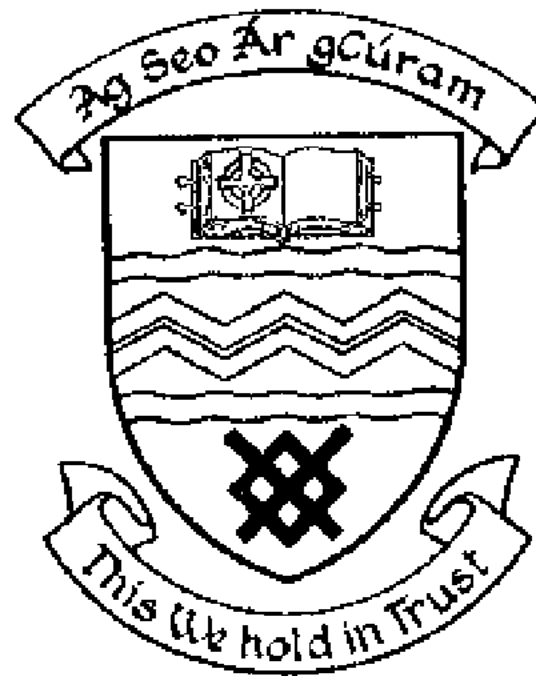


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0582	
1. Location	Crag Avenue, Ballymanaggin, Clondalkin Industrial Estate, Dublin 22.		
2. Development	Open air storage of building materials.		
3. Date of Application	19/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/10/1998 2.	1. 25/06/1999 2.
4. Submitted by	Name: Lorcan Lyons & Associates, Address: 11 Northumberland Avenue, Dun Laoghaire,		
5. Applicant	Name: Park J.V., Address: Crag Avenue, Clondalkin Industrial Estate, Dublin 22.		
6. Decision	O.C.M. No. 1814  Date 23/08/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2209  Date 08/10/1999	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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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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Dublin 24

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Lorcan Lyons & Associates,  
11 Northumberland Avenue,  
Dun Laoghaire,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2209	Date of Final Grant 08/10/1999
Decision Order Number 1814	Date of Decision 23/08/1999
Register Reference S98A/0582	Date 25/06/99

**Applicant** Park J.V.,

**Development** Open air storage of building materials.

**Location** Crag Avenue, Ballymanaggin, Clondalkin Industrial Estate,  
Dublin 22.

**Floor Area** 0.00 Sq Metres

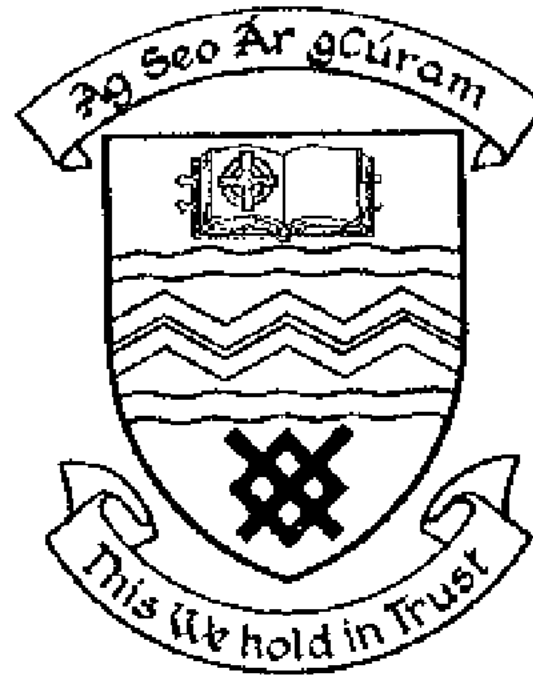
**Time extension(s) up to and including**

**Additional Information Requested/Received** 15/10/1998 /25/06/1999

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

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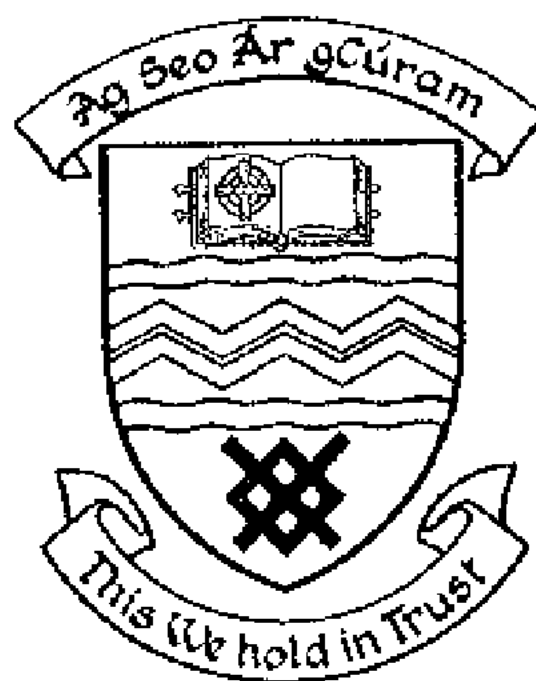
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#### Conditions and Reasons

