

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0699	
1. Location	2 Ballymount Great, Clondalkin, Co. Dublin.		
2. Development	Continuance of existing and established use of 1 room as an office.		
3. Date of Application	05/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 29/11/1999 2. 01/02/20	1. 03/12/1999 2. 03/02/20
4. Submitted by	Name: Joseph Kessie, Address: 2 Ballymount Great, Clondalkin,		
5. Applicant	Name: Joseph Kessie, Address: 2 Ballymount Great, Clondalkin, Co. Dublin.		
6. Decision	O.C.M. No. 0420 Date 28/02/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 768 Date 13/04/2000	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
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Joseph Kessie,
2 Ballymount Great,
Clondalkin,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 768	Date of Final Grant 13/04/2000
Decision Order Number 0420	Date of Decision 28/02/2000
Register Reference S99A/0699	Date 03/02/00

Applicant Joseph Kessie,

Development Continuance of existing and established use of 1 room as an office.

Location 2 Ballymount Great, Clondalkin, Co. Dublin.

Floor Area 13.50 Sq Metres

Time extension(s) up to and including

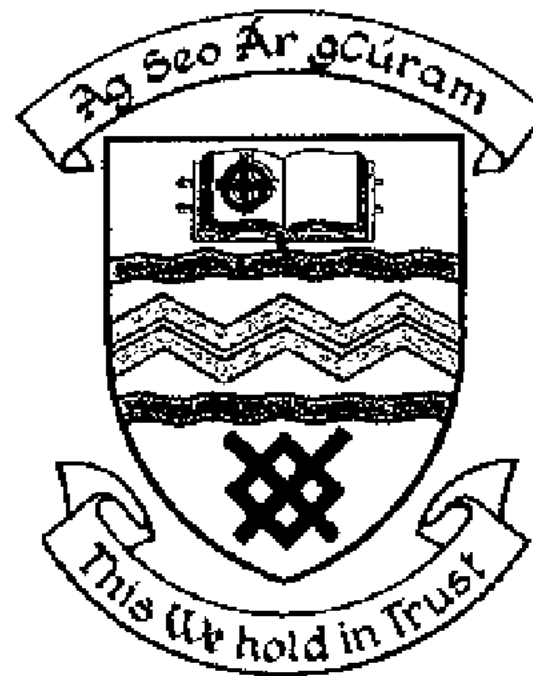
Additional Information Requested/Received 29/11/1999 /03/12/1999

A Permission has been granted for the development described above,
subject to the following (7) Conditions.

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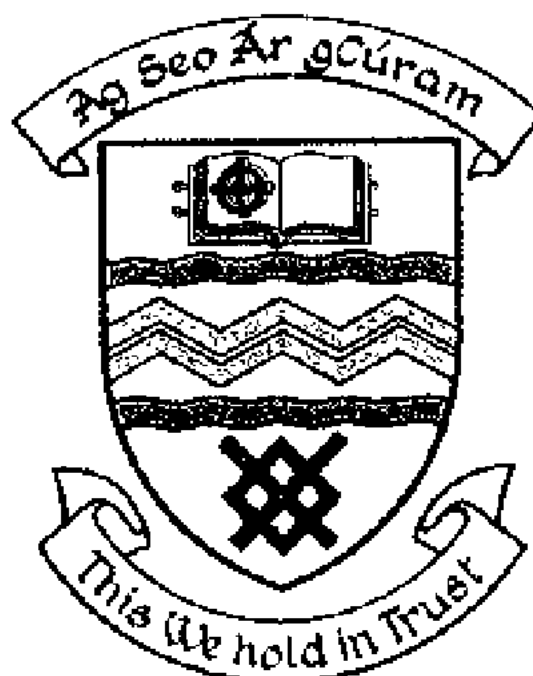
Conditions and Reasons

- 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 03/12/99 and Clarification of Additional Information received on 03/02/00, 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 office be operated only by a resident(s) in the dwelling of which it is part and that it shall not be separated from the existing dwelling either by way of sale or letting or otherwise.
REASON:
In the interest of the proper planning and development of the area.
- 3 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:
To protect residential amenities.
- 4 That when the room is no longer required for use as an office by the applicant that it will revert to use as part of the existing dwelling unit.
REASON:
In the interest of the proper planning and development of the area.
- 5 That the use of the room as an office shall cease on or before 2 years from the date of the final grant of this permission, unless before that date, permission for its retention is granted by the Planning Authority or by An Bord Pleanála on appeal.
REASON:
To enable the effect the development on the amenities of the area to be reviewed having regard to the conditions then obtaining.
- 6 That a financial contribution in the sum of £110 (one hundred and ten pounds) EUR 140 (one hundred and forty 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

REG. REF. S99A/0699 **SOUTH DUBLIN COUNTY COUNCIL**
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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 £284 (two hundred and eighty four pounds) EUR 360 (three hundred and sixty 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.

- (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.

