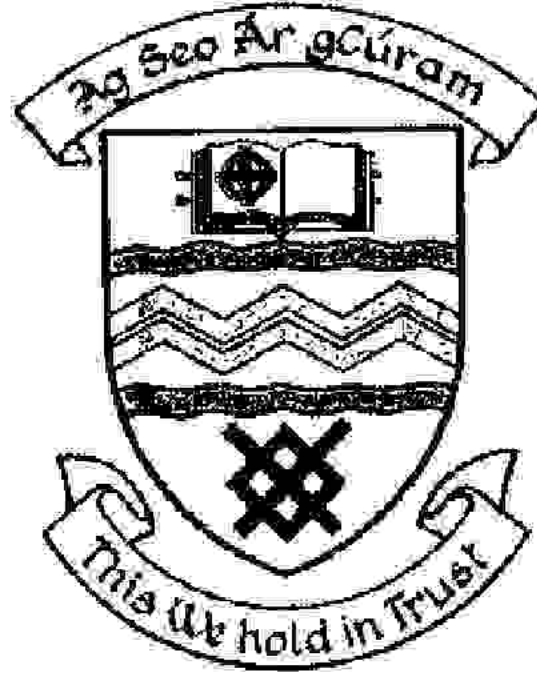
**Floor Area** 150.00 Sq Metres

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

**Additional Information Requested/Received** 19/07/2000 /17/08/2000

A Permission has been granted for the development described above,  
subject to the following (8) Conditions.

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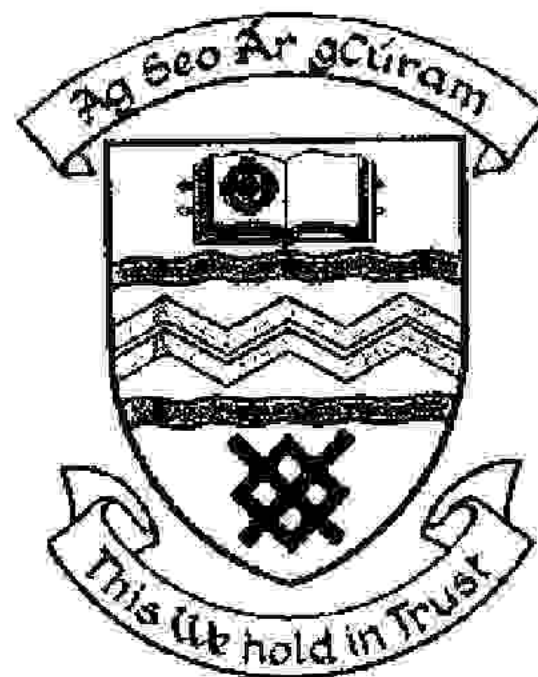
**Conditions and Reasons**

- 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 by the Planning Authority on 17/08/00, 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 The proposed development shall comply with all relevant conditions attached to Reg. Ref. S98A/0385.  
 REASON:  
 In the interests of orderly development.
- 3 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.  
 REASON:  
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 5 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.
- 6 That a financial contribution in the sum of £1,673 (one thousand six hundred and seventy three pounds) EUR 2,125 (two thousand one hundred and twenty five 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 on receipt of final grant of permission.  
 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.

- 7 That a financial contribution in the sum of money equivalent to the value of £3,263 (three thousand two hundred and sixty three pounds) EUR 4,143 (four thousand one hundred and forty three euros) towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

**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.


- 8 That a financial contribution in the sum of £629 (six hundred and twenty nine pounds) EUR 799 (seven hundred and ninety nine euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development; this contribution to be paid on receipt of final grant of permission.

