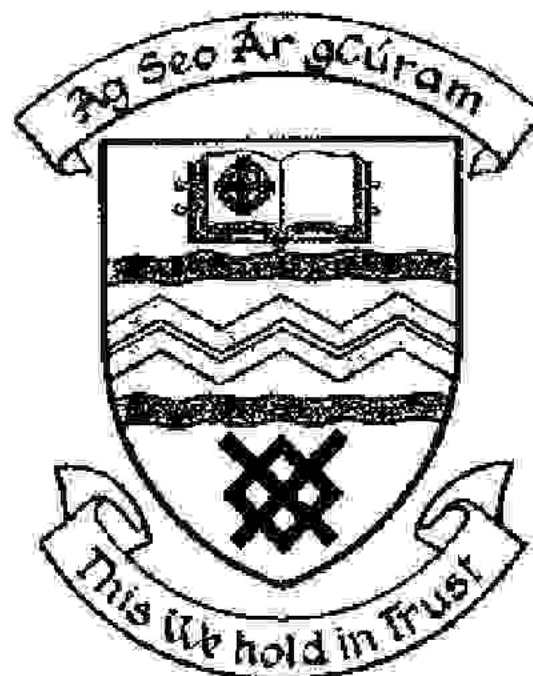


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Kenny Kane Associates,
5 Clyde Lane,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2268	Date of Final Grant 05/10/2000
Decision Order Number 1818	Date of Decision 11/08/2000
Register Reference S00A/0008	Date 05/01/00

Applicant Honeybridge Limited,

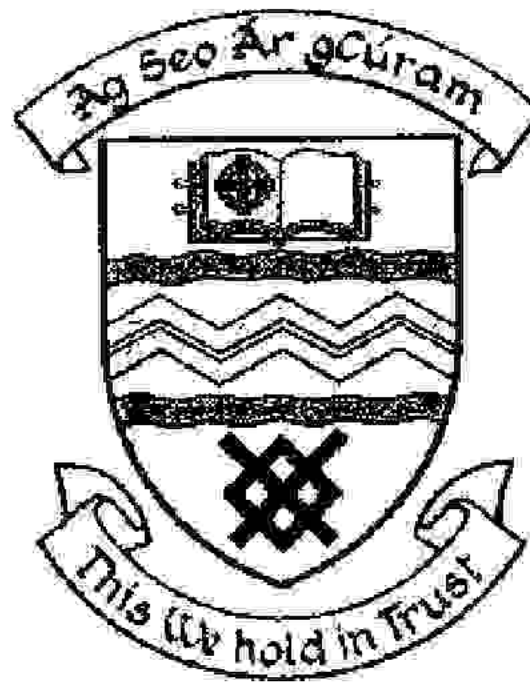
Development Two storey development comprising of retail at ground floor and local offices at first floor on site adjoining the licensed premises at Knockmitten Shopping Centre, and for a single-storey community building on public lands adjoining Knockmitten Shopping Centre with access from Monastery Walk.

Location Knockmitten Shopping Centre with access from Woodford Walk, Clondalkin, Dublin 22.

Floor Area 583.00 Sq Metres
Time extension(s) up to and including 14/08/2000
Additional Information Requested/Received /

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

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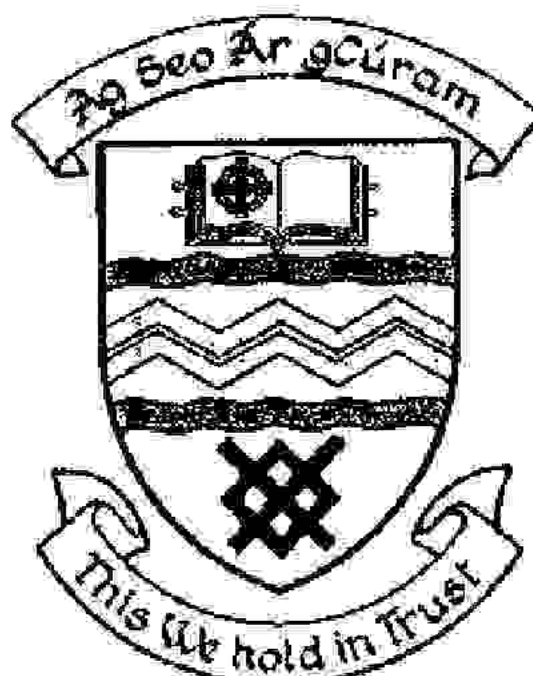
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and unsolicited additional information received on 18/01/2000 and 18/02/2000, 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 adequacy of car parking provision at the Knockmitten Neighbourhood Centre shall be video monitored by the developer for a period of 2 years after completion of the development and the records shall be made available to South Dublin County Council on request. If found to be inadequate the applicant shall construct not more than 12 car parking spaces at the proposed adjoining neighbouring community facility, or shall contribute sufficient funding to South Dublin County Council to provide same in lieu of construction, in accordance with details to be agreed in writing with South Dublin County Council prior to provision of such additional car parking.
 REASON:
 To provide for adequate car parking to facilitate the proposed development in the interests of traffic safety and the proper planning and development of the area.
- 3 The proposed community centre building, as indicated in drawings submitted with this application shall be omitted from the proposed development and shall be the subject of a separate planning application to the Planning Authority. The applicant shall pay a financial contribution of £77,000 towards the future provision of this facility and its associated car parking provision. Method of payment to be agreed in writing with the Planning Authority prior to commencement of development.
 REASON:
 In the interest of providing a community facility and the proper planning and development of the area.
- 4 The applicant is required to make provisions to reserve a potential pedestrian access through the existing local centre which could, if required, serve the community centre site. The position of this access shall not interfere with the car parking area provided to the front of the church. Details of this access are to be agreed in writing with the Planning Authority prior to the commencement of development on this site. If necessary, the position of the proposed

