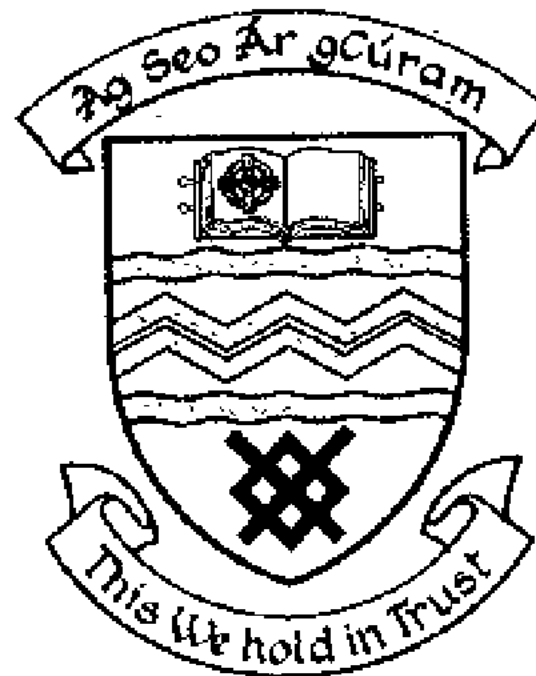


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0871	
1. Location	Bedless Hill, Old Naas Road, Clondalkin, Dublin 22.		
2. Development	Extension to units 1, 2, 3 & 4.		
3. Date of Application	17/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/02/1999 2.	1. 23/02/1999 2.
4. Submitted by	Name: H. K. O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: Mr. W. Dowling, Address: Bedless Hill, Old Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0775  Date 21/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1161  Date 03/06/1999	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.

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H. K. O'Daly & Associates,  
Kingswood,  
Naas Road,  
Clondalkin,  
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1161	Date of Final Grant 03/06/1999
Decision Order Number 0775	Date of Decision 21/04/1999
Register Reference S98A/0871	Date 23rd February 1999

Applicant Mr. W. Dowling,

Development Extension to units 1, 2, 3 & 4.

Location Bedless Hill, Old Naas Road, Clondalkin, Dublin 22.

Floor Area 151.00 Sq Metres

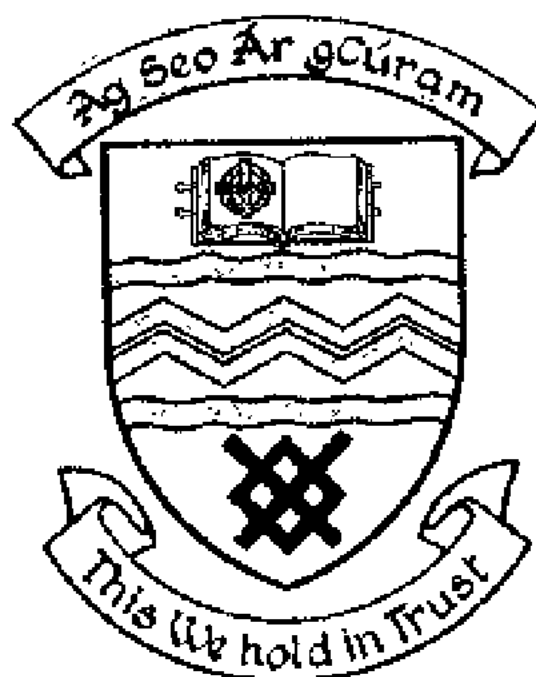
Time extension(s) up to and including

Additional Information Requested/Received 15/02/1999 /23/02/1999

A Permission has been granted for the development described above,  
subject to the following (11) 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 the revised plans and details submitted by way of additional information submitted 23/02/99, save as may be required by the other conditions attached hereto and shall otherwise comply with the terms and conditions of Reg. Ref. S96A/0556.

**REASON:**

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 Prior to the commencement of development the applicant shall submit details for the written agreement of the planning authority, which provide for the following amendments:-

- (a) The setting back of the existing side wall of Unit 1 by 1.5 metres, so that it follows the building line of the proposed extension as proposed on Drawing No. 1095/24/20 Rev. A.;
- (b) The removal of the proposed clock feature on the roof.

