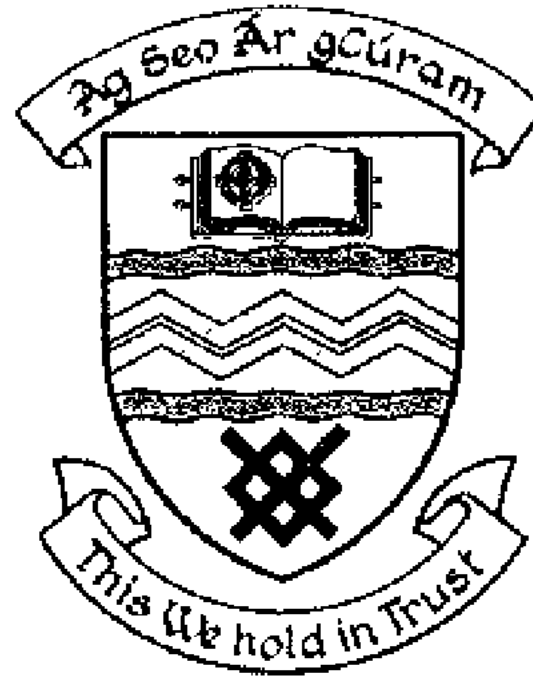


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0831	
1. Location	Ashfield, Naas Road, Clondalkin, Dublin 22.		
2. Development	Demolition of existing entrance porch and the erection of a two storey office extension and new single storey office entrance lobby providing a total additional gross floor area of 345 sq.m., together with associated site works and car parking.		
3. Date of Application	23/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Ashlin Coleman Architects, Address: 36 Pembroke Road, Dublin 4.		
5. Applicant	Name: Heiton Holdings Plc., Address: Ashfield, Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0119 Date 20/01/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 434 Date 02/03/2000	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



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Ashlin Coleman Architects,
36 Pembroke Road,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 434	Date of Final Grant 02/03/2000
Decision Order Number 0119	Date of Decision 20/01/2000
Register Reference S99A/0831	Date 23/11/99

Applicant Heiton Holdings Plc.,

Development Demolition of existing entrance porch and the erection of a two storey office extension and new single storey office entrance lobby providing a total additional gross floor area of 345 sq.m., together with associated site works and car parking.

Location Ashfield, Naas Road, Clondalkin, Dublin 22.

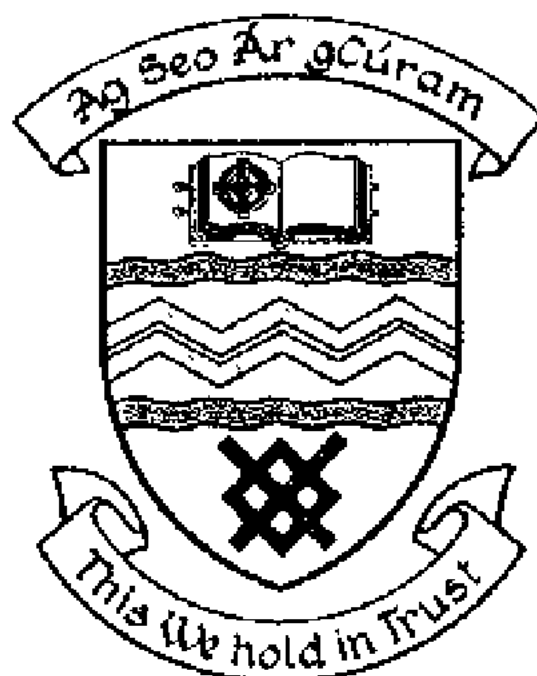
Floor Area 345.00 Sq Metres

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 (9) 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 and unsolicited additional information received on 29/11/00, 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 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.