- 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 on 25/06/99, 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 The subject site shall be used solely for the purpose of storing building materials as was detailed in the written submission, submitted as further information 25/06/99. Materials to be stored on the subject site shall be limited to dry building materials only and the height of such materials stored shall not exceed the height of the proposed fence.  
REASON:  
In the interests of clarity and the proper planning and development of the area.
- 3 The proposed use of the site, including access arrangements shall be subject to the site being used as part of the overall landholding controlled by the applicants, any proposed sub-division or sale of the site separate from the overall landholding outlined in blue on the amended site plan (submitted on 25/06/99 as additional information) shall be subject to the prior approval of the Planning Authority.  
REASON:  
In the interests of the proper planning and development of the area.
- 4 Within two months of the date of grant of this permission the applicant shall surface the entire site with a macadam type material.  
REASON:  
In the interests of the proper planning and development of the area.
- 5 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.
- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly

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adhered to in the development.

REASON:

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

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council, in this regard the applicant shall have regard to the following:-
- a) Within one month of the date of the grant of this permission the applicant shall submit details of how the subject site is to be drained;
  - b) All surface water runoff from truck parking/marshalling areas will be required to be routed via a petrol/oil/diesel interceptor before discharging to the public sewer;
  - c) All liquid storage tanks will be required to be adequately bunded to contain spillages.

REASON:

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

- 8 Both the existing and any other proposed fencing shall be painted or coated either black or dark green. Such works shall be undertaken within one month of date of grant of this permission.

REASON:

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

- 9 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:

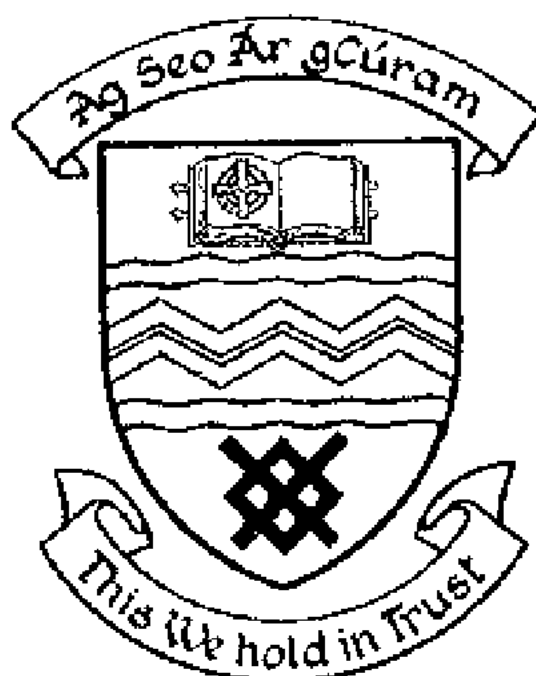
In the interest of the proper planning and development of the area.

- 10 That a financial contribution in the sum of £17,761 (seventeen thousand seven hundred and sixty 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £46,200 (forty six thousand two hundred 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 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. Bowlow* .....11/10/99  
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 1814	Date of Decision 23/08/1999
Register Reference S98A/0582	Date: 19/08/98

Applicant Park J.V.,

Development Open air storage of building materials.

Location Crag Avenue, Ballymanaggin, Clondalkin Industrial Estate,  
Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/10/1998 /25/06/1999

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.

.....D.C..... 23/08/99  
for SENIOR ADMINISTRATIVE OFFICER

Lorcan Lyons & Associates,  
11 Northumberland Avenue,  
Dun Laoghaire,  
Co. Dublin.

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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 on 25/06/99, 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 The subject site shall be used solely for the purpose of storing building materials as was detailed in the written submission, submitted as further information 25/06/99. Materials to be stored on the subject site shall be limited to dry building materials only and the height of such materials stored shall not exceed the height of the proposed fence.  
REASON:  
In the interests of clarity and the proper planning and development of the area.
- 3 The proposed use of the site, including access arrangements shall be subject to the site being used as part of the overall landholding controlled by the applicants, any proposed sub-division or sale of the site separate from the overall landholding outlined in blue on the amended site plan (submitted on 25/06/99 as additional information) shall be subject to the prior approval of the Planning Authority.  
REASON:  
In the interests of the proper planning and development of the area.
- 4 Within two months of the date of grant of this permission the applicant shall surface the entire site with a macadam type material.  
REASON:  
In the interests of the proper planning and development of the area.
- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained

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and strictly adhered to in the development.

