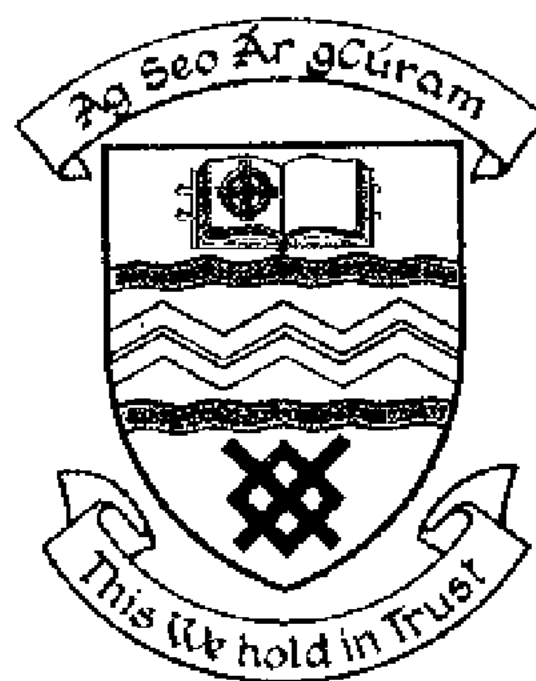


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0922	
1. Location	Block 1, Units 10-13 Weatherwell Industrial Estate, Neilstown, Clondalkin, Dublin 22.		
2. Development	Two storey office extension to the north east corner of unit 13 measuring 187.2 sq.m.; a single storey extension to the south east corner of unit 12 measuring 275 sq.m. of storage. External boundary dwarf wall and railings including two number pairs of gates; complete new external cladding to the east, north and west elevations, additional car parking and associated landscaping; internal alterations to the existing layout, including new changing rooms and cloakroom facilities. The above development involves the demolition of 2 no. Ard na Greine and St. Anthonys, Cloverhill Road (Station Road).		
3. Date of Application	23/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Architecture Design and Project Address: Management Group Ltd., St. Michaels, Dundrum Road,		
5. Applicant	Name: Davenham Ltd., Address: Weatherwell Industrial Estate, Neilstown, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0389 Date 19/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0658 Date 01/04/1999	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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Baile Átha Cliath 24

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Dublin 24

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Architecture Design and Project
Management Group Ltd.,
St. Michaels,
Dundrum Road,
Dundrum,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0658	Date of Final Grant 01/04/1999
Decision Order Number 0389	Date of Decision 19/02/1999
Register Reference S98A/0922	Date 23rd December 1998

Applicant Davenham Ltd.,

Development Two storey office extension to the north east corner of unit 13 measuring 187.2 sq.m.; a single storey extension to the south east corner of unit 12 measuring 275 sq.m. of storage. External boundary dwarf wall and railings including two number pairs of gates; complete new external cladding to the east, north and west elevations, additional car parking and associated landscaping; internal alterations to the existing layout, including new changing rooms and cloakroom facilities. The above development involves the demolition of 2 no. Ard na Greine and St. Anthonys, Cloverhill Road (Station Road).

Location Block 1, Units 10-13 Weatherwell Industrial Estate,
Neilstown, Clondalkin, Dublin 22.

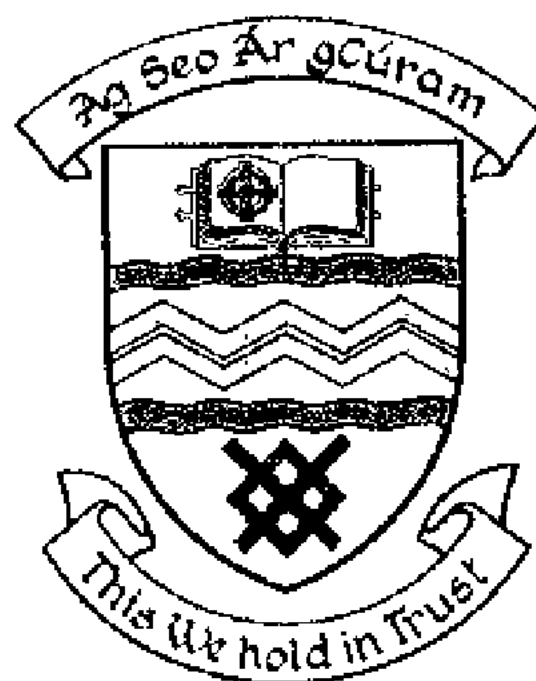
Floor Area 1815.00 Sq Metres
Time extension(s) up to and including 26/02/1999
Additional Information Requested/Received /

