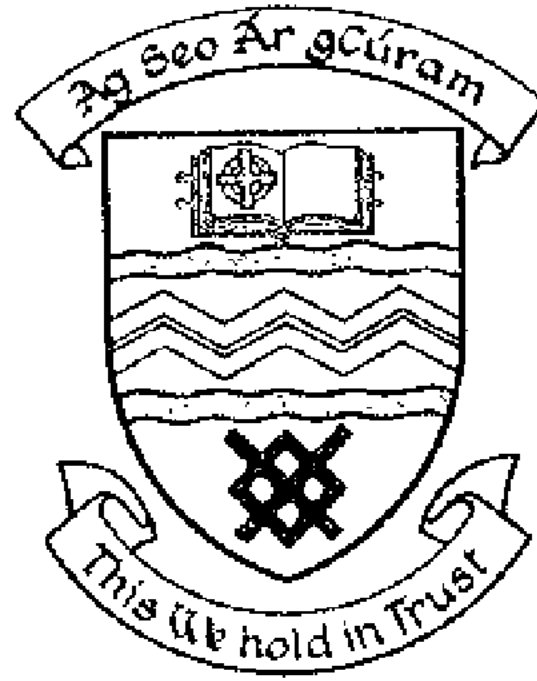


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0252	
1. Location	Comans Wholesale Ltd., Belgard Road, Tallaght, Dublin 24.		
2. Development	Warehouse, office accommodation and carparking.		
3. Date of Application	17/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2. 12/08/98	1. 19/06/98 2. 17/08/98
4. Submitted by	Name: Enda Fanning Architects, Address: 40 Main Street, Rathfarnham Village,		
5. Applicant	Name: Comans Wholesale Ltd., Address: Belgard Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2098 Date 15/10/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2377 Date 25/11/98	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



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Enda Fanning Architects,
40 Main Street,
Rathfarnham Village,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant order Number 2377	Date of Final Grant 25/11/98
Decision Order Number 2098	Date of Decision 15/10/98
Register Reference S98A/0252	Date 17th August 1998

Applicant Comans Wholesale Ltd.,

Development Warehouse, office accommodation and carparking.

Location Comans Wholesale Ltd., Belgard Road, Tallaght, Dublin 24.

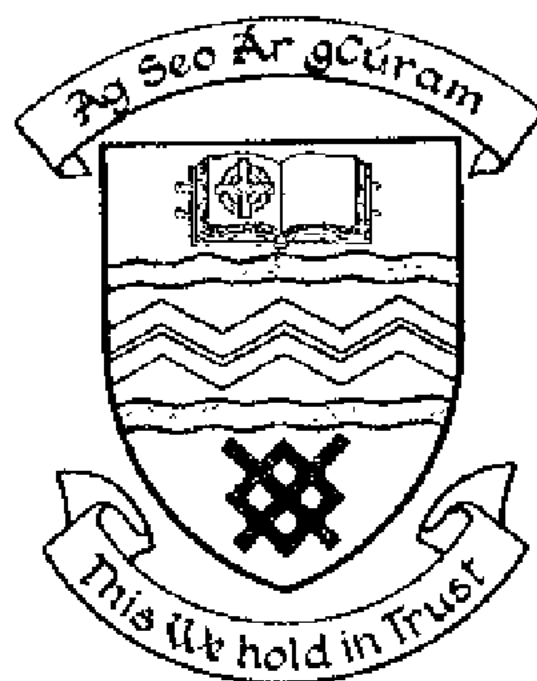
Floor Area 906.000 **Sq Metres**

Time extension(s) up to and including

Additional Information Requested/Received /19/06/98

A Permission has been granted for the development described above,
subject to the following (16) 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 Additional Information received by the Planning Authority on 19/06/98 and Clarification of Additional Information received on 17/08/98, 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 For the purposes of this development the car-parking layout shall be that indicated on Drawing No. PP01 Rev. B received by the Planning Authority on 17/08/98.
REASON:
In the interest of traffic safety and the proper planning and development of the area.
- 3 Car-parking spaces 86-105 and 116-135 as indicated on drawing PP01 Rev. B received by the Planning Authority on 17/08/98 shall be reserved solely for the use of the occupants and any future occupants of the two factory units/warehouses on this overall site (at present occupied by clothing wholesalers). The provisions of this condition shall be registered as a burden against the property as outlined in red on application drawings submitted with this application.
REASON:
To ensure sufficient car-parking spaces are retained for the original factory unit on this site following sub-division, in the interest of traffic safety and the proper planning and development of the area.
- 4 The proposed new warehouse and offices shall be constructed as per drawings received with Additional Information submission dated 19/06/98.
REASON:
In the interest of clarity and the proper planning and development of the area.

