

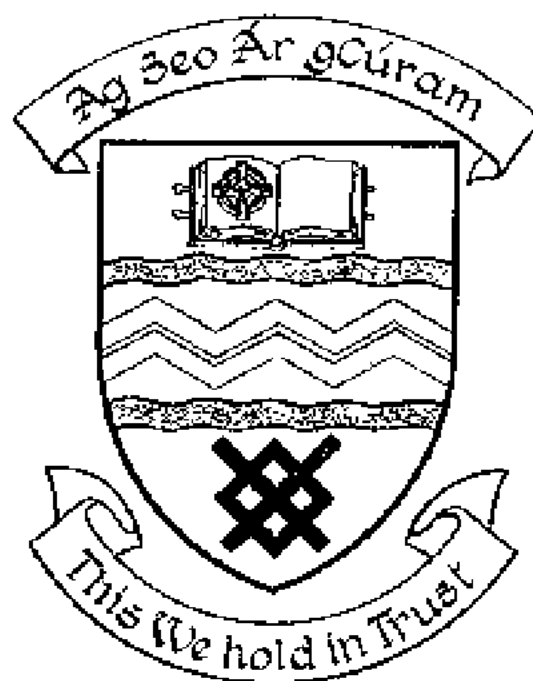
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0049	
1. Location	Neilstown, Fonthill, Dublin 22.		
2. Development	Industrial warehousing/workshops to include for the provision of a car sales outlet and hackney office.		
3. Date of Application	04/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Herr Engineering & Design Ltd., Address: 2 Jocelyn Place, Dundalk,		
5. Applicant	Name: Sean Kavanagh, Address: Crona, Lucan Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0563 Date 30/03/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0980 Date 21/05/98	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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Herr Engineering & Design Ltd.,
2 Jocelyn Place,
Dundalk,
Co. Louth.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0980	Date of Final Grant 21/05/98
Decision Order Number 0563	Date of Decision 30/03/98
Register Reference S98A/0049	Date 4th February 1998

Applicant Sean Kavanagh,

Development Industrial warehousing/workshops to include for the provision of a car sales outlet and hackney office.

Location Neilstown, Fonthill, Dublin 22.

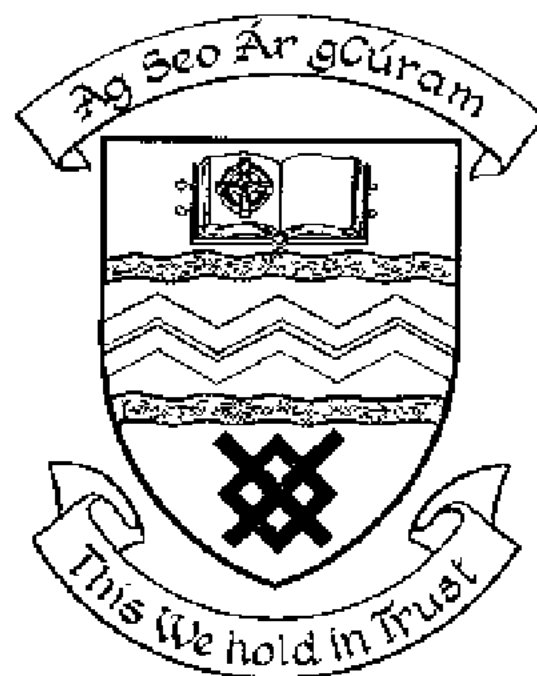
Floor Area 1540.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (16) conditions.

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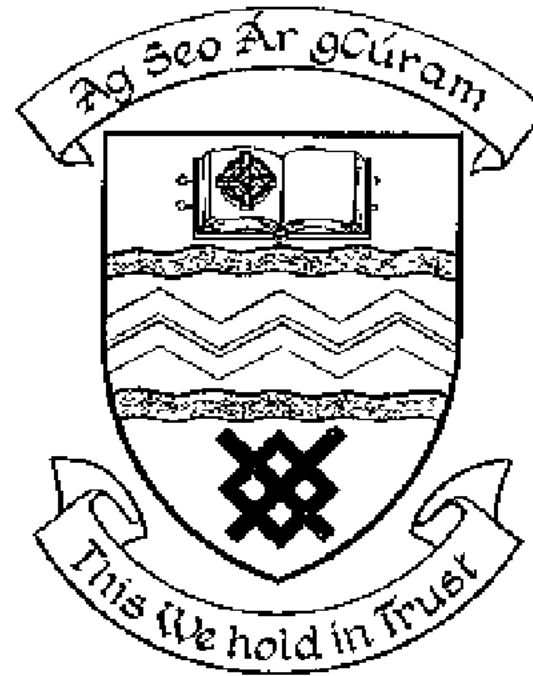
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 No advertising signs or devices shall be painted or erected on the premises without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal, other than those which are exempted development under the Local Government (Planning and Development) Regulations 1994, as amended.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 3 Details of colours/materials of external finishes to the proposed buildings shall be submitted for the agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area and visual amenity.
- 4 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to the occupation of units.
REASON:
In the interests of amenity.
- 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.