**REASON:**

In the interests of the proper planning and development of the area and visual amenity.

- 3 Prior to the commencement of the proposed development the existing unauthorised structures attached to units 1 and 4 and indicated on the submitted site layout plan drawing no. 1095/24/24 Rev. A. shall be removed.

**REASON:**

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

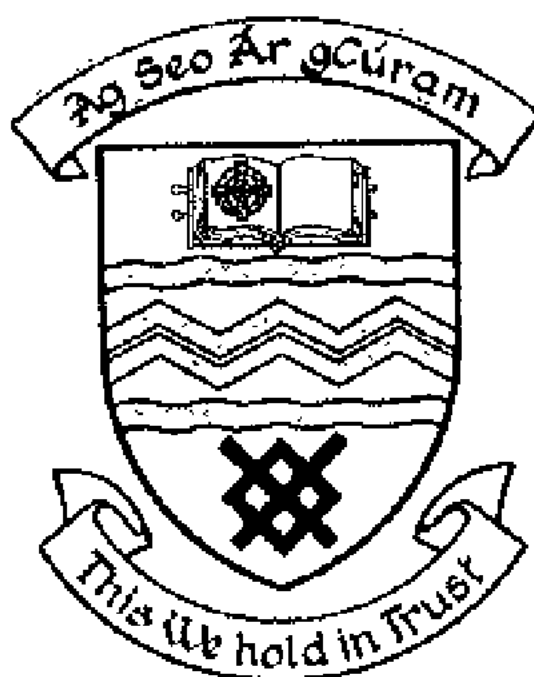
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council and shall have regard to the following details:-

- (a) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers pipes shall be bedded and surrounded in C20 concrete 150mm thick;
- (c) Separate connection to be provided for each unit;
- (d) No building to lie within 5m of watermain less than

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REG. REF. S98A/0871  
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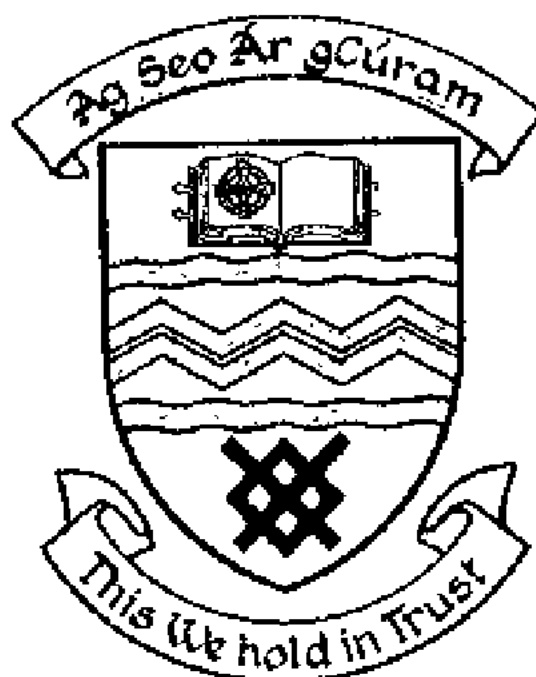
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- 225mm diameter;  
(e) 24 hour storage per unit shall be provided.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 5 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of safety and the avoidance of fire hazard.
- 6 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.
- 7 Prior to the commencement of development the applicant shall submit details of all proposed external finishes for the written agreement of the Planning Authority.  
REASON:  
In the interest of visual amenity.
- 8 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.
- 9 That urgent arrangements be made with regard to the payment of financial contributions and lodgement of security which remain outstanding in respect of the overall development, as required by Condition No's. 18, 19 and 20 of Register Reference S96A/0556, arrangements to be made within one month of receipt of final grant of permission.  
REASON:  
It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.
- 10 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No. 5 of Register

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Reference S99A/0062, arrangements to be made prior to commencement of development.

