

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0820	
1. Location	Killeen Road and Nangor Road Junction, Naas Road, Dublin 12.		
2. Development	Site development works, car parking services, site access/exit at Killeen Road and the erection of retail warehouse, ancillary offices and staff accommodation.		
3. Date of Application	19/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Horan Associates Architects Address: 127 Phibsboro Road, Dublin 7.		
5. Applicant	Name: J J Smith Builders Ltd Address: Bluebell, Naas Road, Dublin 12.		
6. Decision	O.C.M. No. 0298 Date 17/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	16/03/98	Written Representations	
9. Appeal Decision	15/10/98	Grant Permission	
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.	

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S97A/0820

APPEAL by Camac Valley Properties care of Bart P.J. Keaney of 4 Brooklawn, Mount Merrion Avenue, Blackrock, County Dublin against the decision made on the 17th day of February, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to J.J. Smith Builders Limited care of Horan Associates of 127 Phibsboro Road, Dublin for development comprising site development works, car parking, services, site access/exit at Killeen Road and the erection of a retail warehouse, ancillary offices and staff accommodation at Nangor Road and Killeen Road junction, Naas Road, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with plans and particulars received by the planning authority on the 19th day of December, 1997, as amended by plans and particulars received by the planning authority on the 12th day of February, 1998, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Access arrangements shall be in accordance with the requirements of the planning authority.

Reason: To facilitate coordinated site access arrangements with neighbouring lands on Killeen Road, to avoid a traffic hazard and secure the proper planning and development of the area.

3. A properly constructed 2 metre wide footpath shall be provided along the Killeen Road frontage at the developers expense. The existing kerbline shall be maintained.

Reason: In the interest of pedestrian safety.

4. Full details of materials and finishes of the proposed premises shall be agreed with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. The advertising billboard shall be removed from the site and this area shall be integrated as part of the proposed landscaped area for the whole site.

Reason: In the interest of visual amenity.

6. The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the planning authority.

Reason: In the interest of public health and to safeguard the amenities of the area.

7. All car parking and delivery areas shall be clearly marked out and shall not be used for the storage or display of goods.

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

8. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, full details of which, including details of boundary treatment, shall be submitted to and agreed with the planning authority before development commences. The scheme shall include a timescale for its implementation.

Reason: In the interest of visual amenity.

9. No advertising sign or structure shall be erected except those which are exempted development, without a prior grant of permission.

Reason: In the interest of visual amenity.

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10.

A railing shall be provided on top of the proposed low wall on the Nangor Road frontage in order to prevent car parking on the Nangor Road. Details of this boundary treatment shall be agreed in writing with the planning authority.

Reason: To prevent interference with the safety and free flow of traffic on the public road.

11.

The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

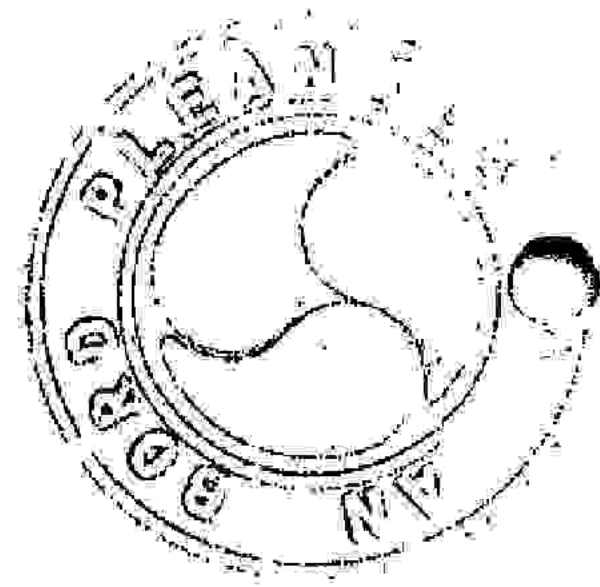
In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Ann Linn

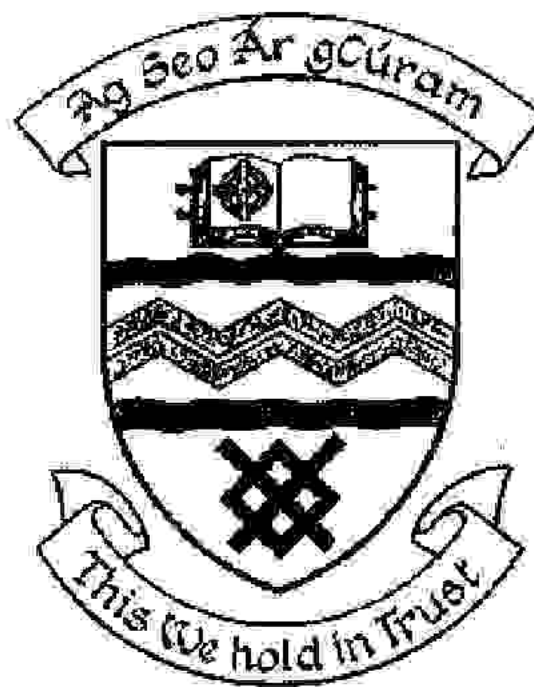
Dated this 15th day of October, 1998.