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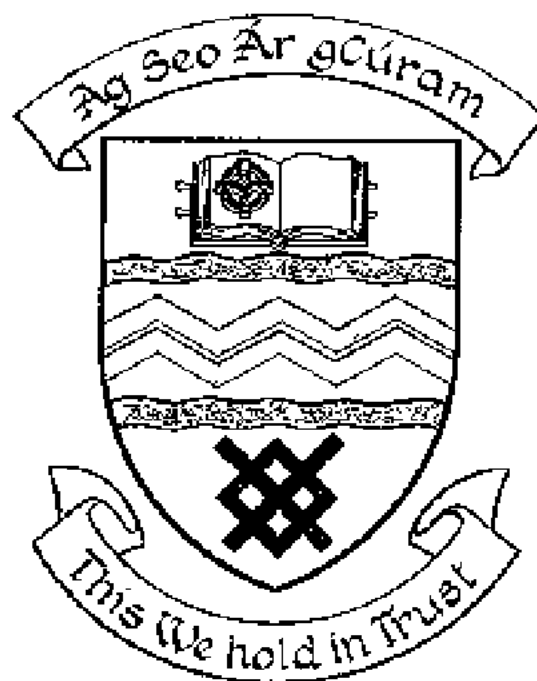
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- 6 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard no building shall come within 5m of a public sewer.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 8 Prior to commencement of development applicant to submit full details of proposed drainage system including pipe sizes, gradient cover and invert levels up to and including connection to main sewer and full details of proposed watermain layout.
REASON:
In the interests of the proper planning and development of the area.
- 9 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 10 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards. No vehicles for sale shall be displayed or stored in the areas reserved for car parking shown on the site plan submitted with the application.
REASON:
In the interest of the proper planning and development of the area.
- 11 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.

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- 12 The requirements of the Roads Department shall be ascertained and strictly adhered to in the development. In this regard, access to the proposed development shall be provided from the existing road only and shall not be provided directly from the realigned Fonthill Road.
REASON:
 In the interests of the proper planning and development of the area and public safety.

- 13 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
 To protect the amenities of the area.

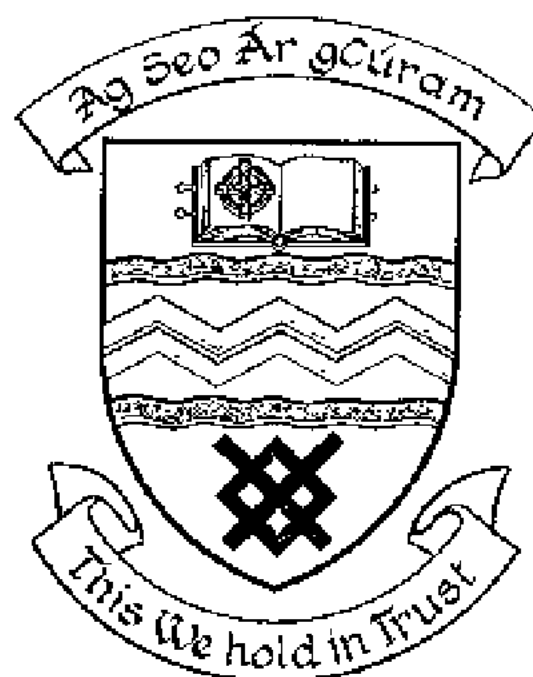
- 14 That a financial contribution in the sum of £7,200 (seven thousand two hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid 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.

- 15 That a financial contribution in the sum of money equivalent to the value of £12,000 (twelve thousand 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

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improvement works and traffic management schemes
facilitating the proposed development.

- 16 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £6,000 (six thousand pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the 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.

.....*MC*.....May 1998
for SENIOR ADMINISTRATIVE OFFICER