REG REF. S98A/0922

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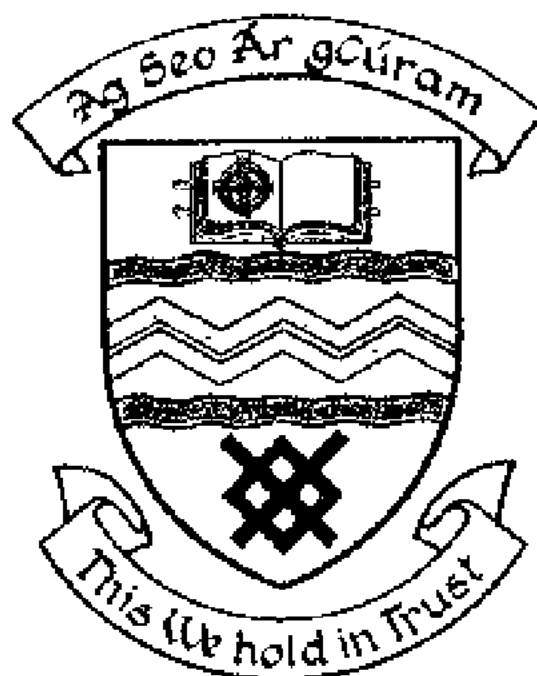


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A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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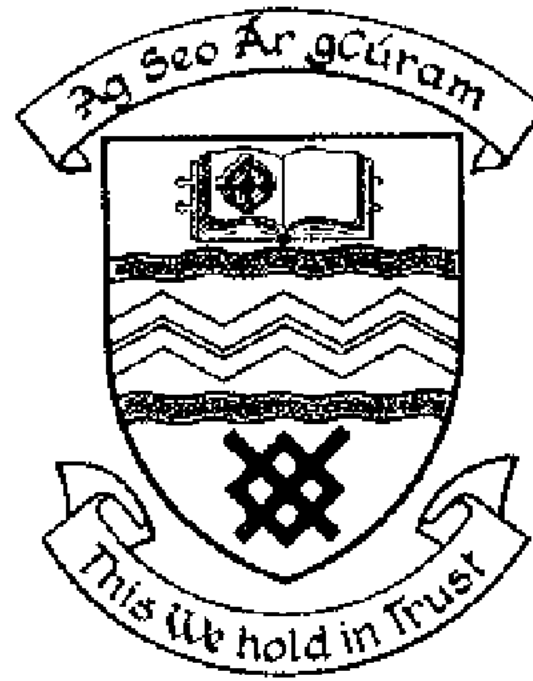
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 Fax: 01-414 9104

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 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 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.
- 4 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.
- 5 That an area 1 metre in depth adjacent to the new proposed boundary with adjoining roads be reserved as a landscaped area. Details of the landscaping of this are to be agreed with the Planning Authority prior to occupation of new buildings.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 The area between buildings and roads must not be used for storage or truck parking or display purposes, but must be reserved for car parking circulation and landscaping.
 REASON:
 In the interest of the proper planning and development of the area.

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- 7 All carparking and circulation areas shall be surfaced with a bituminus macadam and carparking spaces shall be marked out with thermoplastic material to the satisfaction of the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 8 The proposed entrance door (with roller shutters) indicated on the south western elevation of the proposed extension shall be relocated to the south eastern elevation.
REASON:
In the interests of the protection of the amenities of the adjoining residential properties.
- 9 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 10 That a financial contribution in the sum of money equivalent to the value of £7,400 (seven thousand four hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.
- 11 That a financial contribution in the sum of £3,731 (three thousand seven hundred and thirty one pounds) 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

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

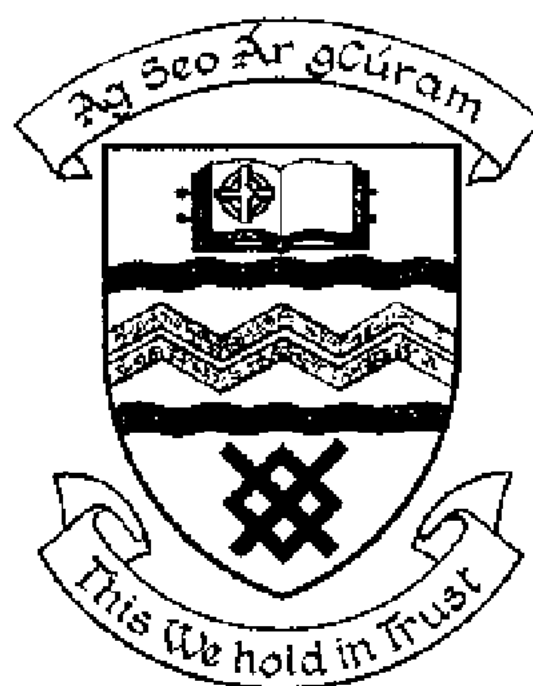
Signed on behalf of South Dublin County Council.


..... 7th April 1999
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0389	Date of Decision 19/02/1999
Register Reference S98A/0922	Date: 23/12/1998

Applicant Davenham Ltd.,

Development Two storey office extension to the north east corner of unit 13 measuring 187.2 sq.m.; a single storey extension to the south east corner of unit 12 measuring 275 sq.m. of storage. External boundary dwarf wall and railings including two number pairs of gates; complete new external cladding to the east, north and west elevations, additional car parking and associated landscaping; internal alterations to the existing layout, including new changing rooms and cloakroom facilities. The above development involves the demolition of 2 no. Ard na Greine and St. Anthonys, Cloverhill Road (Station Road).