- 3 In respect of foul and surface water drainage the following requirements shall be met:-

- a) All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- b) The developer shall ensure full and complete separation of foul and surface water systems.
- c) It is proposed to connect to a private foul drain and a private surface water drain. The developer is requested to submit written evidence of the agreement of the owner of the drains and any other users of the drains to the proposed connection.
- d) The developer shall ensure that the existing foul and surface water network has sufficient capacity to cater for the proposed development.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

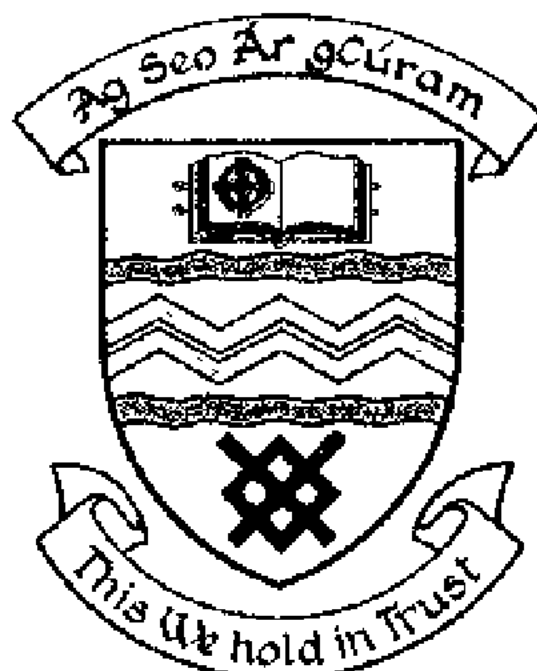
- 4 No part of the perimeter of the building shall be less than 6 metres, or, more than 46 metres from a hydrant.

REASON:

In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 5 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

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REASON:

In the interest of amenity.

- 6 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.

- 7 A total of 14 no. car parking spaces shall be provided on the site. The car parking area shall be clearly marked out and available at all times for car parking and shall not be used for storage or display or other uses.

REASON:

In the interests of orderly development.

- 8 That a financial contribution in the sum of £2,729 (two thousand seven hundred and twenty nine pounds) EUR 3,465 (three thousand four hundred and sixty 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 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.

- 9 That a financial contribution in the sum of £7,098 (seven thousand and ninety eight pounds) EUR 9,013 (nine thousand and thirteen 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.

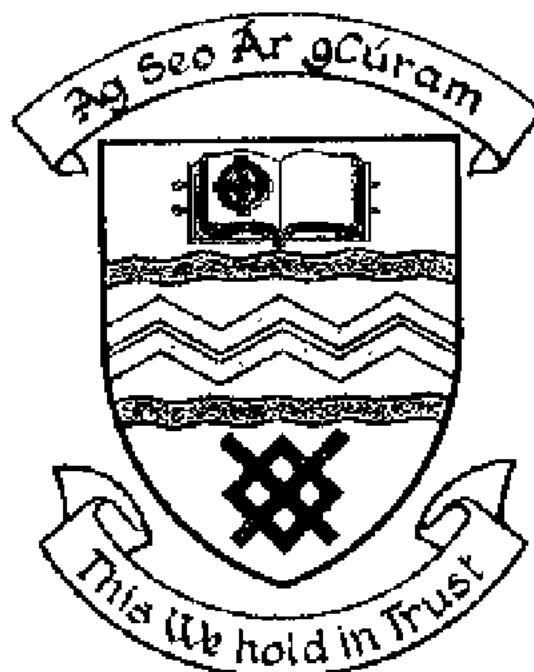
REASON:

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.