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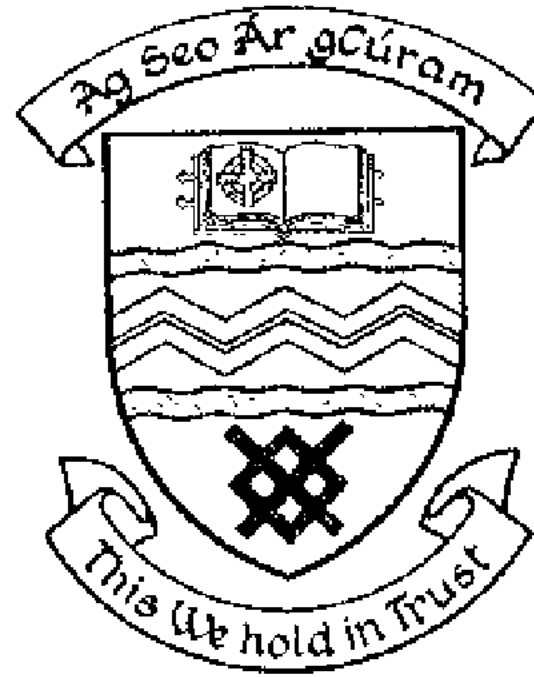
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- 5 The pitched roof over the porch section of the building shall be removed together with the first floor office projection above the porch. If required, the roof of the ground floor porch projection shall be pitched.
REASON:
In the interest of visual amenity.
- 6 A 1.0m wide landscaped strip shall be provided immediately inside the entire length of the new roadside plinth wall and railings.
REASON:
In the interest of visual amenity.
- 7 Within ONE month of the first occupation of the new building the temporary office structures on this site shall be removed permanently.
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. In this regard all surface water run-off from truck parking/ marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 10 That the area between the building and roads must not be used for truck parking or other storage or display purposes,

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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.

- 11 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 12 That no advertising sign or structure be erected except those which are exempted development, without prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 13 All car-parking spaces shall be on a permanent durable macadam or concrete or cobble-lock surface and shall be clearly marked out.

REASON:

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

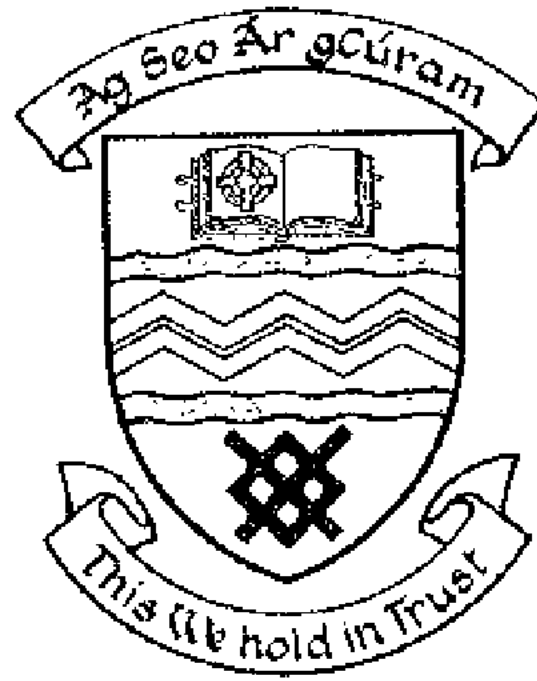
- 14 All external finishes shall be as indicated on drawings submitted with Additional Information submission dated 19/06/98.

REASON:

In the interest of visual amenity.

- 15 That a financial contribution in the sum of money equivalent to the value of £5,800 (five thousand eight 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

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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.

- 16 That a financial contribution in the sum of £8,114 (eight thousand one hundred and fourteen 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.

- (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.

