

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0381	
1. Location	Otter House, Naas Road, Dublin 22.		
2. Development	Demolition of existing 2 storey showroom, offices & warehouse and erection of a new 4 storey showroom, offices and warehouse including new boundary fence and gates.		
3. Date of Application	12/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 07/08/98 2.	1. 10/09/98 2.
4. Submitted by	Name: James Cummins & Associates Architects, Address: 27 Windsor Place, Lower Pembroke Street,		
5. Applicant	Name: Modern Plant Ltd., Address: Otter House, Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 2243 Date 06/11/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2556 Date 16/12/98	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



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

James Cummins & Associates Architects,
27 Windsor Place,
Lower Pembroke Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2556	Date of Final Grant 16/12/98
Decision Order Number 2243	Date of Decision 06/11/98
Register Reference S98A/0381	Date 10th september 1998

Applicant Modern Plant Ltd.,

Development Demolition of existing 2 storey showroom, offices & warehouse and erection of a new 4 storey showroom, offices and warehouse including new boundary fence and gates.

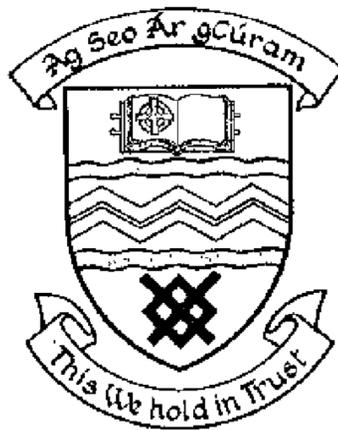
Location Otter House, Naas Road, Dublin 22.

Floor Area 4490.700 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 07/08/98 /10/09/98

A Permission has been granted for the development described above,
subject to the following (17) conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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

Bosca 4122
Lár an Bhaile, Tamhiacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 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 as amended by Additional Information received by the Planning Authority on 10/09/98, 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.

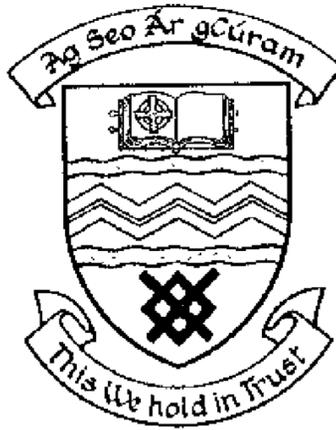
- 2 All windows in the elevation of the proposed building which addresses the adjoining 'SISK' site to the west shall be omitted from the proposal.
REASON:
To preserve the amenities of the adjoining property in the interest of the proper planning and development of the area.

- 3 The existing building on site shall be demolished and removed from the site within ONE month of the first occupation of ANY part of the new building.
REASON:
In the interest of the proper planning and development of the area.

- 4 The proposed 'Modern Plant' sign on the west elevation of the new building shall be omitted.
REASON:
To reduce visual clutter in the interest of visual amenity.

- 5 The free-standing advertising hoarding on the western boundary shall be removed permanently from the site prior to the commencement of development on the new building.
REASON:
To reduce visual clutter in the interest of visual amenity.

- 6 The proposed new roadside boundary wall and railings on the Naas Road frontage shall be not greater than 3.0m in height.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

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DEPARTMENT**

P.O. Box 4122
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Dublin 24

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The railings shall be painted a dark colour.

REASON:

In the interest of visual amenity.

- 7 The proposed gates and railings on the Robinhood Road frontage shall be solid steel bars not greater than 3.0m in height. Palisade fencing is not acceptable at this location.

REASON:

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

- 8 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 9 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.

- 10 Soakage tests shall be carried out in accordance with BRE Digest 365 Guidelines. The results shall be certified by a suitably qualified engineer and submitted to South Dublin County Council. Water table results shall also be submitted to South Dublin County Council. Any necessary modifications to the soakways design shall be submitted for the written agreement of South Dublin County Council prior to construction.

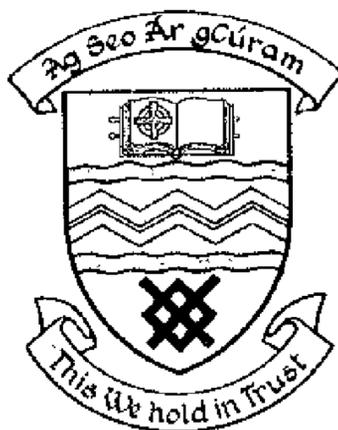
REASON:

In the interest of public health.

- 11 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

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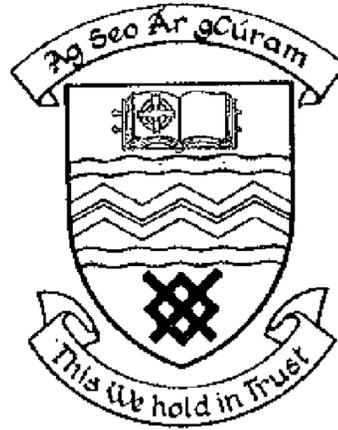
Telefon: 01-414 9000
Facs: 01-414 9104

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

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Fax: 01-414 9104

- 12 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.
REASON:
In the interest of the proper planning and development of the area.
- 13 That no further 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.
- 14 The car-parking layout for this development shall be as per drawing no. 98-446-9 Rev. A. received by the Planning Authority on 10/09/98. All parking spaces shall be clearly marked out.
REASON:
In the interest of the proper planning and development of the area.
- 15 All commercial vehicular traffic shall be encouraged to use the Robinhood Road entrance to the site.
REASON:
In the interest of traffic safety.
- 16 That a financial contribution in the sum of £18,000 (eighteen thousand 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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PLANNING
DEPARTMENT
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Bosca 4122
Lár an Bhaile, Tamhlacht
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Facs: 01-414 9104

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- 17 That a financial contribution in the sum of money equivalent to the value of £29,600 (twenty nine thousand six 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.

