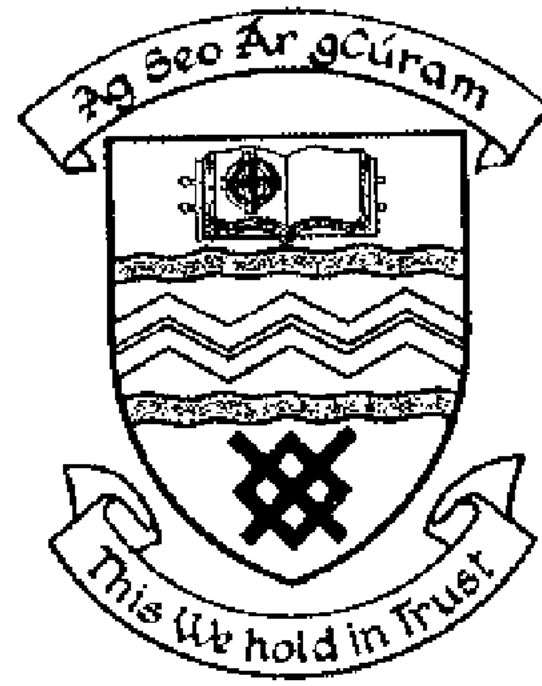


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0894	
1. Location	79 Broomhill Road, Dublin 24.		
2. Development	Circa 975 sq.m. warehouse extension at rear and first floor toilets/changing facilities (circa 70 sq.m.) over existing warehouse offices.		
3. Date of Application	22/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/02/1999 2.	1. 01/03/1999 2.
4. Submitted by	Name: Integrated Development Services, Address: 45 Coolmine Industrial Estate, Dublin 15.		
5. Applicant	Name: Robert Roberts Ltd., Address: 79 Broomhill Road, Dublin 24.		
6. Decision	O.C.M. No. 0822 Date 28/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1193 Date 09/06/1999	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



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

Integrated Development Services,
45 Coolmine Industrial Estate,
Dublin 15.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1193	Date of Final Grant 09/06/1999
Decision Order Number 0822	Date of Decision 28/04/1999
Register Reference S98A/0894	Date 01/03/99

Applicant Robert Roberts Ltd.,

Development Circa 975 sq.m. warehouse extension at rear and first floor toilets/changing facilities (circa 70 sq.m.) over existing warehouse offices.

Location 79 Broomhill Road, Dublin 24.

Floor Area 1045.00 Sq Metres

Time extension(s) up to and including

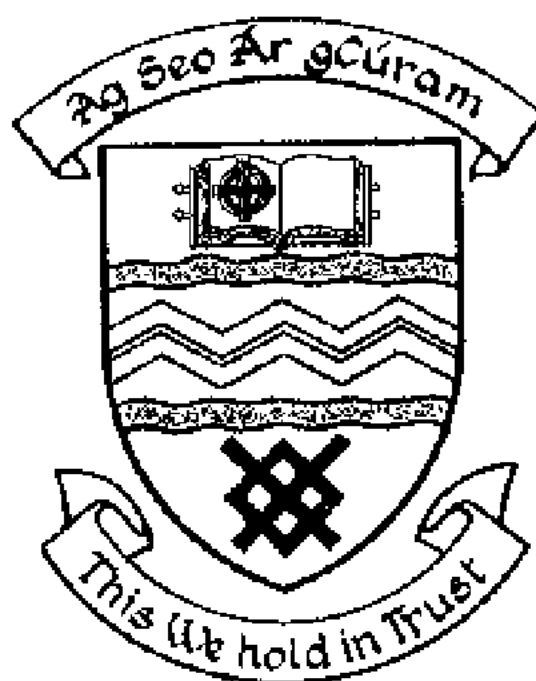
Additional Information Requested/Received 18/02/1999 /01/03/1999

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
REG REF. S98A/9894
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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

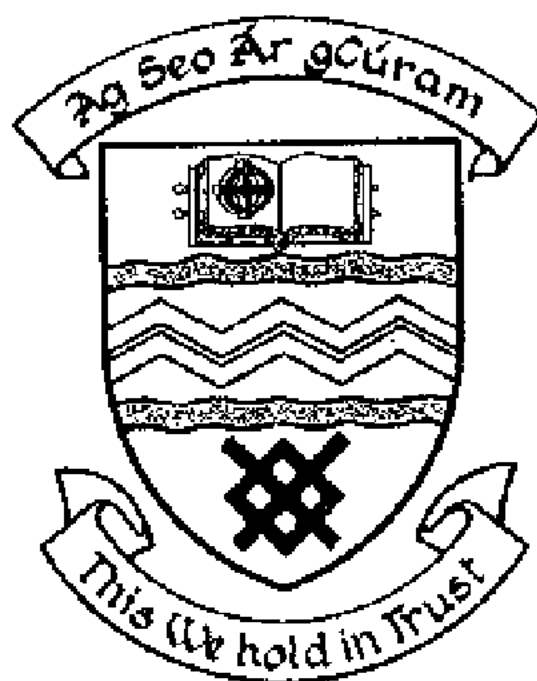
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and additional information received on 01/03/99 and unsolicited additional information received on 24/03/99, 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 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.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 5 The additional car parking indicated on the site layout plan shall be surfaced, marked out and available at all times for car parking.
REASON:
In the interest of road safety.
- 6 The applicant shall ensure full and complete separation of foul and surface water systems.
REASON:
To secure satisfactory drainage.
- 7 Prior to the commencement of works, the applicant shall submit for the approval of the Planning Authority (Environmental Services Department) a revised watermain layout drawing, amended to ensure that no building is within 5m of watermain less than 225mm diameter and within 8m of watermain greater than 225mm diameter. Layout shall comply with Building Regulations.
REASON:
To secure satisfactory water supply.