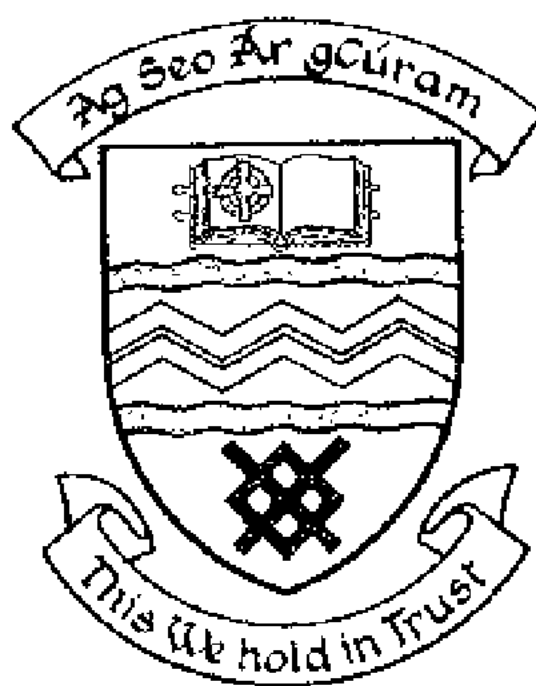
Signed on behalf of South Dublin County Council.

REG REF. S98A/0252

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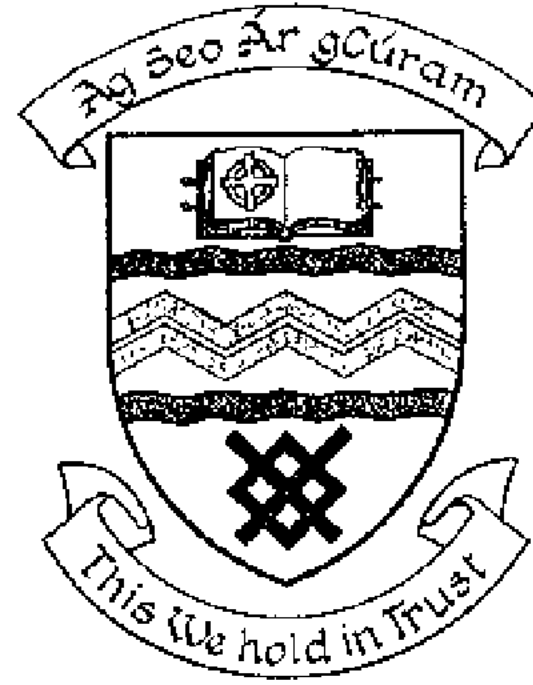


..... 26 November 1998
for SENIOR ADMINISTRATIVE OFFICER

**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 2098	Date of Decision 15/10/98
Register Reference S98A/0252	Date 17th April 1998

Applicant Comans Wholesale Ltd.,
Development Warehouse, office accommodation and carparking.
Location Comans Wholesale Ltd., Belgard Road, Tallaght, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /19/06/98

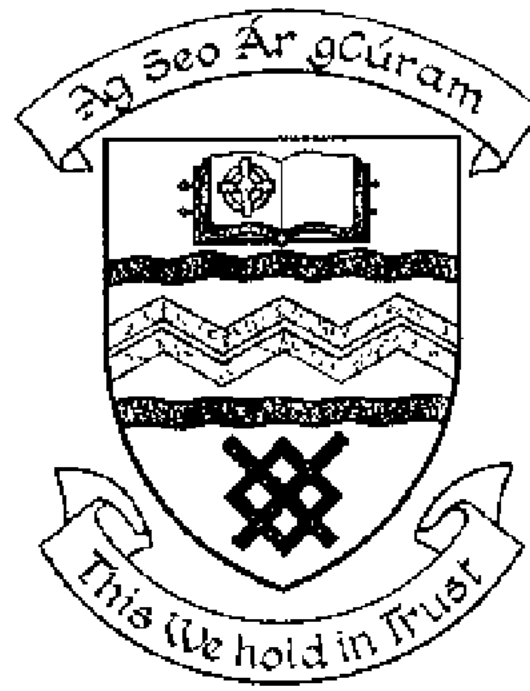
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 15/10/98
for SENIOR ADMINISTRATIVE OFFICER

Enda Fanning Architects,
40 Main Street,
Rathfarnham Village,
Dublin 14.

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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 19/06/98 and Clarification of Additional Information received on 17/08/98, 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 For the purposes of this development the car-parking layout shall be that indicated on Drawing No. PP01 Rev. B received by the Planning Authority on 17/08/98.
REASON:
In the interest of traffic safety and the proper planning and development of the area.

- 3 Car-parking spaces 86-105 and 116-135 as indicated on drawing PP01 Rev. B received by the Planning Authority on 17/08/98 shall be reserved solely for the use of the occupants and any future occupants of the two factory units/warehouses on this overall site (at present occupied by clothing wholesalers). The provisions of this condition shall be registered as a burden against the property as outlined in red on application drawings submitted with this application.
REASON:
To ensure sufficient car-parking spaces are retained for the original factory unit on this site following sub-division, in the interest of traffic safety and the proper planning and development of the area.