- (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.

 17: December 1998
for SENIOR ADMINISTRATIVE OFFICER

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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 2243	Date of Decision 06/11/98
Register Reference S98A/0381	Date 12th June 1998

Applicant Modern Plant Ltd.,

Development Demolition of existing 2 storey showroom, offices & warehouse and erection of a new 4 storey showroom, offices and warehouse including new boundary fence and gates.

Location Otter House, Naas Road, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 07/08/98 /10/09/98

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 (17) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

..... 06/11/98
for SENIOR ADMINISTRATIVE OFFICER

James Cummins & Associates Architects,
27 Windsor Place,
Lower Pembroke Street,
Dublin 2.

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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
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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 by the Planning Authority on 10/09/98, 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 All windows in the elevation of the proposed building which addresses the adjoining 'SISK' site to the west shall be omitted from the proposal.
REASON:
To preserve the amenities of the adjoining property in the interest of the proper planning and development of the area.

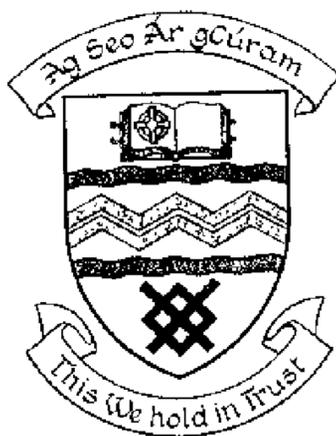
- 3 The existing building on site shall be demolished and removed from the site within ONE month of the first occupation of ANY part of the new building.
REASON:
In the interest of the proper planning and development of the area.

- 4 The proposed 'Modern Plant' sign on the west elevation of the new building shall be omitted.
REASON:
To reduce visual clutter in the interest of visual amenity.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Facs: 01-414 9104



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- 5 The free-standing advertising hoarding on the western boundary shall be removed permanently from the site prior to the commencement of development on the new building.

REASON:

To reduce visual clutter in the interest of visual amenity.

- 6 The proposed new roadside boundary wall and railings on the Naas Road frontage shall be not greater than 3.0m in height. The railings shall be painted a dark colour.

REASON:

In the interest of visual amenity.

- 7 The proposed gates and railings on the Robinhood Road frontage shall be solid steel bars not greater than 3.0m in height. Palisade fencing is not acceptable at this location.

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

- 8 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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- 9 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.

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County Council. Water table results shall also be submitted to South Dublin County Council. Any necessary modifications to the soakways design shall be submitted for the written agreement of South Dublin County Council prior to construction.

REASON:

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11 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

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12 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.

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13 That no further 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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14 The car-parking layout for this development shall be as per drawing no. 98-446-9 Rev. A. received by the Planning Authority on 10/09/98. All parking spaces shall be clearly marked out.

REASON:

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

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DEPARTMENT
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- 15 All commercial vehicular traffic shall be encouraged to use the Robinhood Road entrance to the site.

REASON:

In the interest of traffic safety.

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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.

- 17 That a financial contribution in the sum of money equivalent to the value of £29,600 (twenty nine thousand six 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:

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Facs: 01-414 9104



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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 1558	Date of Decision 07/08/98
Register Reference S98A/0381	Date 12th June 1998

Applicant Modern Plant Ltd.,
Development Demolition of existing 2 storey showroom, offices & warehouse and erection of a new 4 storey showroom, offices and warehouse including new boundary fence and gates.

Location Otter House, Naas Road, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 12/06/98 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 design calculations for the proposed soakways.
- 2 The applicant is requested to submit a detailed watermain layout for the site to indicate pipe sizes, valve, meter and hydrant layout and proposed point of connection to existing watermains. The drawings submitted indicate that the proposed building is to be constructed over a watermain and the applicant is requested to comment.
- 3 The applicant is requested to submit a revised car parking layout for 148 spaces. The location of an additional 20 spaces over and above the 128 shown needs to be established even though they may not actually be required.
- 4 The applicant is requested to submit a set of floorplans for the existing premises (the original building only). The applicant is requested to, further, submit a

James Cummins & Associates Architects,
27 Windsor Place,
Lower Pembroke Street,
Dublin 2.

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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,
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photographic survey of the original building minus later extensions and additions.

- 5 The applicant is requested to submit colour brochures or samples for roofing, walls and windows of the new building.
- 6 The applicant is requested to submit revised proposals for the western elevation of the building. Windows are shown located almost on the site boundary. This is not acceptable and would seriously affect the adjoining site and perhaps prejudice its future development.
- 7 The applicant is requested to submit a drawing to show the height of the proposed building relative to structures on adjoining sites to east and west.

signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

10/08/98