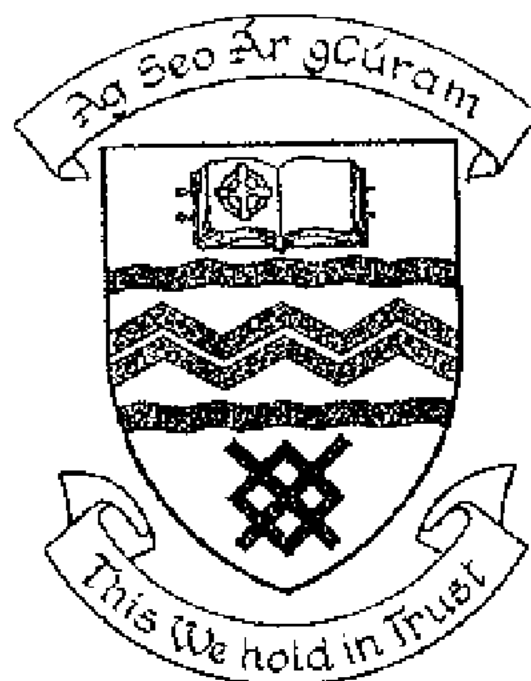
Signed on behalf of South Dublin County Council.

E. Bowler14/04/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0420	Date of Decision 28/02/2000 <i>LM</i>
Register Reference S99A/0699	Date: 05/10/99

Applicant Joseph Kessie,

Development Continuance of existing and established use of 1 room as an office.

Location 2 Ballymount Great, Clondalkin, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 29/11/1999 /03/12/1999

Clarification of Additional Information Requested/Received 01/02/2000 / 03/02/2000

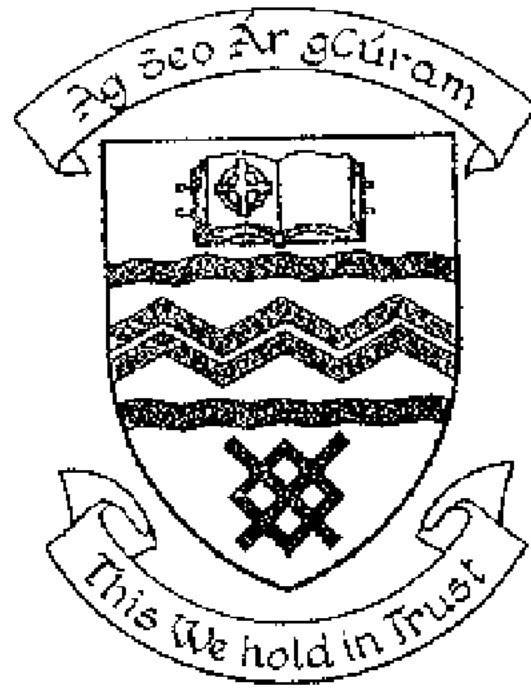
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (7) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

LM
..... 28/02/00
for SENIOR ADMINISTRATIVE OFFICER

Joseph Kessie,
2 Ballymount Great,
Clondalkin,
Co. Dublin.

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Conditions and Reasons

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To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
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REASON:
In the interest of the proper planning and development of the area.
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REASON:
To enable the effect the development on the amenities of the

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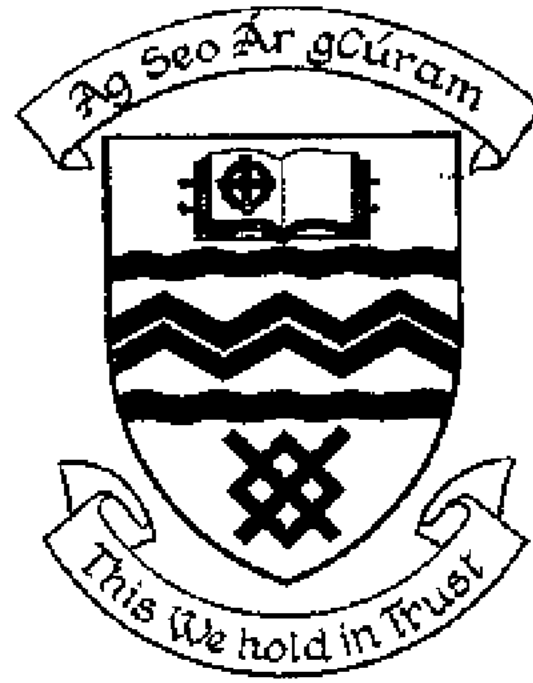
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Yours faithfully

for
.....
for SENIOR ADMINISTRATIVE OFFICER

01/02/00

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

Decision Order Number 2628	Date of Decision 29/11/1999 <i>mr</i>
Register Reference S99A/0699	Date: 05/10/99

Applicant Joseph Kessie,
Development Continuance of existing and established use of 1 room as an office.

Location 2 Ballymount Great, Clondalkin, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 05/10/99 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 indicate in writing, the number of persons employed in the office.
- 2 The applicant is requested to submit details of whether or not the office is visited by people other than those employed in the office. The applicant is requested to submit details of the number of people who visit the office on a weekly basis and details of the parking arrangements.
- 3 The applicant is requested to submit details indicating the nature of the office and the type of business concerned.

Signed on behalf of South Dublin County Council

/M
.....
for Senior Administrative Officer

29/11/99

Joseph Kessie,
2 Ballymount Great,
Clondalkin,
Co. Dublin.