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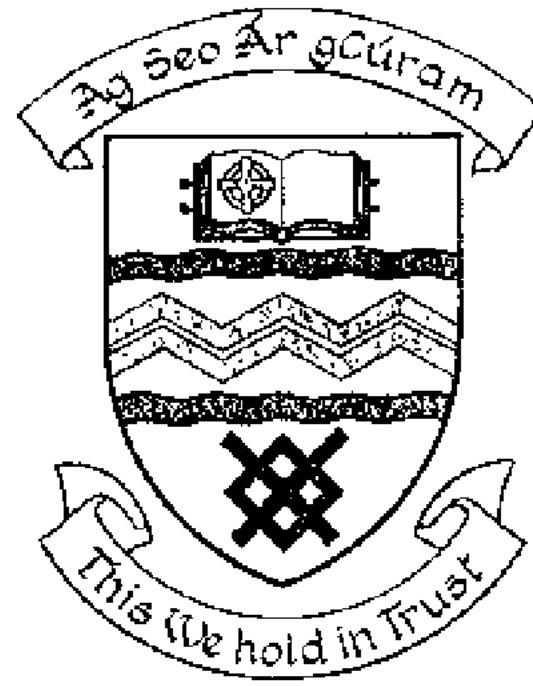
REG. REF. S98A/0252

- 4 The proposed new warehouse and offices shall be constructed as per drawings received with Additional Information submission dated 19/06/98.
REASON:
In the interest of clarity and the proper planning and development of the area.
- 5 The pitched roof over the porch section of the building shall be removed together with the first floor office projection above the porch. If required, the roof of the ground floor porch projection shall be pitched.
REASON:
In the interest of visual amenity.
- 6 A 1.0m wide landscaped strip shall be provided immediately inside the entire length of the new roadside plinth wall and railings.
REASON:
In the interest of visual amenity.
- 7 Within ONE month of the first occupation of the new building the temporary office structures on this site shall be removed permanently.
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.

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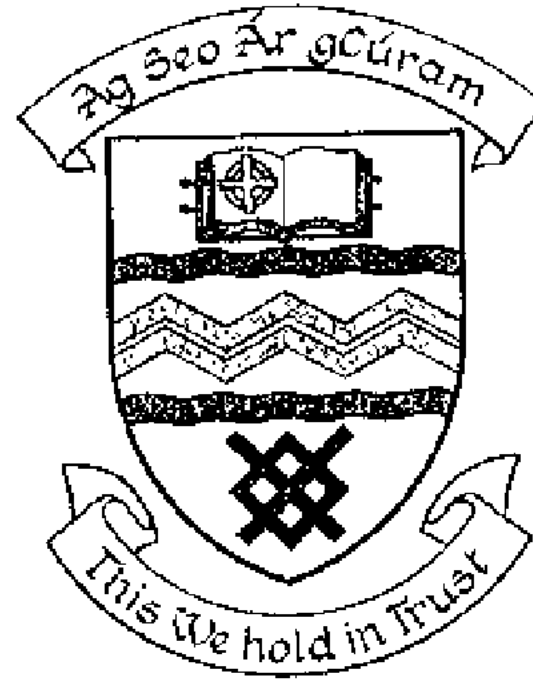
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- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard all surface water run-off from truck parking/marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 10 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.
- 11 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 12 That no advertising sign or structure be erected except those which are exempted development, without prior approval of the Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 13 All car-parking spaces shall be on a permanent durable macadam or concrete or cobble-lock surface and shall be clearly marked out.
REASON:

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

- 14 All external finishes shall be as indicated on drawings
submitted with Additional Information submission dated
19/06/98.
REASON:
In the interest of visual amenity.
- 15 That a financial contribution in the sum of money equivalent
to the value of £5,800 (five thousand eight 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.
- 16 That a financial contribution in the sum of £8,114 (eight
thousand one hundred and fourteen 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:

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

Decision Order Number 1605	Date of Decision 12/08/98
Register Reference S98A/0252	Date 17th April 1998

Applicant Comans Wholesale Ltd.,
App. Type **Permission**
Development Warehouse, office accommodation and carparking.

Location Comans Wholesale Ltd., Belgard Road, Tallaght, Dublin 24.