**REASON:**

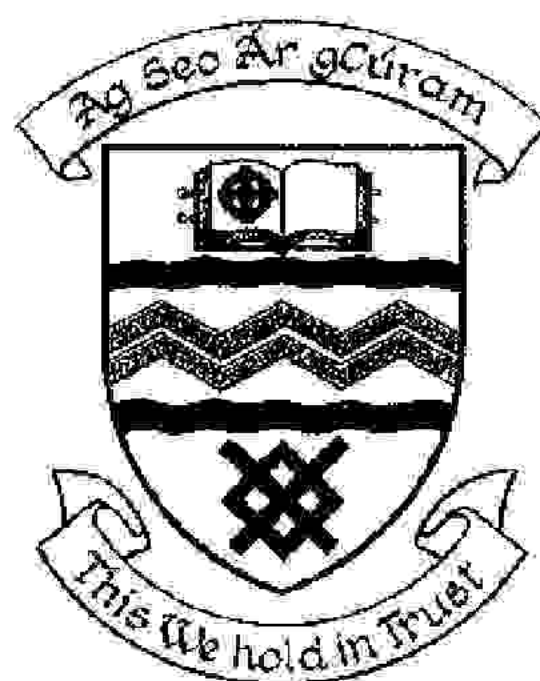
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (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.

  
 .....27/11/00  
 for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL**  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2314	Date of Decision 13/10/2000
Register Reference S00A/0343	Date: 23/05/00

**Applicant** Kelland Homes Ltd.,

**Development** Retention of extension to first floor above unit No. 4 at commercial development. Previous Reg. Ref. S98A/0385.

**Location** Fortunestown Way opposite junction with Brookfield Road, Gibbons, Tallaght, Dublin 24.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 19/07/2000 /17/08/2000

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

..... M7 ..... 13/10/00  
for SENIOR ADMINISTRATIVE OFFICER

Fenton - Simons,  
29 Fitzwilliam Place,  
Dublin 2.



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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 17/08/00, 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 The proposed development shall comply with all relevant conditions attached to Reg. Ref. S98A/0385.  
REASON:  
In the interests of orderly development.
- 3 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.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 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.
- 6 That a financial contribution in the sum of £1,673 (one thousand six hundred and seventy three pounds) EUR 2,125 (two thousand one hundred and twenty five euros) be paid by the proposer to South Dublin County Council towards the cost

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REG. REF. S00A/0343

of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

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.

- 7 That a financial contribution in the sum of money equivalent to the value of £3,263 (three thousand two hundred and sixty three pounds) EUR 4,143 (four thousand one hundred and forty three euros) towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

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.

- 8 That a financial contribution in the sum of £629 (six hundred and twenty nine pounds) EUR 799 (seven hundred and ninety nine euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development; this contribution to be paid on receipt of final grant of permission.

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 the works.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0343	
1. Location	Fortunestown Way opposite junction with Brookfield Road, Gibbons, Tallaght, Dublin 24.		
2. Development	Retention of extension to first floor above unit No. 4 at commercial development. Previous Reg. Ref. S98A/0385.		
3. Date of Application	23/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/07/2000 2.	1. 17/08/2000 2.
4. Submitted by	Name: Fenton - Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 1580  Date	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 1580	Date of Decision 19/07/2000
Register Reference S00A/0343	Date: 23/05/00

Applicant                      Kelland Homes Ltd.,  
Development                Retention of extension to first floor above unit No. 4 at  
   commercial development. Previous Reg. Ref. S98A/0385.

Location                      Fortunestown Way opposite junction with Brookfield Road,  
   Gibbons, Tallaght, Dublin 24.

App. Type                      Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/05/00 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 showing the first floor windows in the rear elevation as actually built.
- 2        The applicant is advised that the Principal Environmental Health Officer requires:-
  - (i)        that the lower and upper floor should remain as one unit and under one ownership as the first floor unit has not been provided with Sanitary accommodation.
  - (ii)       that the applicant should provide evidence of a potable water supply for staff at the unit.The applicant is requested to submit sufficient information and plans to respond satisfactorily to these requirements.
- 3        Planning permission Reg. Ref. S98A/0385 contained a condition that the uses of the 4 originally proposed first floor units shall be restricted to those providing local services. The applicant is requested to comment on whether the intended use of the first floor unit subject of the

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REG REF. S00A/0343

current application is to be for local services and to  
explain why a link is shown on the plans to unit 8 which was  
part of unit 4 on the previously permitted plans.

Signed on behalf of South Dublin County Council

*2H*  
.....  
for Senior Administrative Officer

20/07/00