REASON:

In the interest of health.

- 6 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.

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council, in this regard the applicant shall have regard to the following:-

- a) Within one month of the date of the grant of this permission the applicant shall submit details of how the subject site is to be drained;
- b) All surface water runoff from truck parking/ marshalling areas will be required to be routed via a petrol/oil/diesel interceptor before discharging to the public sewer;
- c) All liquid storage tanks will be required to be adequately bunded to contain spillages.

REASON:

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

- 8 Both the existing and any other proposed fencing shall be painted or coated either black or dark green. Such works shall be undertaken within one month of date of grant of this permission.

REASON:

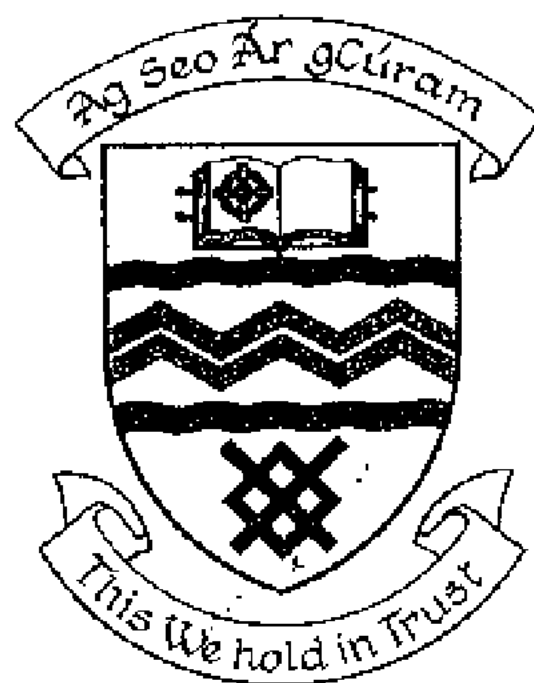
In the interests of visual amenity and the proper planning and development of the area.

- 9 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:



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

- 10 That a financial contribution in the sum of £17,761 (seventeen thousand seven hundred and sixty 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.

- 11 That a financial contribution in the sum of £46,200 (forty six thousand two hundred 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 2094	Date of Decision 15/10/98
Register Reference S98A/0582	Date 19th August 1998

**Applicant** Park J.V.,  
**Development** Open air storage of building materials.

**Location** Crag Avenue, Ballymanaggin, Clondalkin Industrial Estate,  
Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/08/98 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:

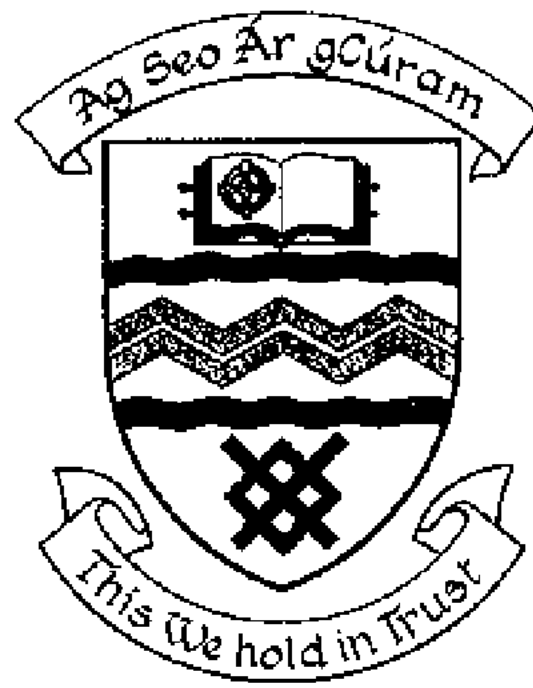
- 1 The applicant is requested to submit an amended site layout plan indicating adjoining developments/lands in his/her ownership, all such developments/lands to be outlined in blue, details of how the proposed development relates to existing carparking/circulation areas should also be submitted.
- 2 The applicant to submit details of how the proposed development is to be accessed from the public road, if it is proposed to have a shared access arrangement with adjoining developments, please detail and clarify ownership of same.
- 3 The applicant is requested to submit details of the type of boundary/screening treatment proposed for the site.

Lorcan Lyons & Associates,  
11 Northumberland Avenue,  
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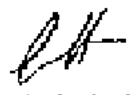
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REG REF. S98A/0582

- 4 The applicant is requested to detail whether the proposed development relates to the existing portacabin business or whether this is a separate business.  
In addition the applicant is requested to detail why it is proposed to store building materials in this location, the possibility of alternative location, if any, and whether there will be a sales element attached to same.
- 5 The applicant is requested to submit an amended site plan detailing appropriate carparking and circulation areas within the site to comply with Development Plan standards.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

15/10/98