Dear Sir / Madam,

With reference to your planning application, additional information received on 19th June 1998 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following **Clarification of Additional Information** must be submitted in quadruplicate :

- 1 The applicant is requested to submit revised proposals in relation to overall parking layout on this site. The revised parking proposals received by the Planning Authority on 19.06.1998 are not acceptable. The revised proposals do not comply with the 1993 Dublin County Development Plan standard. The revised parking layout for the overall site should be to 1993 Dublin County Development Plan standards i.e. (car parking space per 35 sq. metres of gross floor area.

Please mark your reply **"CLARIFICATION OF ADDITIONAL INFORMATION"** and quote the Planning Reg Ref. No. given above.

Enda Fanning Architects,
40 Main Street,
Rathfarnham Village,
Dublin 14.

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Yours faithfully

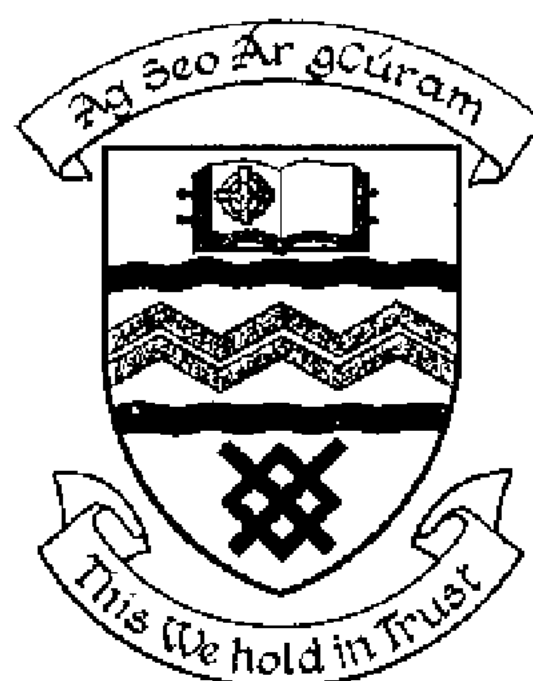
.....
for SENIOR ADMINISTRATIVE OFFICER

13/08/98

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

Decision Order Number 1168	Date of Decision 15/06/98
Register Reference S98A/0252	Date 17th April 1998

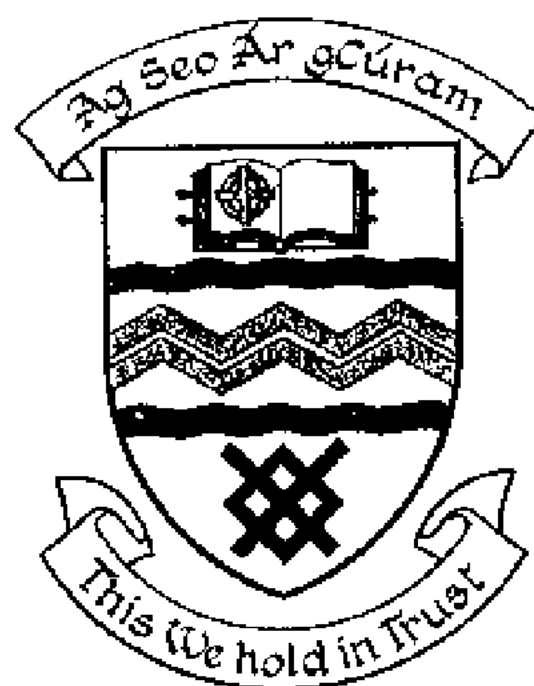
Applicant Comans Wholesale Ltd.,
Development Warehouse, office accommodation and carparking.
Location Comans Wholesale Ltd., Belgard Road, Tallaght, Dublin 24.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/04/98 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 revised proposals for 100 on-site car-parking spaces for the existing and proposed buildings. The applicant is requested to comment on the overall parking provision for all the units on this site which share an access onto the Belgard Road. In particular, the parking provision for the Glen Abbey Factory building (partially vacant) should be outlined.
- 2 The applicant is requested to submit revised proposals and drawings to remove the third storey portion of the building above the two-storey offices and to submit revised elevation proposals for the office section of the new building to use brick, plaster, blockwork or stone finish in place of steel cladding.
- 3 The applicant is requested to submit full details of the proposed foul and surface water drainage networks to include
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40 Main Street,
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pipe sizes, gradients, invert and cover levels, up to and including connection points to public mains.

- 4 The applicant is requested to submit a detailed watermain layout indicating watermain sizes, valve, meter and hydrant layout up to and including connection point to the public mains.
- 5 The applicant is requested to submit proposals for a new roadside boundary treatment to consist of a plinth wall and railings, 2.0m high. Proposals should include a sample elevation and section drawing.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

15/06/98