**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 these services.

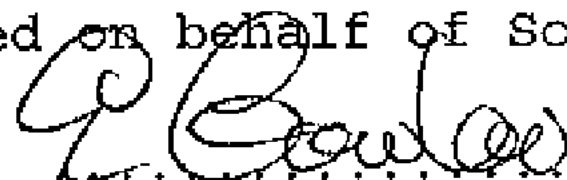
- 11 That a financial contribution in the sum of £3,223 (three thousand two hundred and twenty three pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

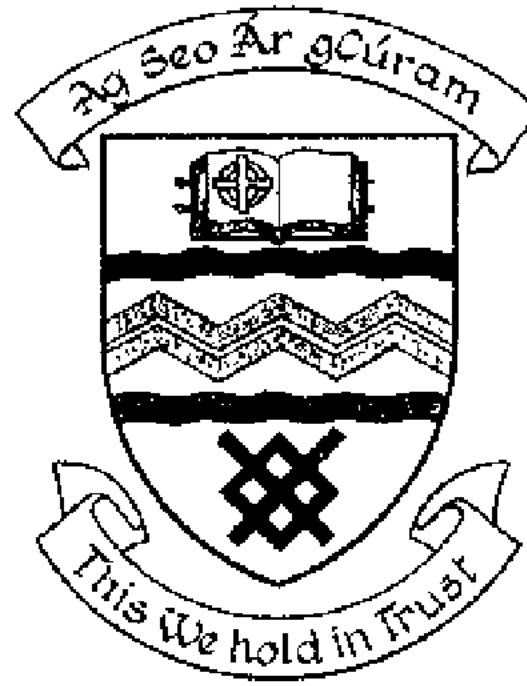
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

 ..... 4<sup>th</sup> June 1999  
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 0775	Date of Decision 21/04/1999 14
Register Reference S98A/0871	Date: 17/12/1998

Applicant Mr. W. Dowling,

Development Extension to units 1, 2, 3 & 4.

Location Bedless Hill, Old Naas Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/02/1999 /23/02/1999

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

..... 21/04/1999  
for SENIOR ADMINISTRATIVE OFFICER

H. K. O'Daly & Associates,  
Kingswood,  
Naas Road,  
Clondalkin,  
Dublin 22.

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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 the revised plans and details submitted by way of additional information submitted 23/02/99, save as may be required by the other conditions attached hereto and shall otherwise comply with the terms and conditions of Reg. Ref. S96A/0556.

**REASON:**

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 Prior to the commencement of development the applicant shall submit details for the written agreement of the planning authority, which provide for the following amendments:-

- (a) The setting back of the existing side wall of Unit 1 by 1.5 metres, so that it follows the building line of the proposed extension as proposed on Drawing No. 1095/24/20 Rev. A.;
- (b) The removal of the proposed clock feature on the roof.

**REASON:**

In the interests of the proper planning and development of the area and visual amenity.

- 3 Prior to the commencement of the proposed development the existing unauthorised structures attached to units 1 and 4 and indicated on the submitted site layout plan drawing no. 1095/24/24 Rev. A. shall be removed.

**REASON:**

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

- 4 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 and shall have regard to the following details:-

- (a) Applicant to ensure full and complete separation of foul and surface water systems;

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- (b) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers pipes shall be bedded and surrounded in C20 concrete 150mm thick;
- (c) Separate connection to be provided for each unit;
- (d) No building to lie within 5m of watermain less than 225mm diameter;
- (e) 24 hour storage per unit shall be provided.

**REASON:**

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

- 5 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.

- 6 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.

- 7 Prior to the commencement of development the applicant shall submit details of all proposed external finishes for the written agreement of the Planning Authority.

**REASON:**

In the interest of visual amenity.

- 8 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.

