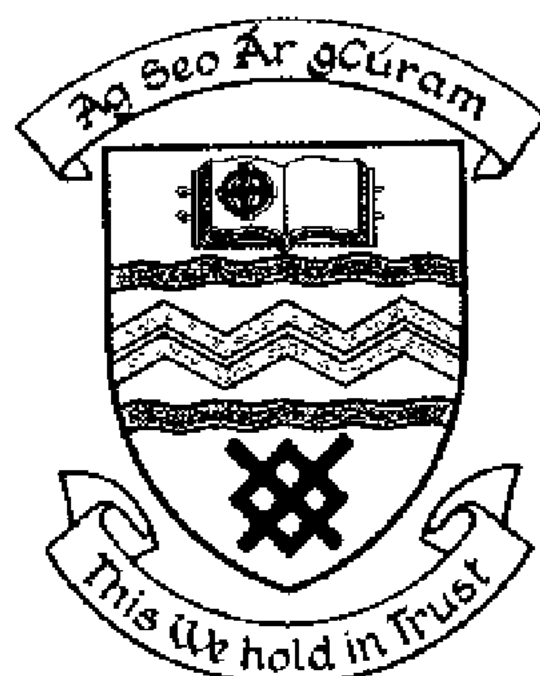


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0872	
1. Location	16 Mountdown Road, Dublin 12.		
2. Development	Change of use from existing shop to office on the ground floor.		
3. Date of Application	09/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Sugars & Partners, Address: The Mews, 17 Leinster Square,		
5. Applicant	Name: Pearce & Mary Colbert, Address: c/o John Sugars & Partners, The Mews, 17 Leinster Square, Dublin 6.		
6. Decision	O.C.M. No. 0200 Date 03/02/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 550 Date 15/03/2000	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



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
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PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

John Sugars & Partners,
The Mews,
17 Leinster Square,
Rathmines,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 550	Date of Final Grant 15/03/2000
Decision Order Number 0200	Date of Decision 03/02/2000
Register Reference S99A/0872	Date 09/12/99

Applicant Pearce & Mary Colbert,

Development Change of use from existing shop to office on the ground floor.

Location 16 Mountdown Road, Dublin 12.

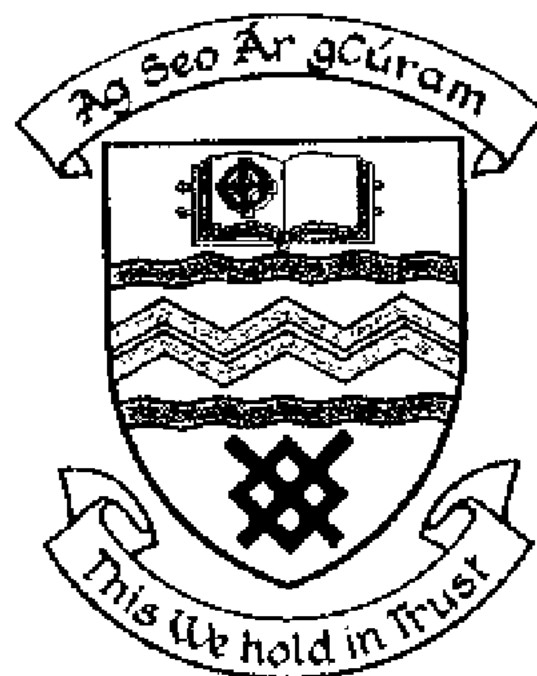
Floor Area 79.72 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (5) Conditions.

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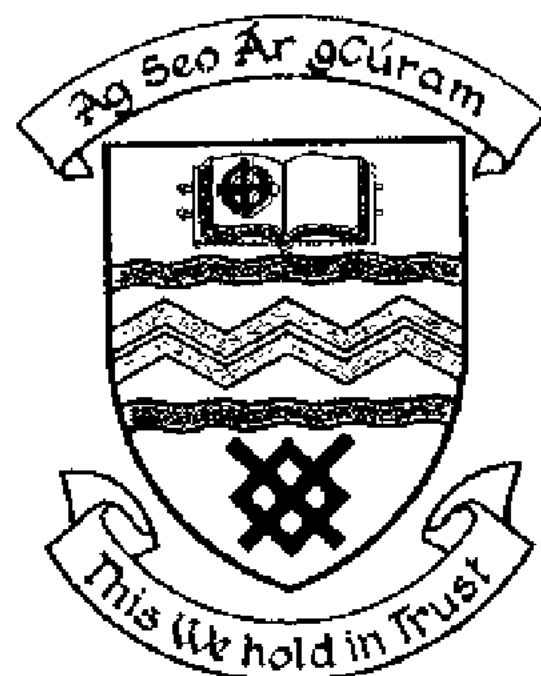
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 No change of use of the first floor of the premises as a residential apartment shall be made without first receiving a separate planning permission from the Planning Authority or An Bord Pleanala on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 3 Signage to the proposed office development at ground floor shall be restricted to fascia level. Lettering shall take the form of either hand painted traditional type lettering or individually mounted lettering. Lighting if required, 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 interests of the control of advertising with respect to the visual amenities of the area.
- 4 Notwithstanding condition No. 3 above, no other advertising signs or devices shall be painted or erected on the premises or the site, except those which are exempted under the provision of the Local Government (Planning and Development) Regulations, 1994 as amended without first receiving a separate planning permission from the Planning Authority or An Bord Pleanala on appeal.
REASON:
In the interests of control of advertising with respect to the visual amenities of the area.
- 5 The proposed offices shall not be open for business between the hours of 18.30 and 7.30 on each week day and after the hours of 12.30 on a Saturday, nor shall they be open for business on Sundays and Bank Holidays.
REASON:
In the interests of residential amenity.

