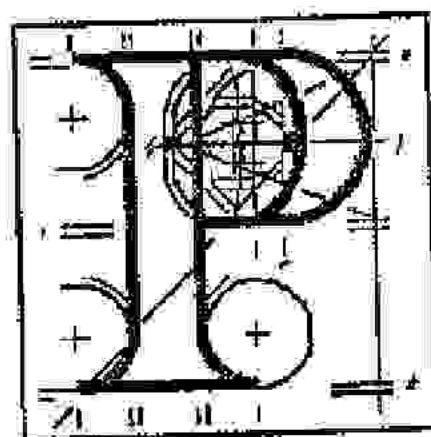


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0029	
1. Location	44 Tower Road, Clondalkin, Dublin 22.		
2. Development	A) Change of use of first floor from residential to office use. B) Two storey house at rear.		
3. Date of Application	24/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/02/2000 2.	1. 17/02/2000 2.
4. Submitted by	Name: P.M. Ging, Architect, Address: "Laureston" Monastery Road,		
5. Applicant	Name: Mario Aprile, Address: 44 Tower Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0760  Date 13/04/2000	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
8. Appeal Lodged	09/05/2000	Written Representations	
9. Appeal Decision	07/12/2000	Grant Permission & Refuse Permission	
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.	

# An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0029

**APPEAL** by Mario Aprile care of P. M. Ging of Laureston, Monastery Road, Clondalkin, Dublin against the decision made on the 13<sup>th</sup> day of April, 2000 by the Council of the County of South Dublin in relation to an application by the said Mario Aprile for permission for change of use of first floor from residential to office use and construction of two-storey house at rear at 44 Tower Road, Clondalkin, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant, subject to conditions, a permission for the said change of use of first floor from residential to office use and to refuse permission for the construction of the said two-storey house at rear):

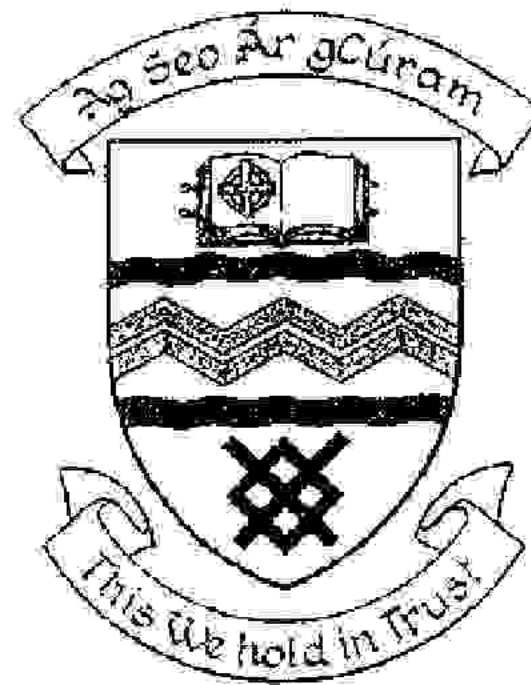
**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said change of use of first floor from residential to office use in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions. Furthermore, permission is hereby refused for the construction of the said two-storey house at rear for the reasons set out in the Third Schedule hereto.

## FIRST SCHEDULE

Having regard to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed change of use of the first floor to office use would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and development of the area.

*mgc*

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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NOTIFICATION OF DECISION TO GRANT PERMISSION & REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0760	Date of Decision 13/04/2000
Register Reference S00A/0029	Date 24/01/00

Applicant Mario Aprile,  
Development A) Change of use of first floor from residential to office  
use. B) Two storey house at rear.

Location 44 Tower Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/02/2000 /17/02/2000

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 & REFUSE PERMISSION in respect of the above proposal, as detailed on the following page.

Signed on behalf of the South Dublin County Council.

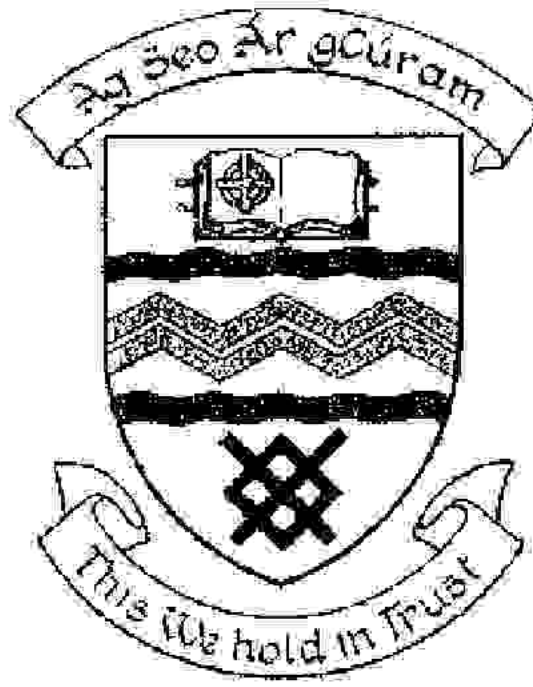
13/04/00

.....  
for SENIOR ADMINISTRATIVE OFFICER

P.M. Ging, Architect,  
"Laureston"  
Monastery Road,  
Clondalkin,  
Dublin 22.