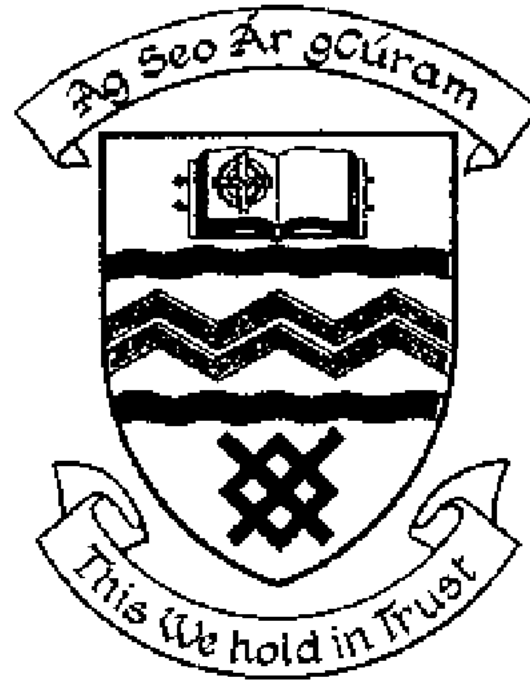
**REASON:**

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

- 9 That urgent arrangements be made with regard to the payment of financial contributions and lodgement of security which remain outstanding in respect of the overall development, as



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required by Condition No's. 18, 19 and 20 of Register Reference S96A/0556, arrangements to be made within one month of receipt of final grant of permission.

**REASON:**

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

- 10 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No. 5 of Register Reference S99A/0062, arrangements to be made prior to commencement of development.

**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 these services.

- 11 That a financial contribution in the sum of £3,223 (three thousand two hundred and twenty three 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.

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

Decision Order Number 0309	Date of Decision 15/02/1999
Register Reference S98A/0871	Date: 17/12/1998

**Applicant** Mr. W. Dowling,  
**Development** Extension to units 1, 2, 3 & 4.

**Location** Bedless Hill, Old Naas Road, Clondalkin, Dublin 22.

**App. Type** Permission

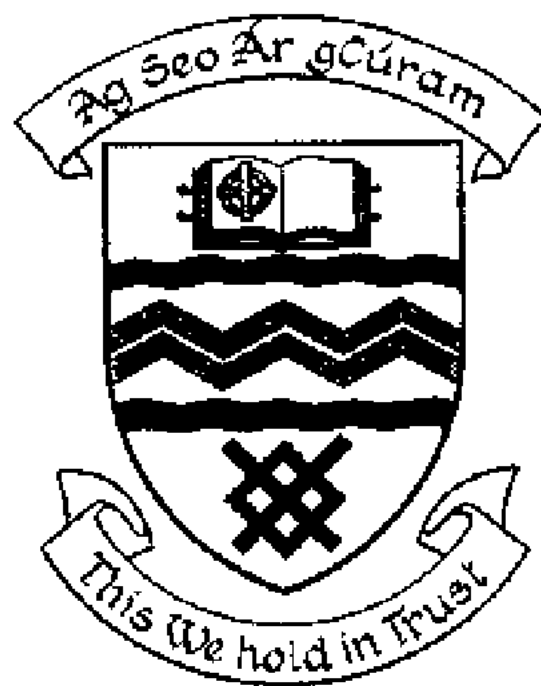
Dear Sir/Madam,

With reference to your planning application, received on 17/12/1998 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 Details of the location of all existing unauthorised structures additional and adjacent to units Nos 1-4 to be shown on a revised site plan. Proposals for the removal of such structures to be detailed.
- 2 The close proximity of the proposed Unit No. 1 to the existing residential dwelling on the site is unacceptable. The applicant is requested to submit a revised proposal for a more satisfactory relationship between the proposed industrial units and the residential dwelling in the form of an adequate separation between the buildings.
- 3 The applicant is requested to state what measures are proposed to be taken to provide acceptable signs to the front elevations of unit Nos 5-10 in place of the existing unauthorised signs. A uniform scheme of signage to all units is required.
- 4 From recent inspections of the site it appears that the landscape strip to the Naas Road frontage of the site has not been provided as shown on drawings submitted with the

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Naas Road,  
Clondalkin,  
Dublin 22.

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application. Furthermore details of proposed boundary treatment to the site have not been submitted for agreement as required by Condition No. 11 of the permission granted under Reg. Ref. S96A/0556. The applicant is requested to submit all details required in compliance with relevant conditions of the above permission.

- 5 It is noted that there is a discrepancy between the plans lodged under this application and those submitted in relation to a subsequent application under Reg. Ref. S99A/0062, which show unit Nos. 5-10 located close to the Old Naas Road to the north of the site. Clarification is required in this regard to show the correct location.

Signed on behalf of South Dublin County Council

*WA*  
.....  
for Senior Administrative Officer

15/02/1999