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- (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.

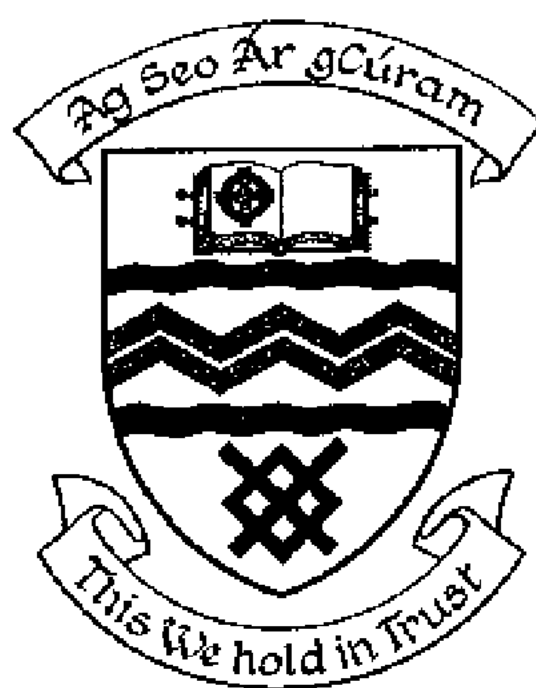
Eamon Bowler.....16/03/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0872	
1. Location	16 Mountdown Road, Dublin 12.		
2. Development	Change of use from existing shop to office on the ground floor.		
3. Date of Application	09/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Sugars & Partners, Address: The Mews, 17 Leinster Square,		
5. Applicant	Name: Pearce & Mary Colbert, Address: c/o John Sugars & Partners, The Mews, 17 Leinster Square, Dublin 6.		
6. Decision	O.C.M. No. 0200 Date 03/02/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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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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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0200	Date of Decision 03/02/2000 /M
Register Reference S99A/0872	Date: 09/12/99

Applicant Pearce & Mary Colbert,
Development Change of use from existing shop to office on the ground floor.
Location 16 Mountdown Road, Dublin 12.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /
Clarification of Additional Information Requested/Received /

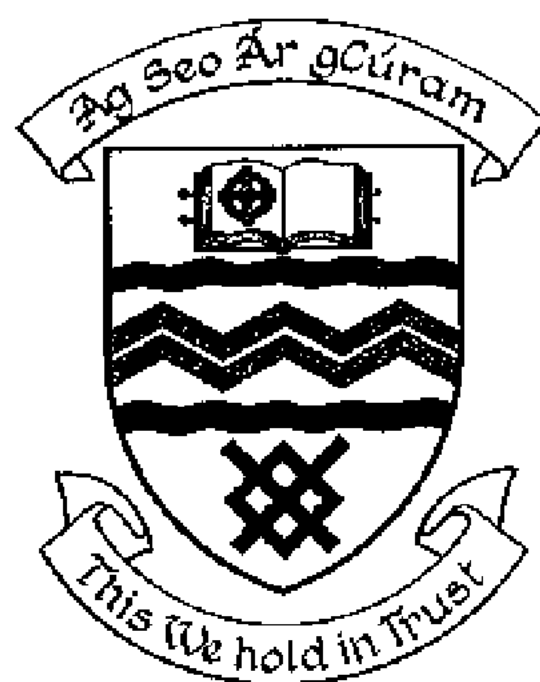
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (5) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

/M
..... 03/02/00
for SENIOR ADMINISTRATIVE OFFICER

John Sugars & Partners,
The Mews,
17 Leinster Square,
Rathmines,
Dublin 6.

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REG REF. S99A/0872

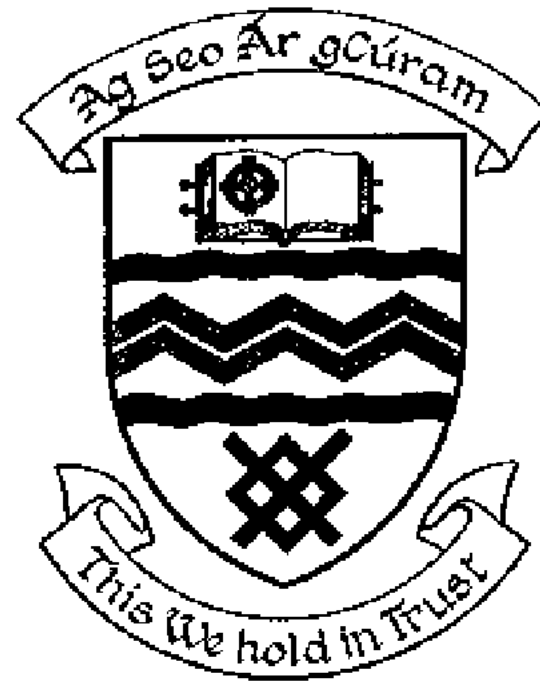
Conditions and Reasons

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REASON:
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REASON:

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