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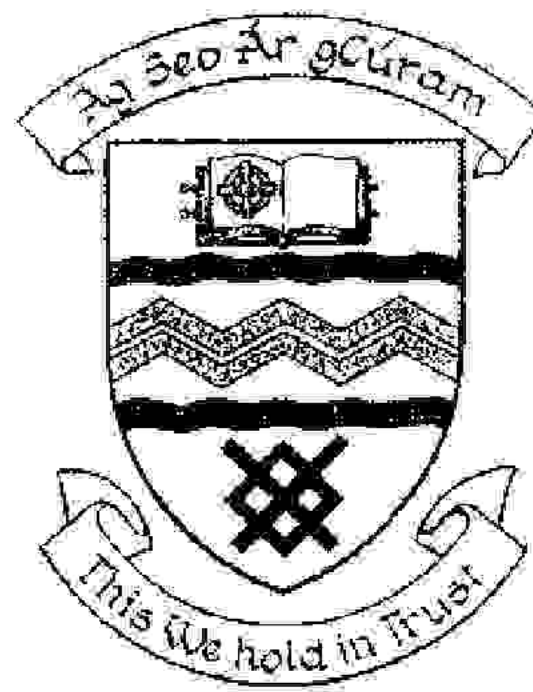
A decision to Grant Permission for a change of use of first floor from residential to office subject to (3) conditions and reasons specified in Schedule 1.

Schedule 1

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, 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 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.
- 3 That the proposed use of the first floor unit shall be office use only and any further changes in the use of the first floor unit or an extension to the first floor unit shall be subject to a separate planning permission granted by the Planning Authority or by An Bord Pleanála on appeal.  
REASON:  
To prevent unauthorised development and in the interest of the proper planning and development of the area.
- 4 That a financial contribution in the sum of £501 (five hundred and one pounds) EUR 636 (six hundred and thirty six 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.

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REG. REF. S00A/0029

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.

- 5 That a financial contribution in the sum of £1,302 (one thousand three hundred and two pounds) EUR 1,653 (one thousand six hundred and fifty three 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.

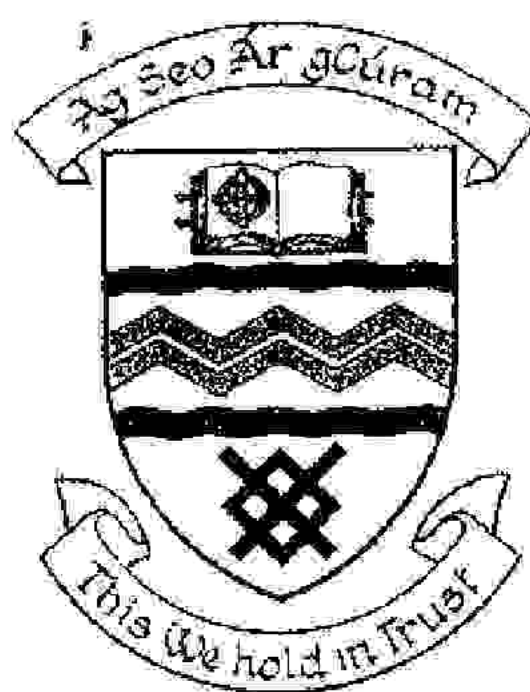
- 6 That a financial contribution in the sum of £124 (one hundred and twenty four pounds) EUR 157 (one hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

A decision to Refuse Permission for the development of a two storey house at rear subject to (1) reason specified in Schedule 2.

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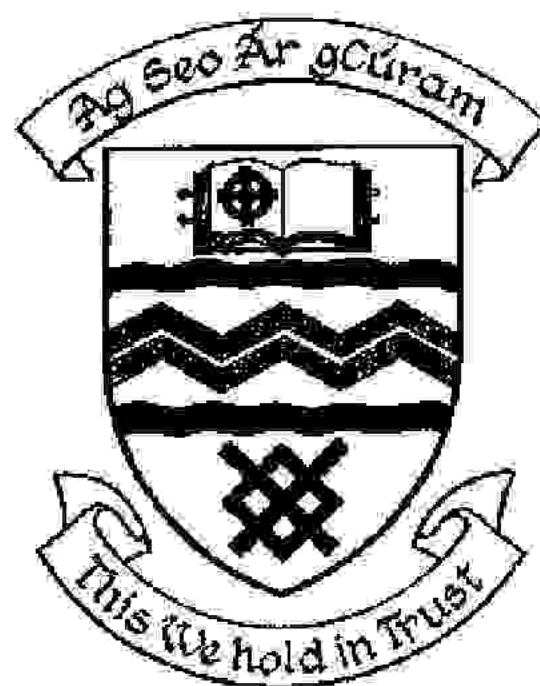
REG REF. S00A/0029  
Schedule 2

Reasons

- 1 The proposed development constitutes substandard backland development that conflicts with the established pattern and character of development of the area, due to the lack of satisfactory private open space, the unsuitability of the proposed vehicular access via a substandard laneway serving the rear access to adjacent commercial properties, the lack of any on-site car parking and inadequate separation distance from adjacent premises. The proposed development is not consistent with the provisions of the South Dublin County Development Plan and would therefore be contrary to the proper planning and development of the area.



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

Order Number 0251	Date of Order 09/02/2000
Register Reference S00A/0029	Date 24/01/00

**Applicant** Mario Aprile,  
**Development** A) Change of use of first floor from residential to office use. B) Two storey house at rear.  
**Location** 44 Tower Road, Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 07/02/00 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name

P.M. Ging, Architect,  
"Laureston"  
Monastery Road,  
Clondalkin,  
Dublin 22.

**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S00A/0029

- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

*1st*  
..... 10/02/00  
for Senior Administrative Officer.