SOUTH DUBLIN COUNTY COUNCIL
REG. REF. S98A/0894
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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

- 8 That a financial contribution in the sum of £8,396 (eight thousand three hundred and ninety six 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.

- 9 That a financial contribution in the sum of £21,840 (twenty one thousand eight hundred and forty pounds) 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.

- (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.

E. Amos 10/06/99
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0822	Date of Decision 28/04/1999 <i>lt</i>
Register Reference S98A/0894	Date: 22/12/1998

Applicant Robert Roberts Ltd.,

Development Circa 975 sq.m. warehouse extension at rear and first floor
toilets/changing facilities (circa 70 sq.m.) over existing
warehouse offices.

Location 79 Broomhill Road, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/02/1999 /01/03/1999

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.

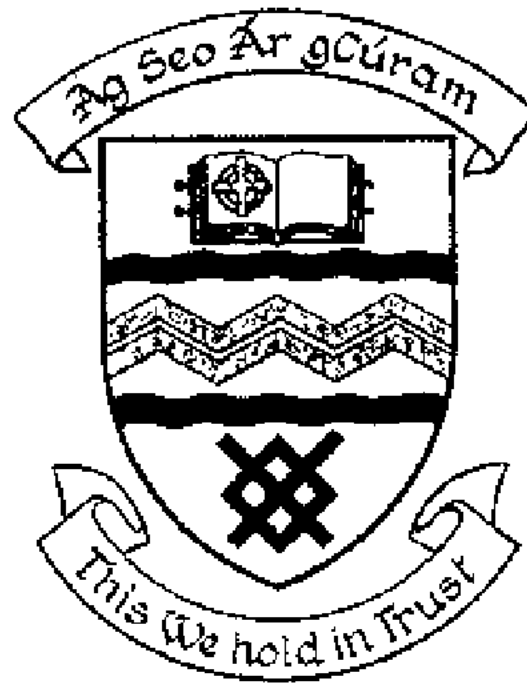
lt
..... 28/04/1999
for SENIOR ADMINISTRATIVE OFFICER

Integrated Development Services,
45 Coolmine Industrial Estate,
Dublin 15.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

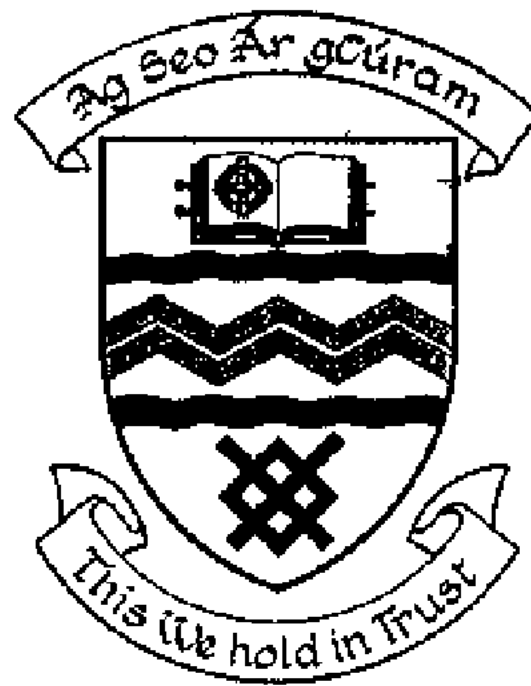
Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S98A/0894

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 additional information received on 01/03/99 and unsolicited additional information received on 24/03/99, 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 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.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 5 The additional car parking indicated on the site layout plan shall be surfaced, marked out and available at all times for car parking.
REASON:
In the interest of road safety.
- 6 The applicant shall ensure full and complete separation of foul and surface water systems.
REASON:
To secure satisfactory drainage.
- 7 Prior to the commencement of works, the applicant shall submit for the approval of the Planning Authority

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**

P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S98A/0894

(Environmental Services Department) a revised watermain layout drawing, amended to ensure that no building is within 5m of watermain less than 225mm diameter and within 8m of watermain greater than 225mm diameter. Layout shall comply with Building Regulations.

REASON:

To secure satisfactory water supply.

- 8 That a financial contribution in the sum of £8,396 (eight thousand three hundred and ninety six 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.

- 9 That a financial contribution in the sum of £21,840 (twenty one thousand eight hundred and forty pounds) 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.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0324	Date of Decision 18/02/1999
Register Reference S98A/0894	Date: 22/12/1998

Applicant	Robert Roberts Ltd.,
Development	Circa 975 sq.m. warehouse extension at rear and first floor toilets/changing facilities (circa 70 sq.m.) over existing warehouse offices.

Location 79 Broomhill Road, Dublin 24.

App.	Type	Permission
------	------	------------

Dear Sir/Madam,

With reference to your planning application, received on 22/12/1998 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 submit plans indicating how the 180 car parking spaces necessary to meet Development Plan standards for the existing and proposed development can be met.
- 2 The applicant is requested to submit plans indicating how the proposed will relate to the proposed Greenhills Road widening reservation.
- 3 The applicant is requested to submit details of the proposed watermain layout including watermain size, valve, meter and hydrant layout and proposed point of connection to the existing watermain.

Signed on behalf of South Dublin County Council

Integrated Development Services,
45 Coolmine Industrial Estate,
Dublin 15.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT

P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S98A/0894

LH
.....
for Senior Administrative Officer

18/02/1999