Location Block 1, Units 10-13 Weatherwell Industrial Estate,
Neilstown, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 26/02/1999

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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Architecture Design and Project
Management Group Ltd.,
St. Michaels,
Dundrum Road,
Dundrum,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98A/0922

..... 22/02/1999
for SENIOR ADMINISTRATIVE OFFICER

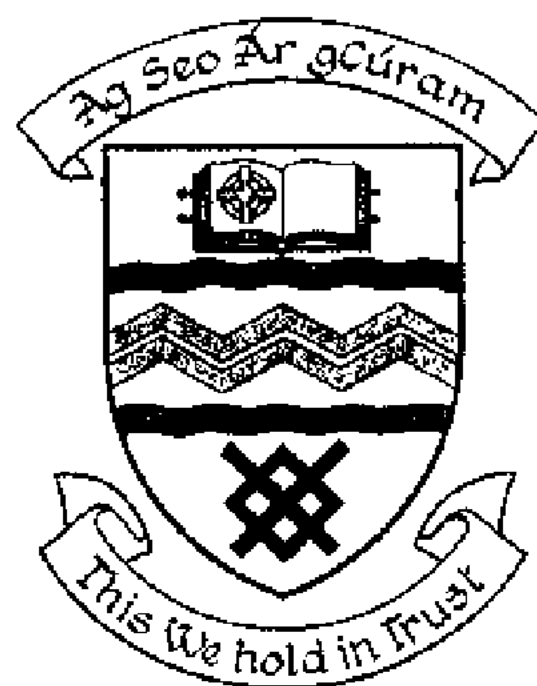
Conditions and Reasons

- 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 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 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
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- 4 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.

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REASON:

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

- 5 That an area 1 metre in depth adjacent to the new proposed boundary with adjoining roads be reserved as a landscaped area. Details of the landscaping of this are to be agreed with the Planning Authority prior to occupation of new buildings.

REASON:

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

- 6 The area between buildings and roads must not be used for storage or truck parking or display purposes, but must be reserved for car parking circulation and landscaping.

REASON:

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

- 7 All carparking and circulation areas shall be surfaced with a bituminous macadam and carparking spaces shall be marked out with thermoplastic material to the satisfaction of the Planning Authority.

REASON:

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

- 8 The proposed entrance door (with roller shutters) indicated on the south western elevation of the proposed extension shall be relocated to the south eastern elevation.

REASON:

In the interests of the protection of the amenities of the adjoining residential properties.

- 9 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

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REG REF. S98A/0922

- 10 That a financial contribution in the sum of money equivalent to the value of £7,400 (seven thousand four hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

- 11 That a financial contribution in the sum of £3,731 (three thousand seven hundred and thirty one pounds) 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.

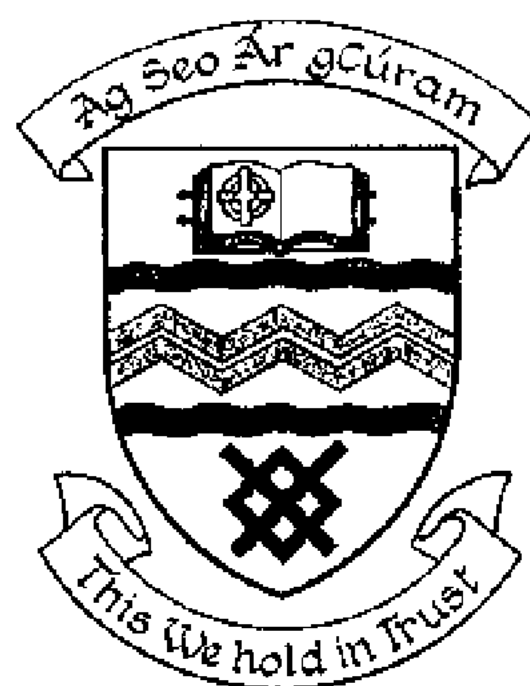
REASON:

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

Decision Order Number 0381	Date of Decision 19/02/1999
Register Reference S98A/0922	Date 23rd December 1998

Applicant Davenham Ltd.,
App. Type Permission
Development Two storey office extension to the north east corner of unit 13 measuring 187.2 sq.m.; a single storey extension to the south east corner of unit 12 measuring 275 sq.m. of storage. External boundary dwarf wall and railings including two number pairs of gates; complete new external cladding to the east, north and west elevations, additional car parking and associated landscaping; internal alterations to the existing layout, including new changing rooms and cloakroom facilities. The above development involves the demolition of 2 no. Ard na Greine and St. Anthony's, Cloverhill Road (Station Road).

Location Block 1, Units 10-13 Weatherwell Industrial Estate,
Neilstown, Clondalkin, Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 26/02/1999

Yours faithfully

LH
..... 22/02/1999
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S98A/0922
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