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new offices and retail buildings shall be altered to provide this access. In that event the applicant shall submit revised drawings showing the alterations made to the office/retail extension to provide space for this access reservation for written agreement of the Planning Authority prior to commencement of development.

REASON:

In the interest of providing a community facility and the proper planning and development of the area.

- 5 Prior to the commencement of development on site, the applicant shall submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer. The applicant is advised to consult with Environmental Services Department South Dublin County Council to discuss this issue prior to submission of such details.

REASON:

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

- 6 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.

- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 8 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.

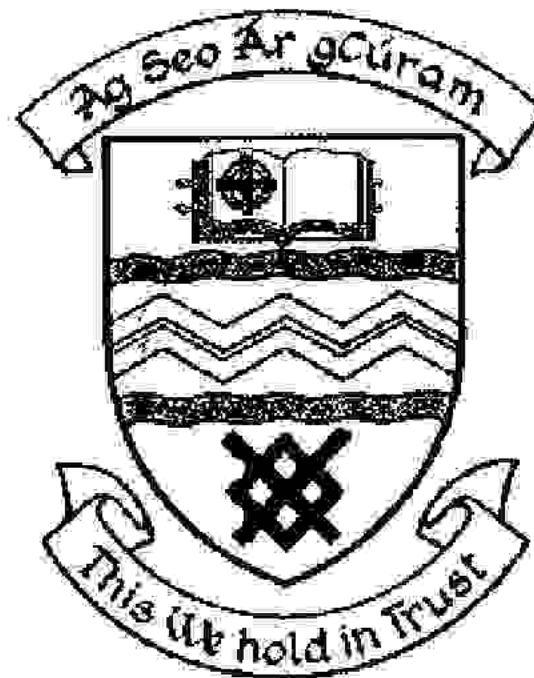
REASON:

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

- 9 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other such purposes.

REASON:

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

- 10 No fans, venting ducts or other plant or machinery shall be located on the front and rear elevations without a prior grant of planning permission and shall not be visible from the parking area or the local distributor road.

REASON:

In the interest of visual amenity.

- 11 Prior to the occupation of the proposed office/retail extension, the specific use of each individual retail unit located at ground floor and each individual office unit located at first floor, shall be agreed in writing with the Planning Authority.

REASON:

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

- 12 No external lighting, security shutters, signs or canopy shall be erected on the premises without the prior grant of a separate planning permission.

REASON:

In the interest of visual amenity.

- 13 The applicant shall provide a footpath to the front and side of the proposed retail/commercial extension which is dished to the satisfaction of the Area Roads Engineer to provide for safe wheelchair, pram and pedestrian access in order to facilitate pedestrian movement to the retail/commercial extension from the parking area.

REASON:

In the interest of pedestrian safety.

- 14 That a financial contribution in the sum of £3512.00 (three thousand five hundred and twelve pounds) EUR4459 (four thousand four hundred and fifty nine 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.

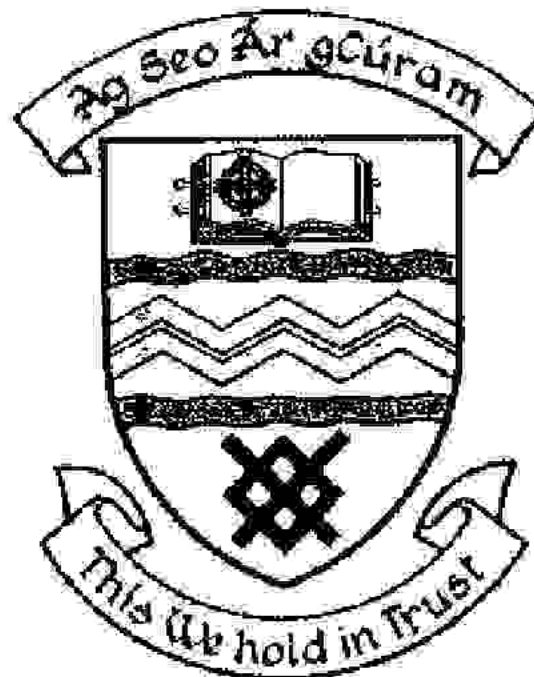
REASON:

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.

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- 15 That a financial contribution in the sum of £9135.00 (nine thousand one hundred and thirty five pounds) EUR11599 (eleven thousand five hundred and ninety nine 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.

- 16 That a financial contribution in the sum of £870.00 (eight hundred and seventy pounds) EUR1104 (one thousand one hundred and four 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.

- (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.

CM
06/10/00
 for SENIOR ADMINISTRATIVE OFFICER