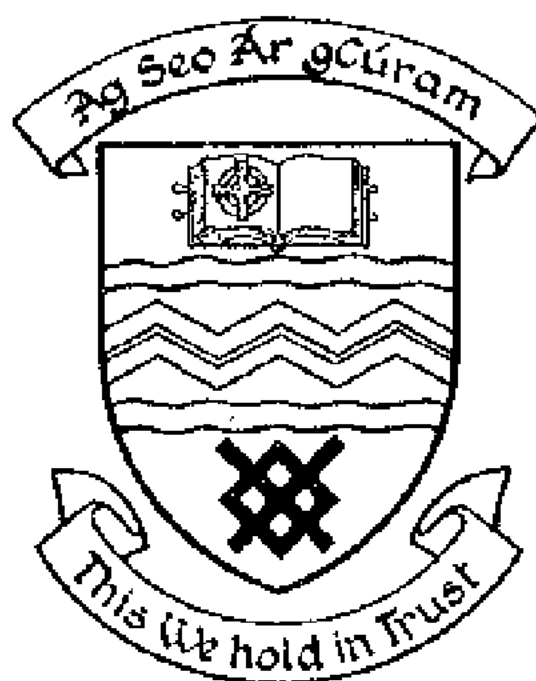


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0426	
1. Location	Site E, bounded by Crag Avenue to the South and East, Clondalkin, Dublin 22.		
2. Development	(a) Amendment to approved plans (Reg. Ref. S96A/0726) consisting of subdivision of detached single storey industrial building E (c.1015 sq.m) with first floor mezzanine offices into two units identified as E1 & E2 with associated revised elevational treatment and internal layout; and (b) single storey side extension (c.236 sq.m.) to approved industrial building E for unit E3.		
3. Date of Application	25/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Philip J. Staunton Architects, Address: The Old Coach House, Rear 22 Aungier Street,		
5. Applicant	Name: Wrightway Properties Ltd., Address: Unit B, Station Road Business Park, Station Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1672  Date 21/08/98	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. 2001  Date 01/10/98	Effect	

8. Appeal Notified		
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



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

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

Philip J. Staunton Architects,  
The Old Coach House,  
Rear 22 Aungier Street,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2001	Date of Final Grant 01/10/98
Decision Order Number 1672	Date of Decision 21/08/98
Register Reference S98A/0426	Date 25th June 1988

**Applicant** Wrightway Properties Ltd.,

**Development** (a) Amendment to approved plans (Reg. Ref. S96A/0726) consisting of subdivision of detached single storey industrial building E (c.1015sq.m) with first floor mezzanine offices into two units identified as E1 & E2 with associated revised elevational treatment and internal layout; and  
(b) single storey side extension (c. 236sq.m) to approved industrial building E for unit E3.

**Location** Site E, bounded by Crag Avenue to the South and East, Clondalkin, Dublin 22.

**Floor Area** Sq Metres

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

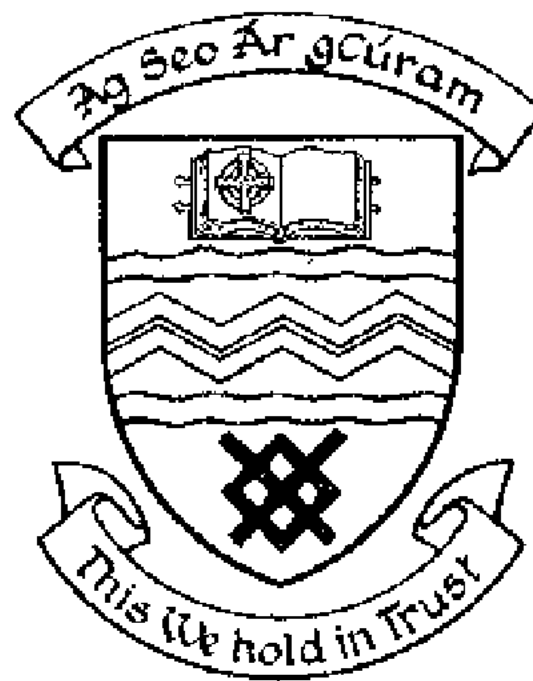
**Additional Information Requested/Received** /

A permission has been **GRANTED** for amendment to approved plans (Reg. Ref. S96A/0726) consisting of subdivision of detached single storey industrial building E (c.1015sq.m) with first floor mezzanine offices into two units identified as E1 and E2 with associated revised elevational treatment and internal layout subject to the following (3) conditions:-

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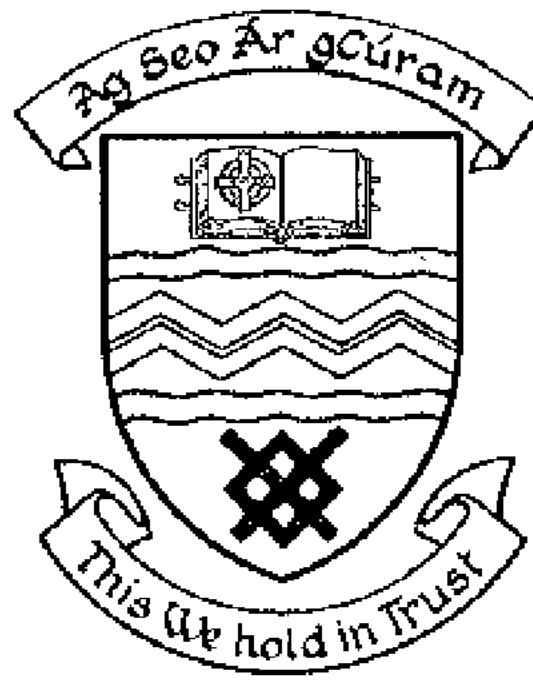
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- 1 The development to be carried out in its entirety in accordance with plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto and shall otherwise be in accordance with the conditions of permission granted under Reg. Ref. S96A/0157 and S96A/0726.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the office content for unit E2 be completed in accordance with unsolicited information received on 12th August 1998.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 That the arrangements made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No.s 14 and 15 of Register Reference S96A/0726 be strictly adhered to in respect of this 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.

A permission has been **REFUSED** for a single storey side extension (c.236sq.m) to approved industrial building E for E3 for the following (3) reasons:-

- 1 The proposed development by reason of inadequate provision of car parking and circulation areas constitutes overdevelopment of this restricted site as such is not in the interests of the proper planning and development of the area.

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- 2 The proposed development would materially contravene Condition No.12 of planning permission S96A/0726 which requires that off street car parking facilities parking for trucks be provided in accordance with Development Plan Standards.
- 3 The proposed development by reason of inadequate provision of parking and circulation areas for cars and trucks would tend to create traffic congestion on the public road. In this regard the proposed structure would interfere with the approved circulation arrangements relative to Units A5 and A6.
- (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.

 .....5: OCTOBER 1998  
for SENIOR ADMINISTRATIVE OFFICER