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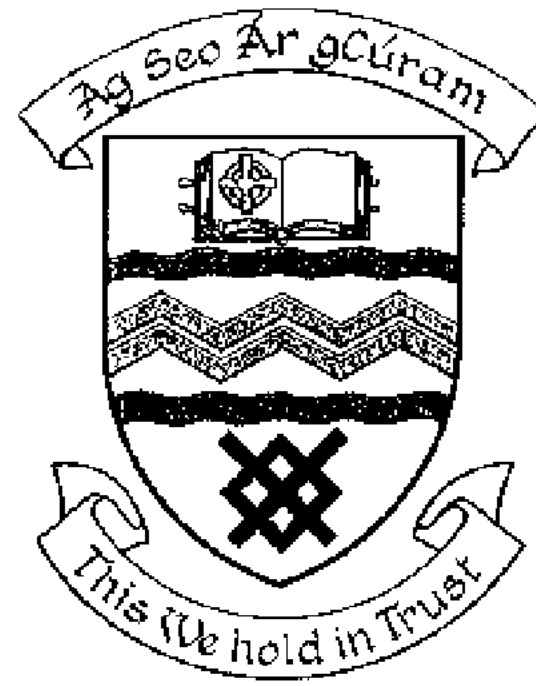
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate 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.


.....02/03/00
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 0119	Date of Decision 20/01/2000
Register Reference S99A/0831	Date: 23/11/99

Applicant Heiton Holdings Plc.,

Development Demolition of existing entrance porch and the erection of a two storey office extension and new single storey office entrance lobby providing a total additional gross floor area of 345 sq.m., together with associated site works and car parking.

Location Ashfield, Naas Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

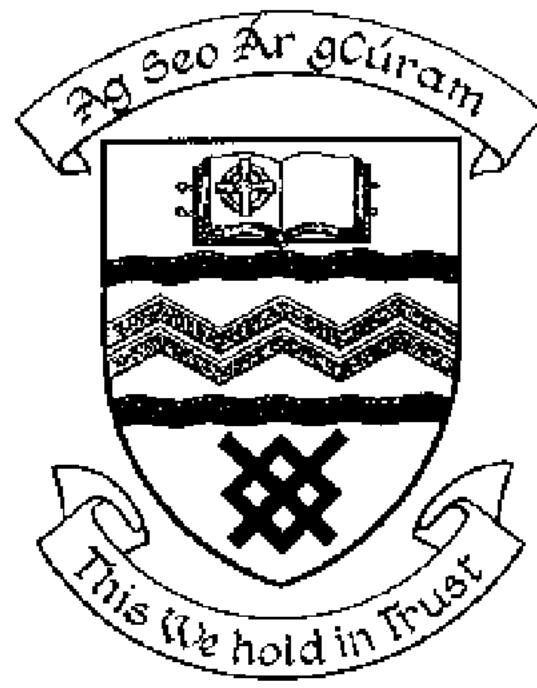
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (-9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 20/01/00
for SENIOR ADMINISTRATIVE OFFICER

Ashlin Coleman Architects,
36 Pembroke Road,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
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Conditions and Reasons

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REASON:

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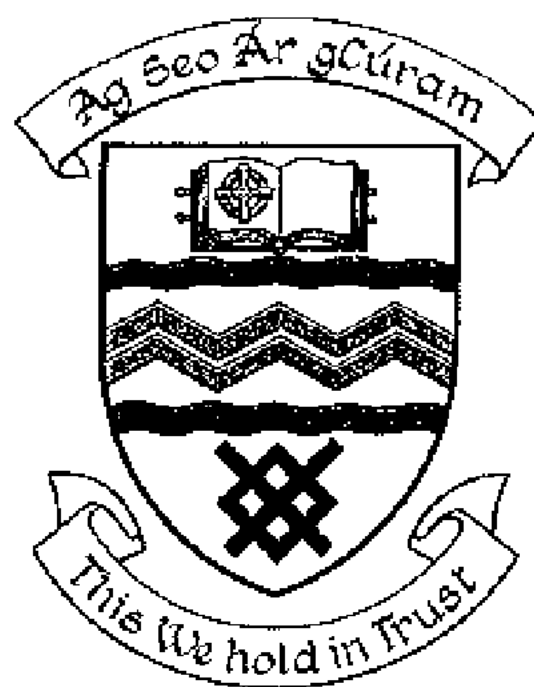
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