**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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**PLANNING
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0298	Date of Decision 17/02/98
Register Reference S97A/0820	Date 19th December 1997

Applicant J J Smith Builders Ltd

Development Site development works, car parking services, site access/
exit at Killeen Road and the erection of retail warehouse,
ancillary offices and staff accommodation.

Location Killeen Road and Nangor Road Junction, Naas Road, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

..... 17/02/98
for SENIOR ADMINISTRATIVE OFFICER

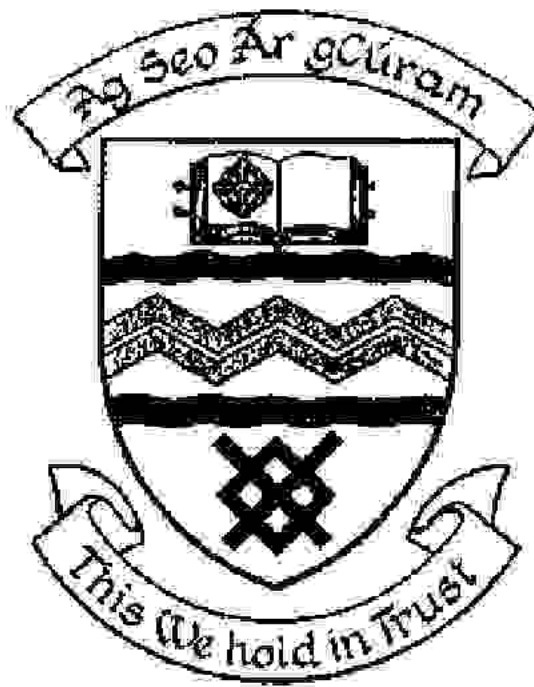
Horan Associates Architects
127 Phibsboro Road,
Dublin 7.

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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 and as amended by unsolicited additional information dated 12th February 1997, 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 That the advertising billboard be removed from the site and this area to be integrated as part of the proposed landscaped area for the whole site.
REASON:
In the interest of the proper planning and development of the area.
- 3 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.
- 4 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 and in this regard the following shall apply:-
 - . applicant to ensure full and proper separation of foul and surface water systems.
 - . no trade effluent without prior approval.
 - . applicant to submit details of parking marshalling area through a petrol/oil/diesel interceptor prior to connection to surface water sewer.

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- . all connections, swabbing chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
- . 24 hour water storage to be provided
- . applicant to ensure that no part of the building to be within a distance of 5m of the fire ring main. Re (refer to watermains adjacent to south elevation and south-east corner of proposed building.
- . applicant to ensure that branch connection from public main and fire ring main shall be 150mm diameter.
- . applicant to submit revised watermain layout drawing for prior approval of the Planning Authority (applicant to consult with Area Engineer, Deansrath) prior to commencement of works. Drawings to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connection to existing watermains. Layout to be in accordance with Part B of 1991 Building Regulations.

REASON:

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

- 5 That the car parking and delivery area be clearly marked out and car parking area to be available at all times for parking uses and shall not be used for the storage or display of goods.

REASON:

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

- 6 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

REASON:

In the interest of amenity.

- 7 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.

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REASON:

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

- 8 That a low wall be provided along the road frontage of the site and materials and finish shall be in accordance with submitted plans. A railing to be provided on top of low wall on the new Nangor Road frontage in order to eliminate car parking on the new Nangor Road and entering the site at random. Details to be agreed prior to occupation of new unit.

REASON:

In the interest of orderly development.

- 9 That details of materials and finish of proposed premises be discussed and agreed with Planning Authority prior to commencement of development.

REASON:

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

- 10 That a group of semi-mature trees of indigenous species be planted in the first planting season after commencement of development in the corner of the site (Nangor Road/Killeen Road junction).

REASON:

In the interest of visual amenity.

- 11 A two metre wide footpath to be provided along the Killeen Road frontage at the applicants expense, and keeping the existing kerbline.

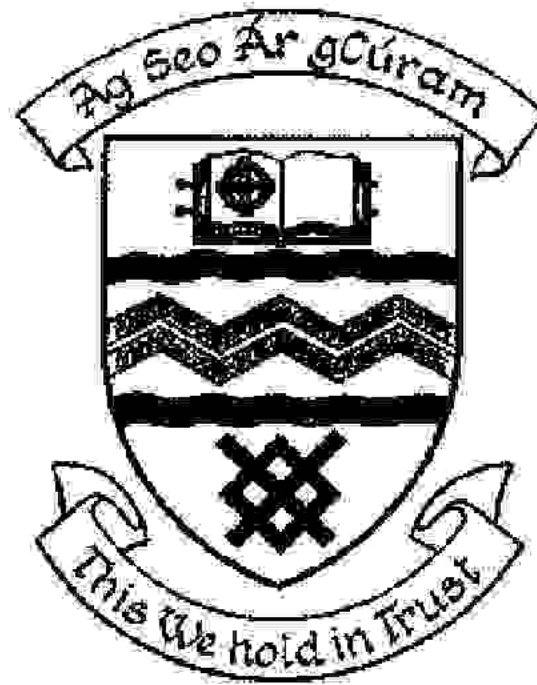
REASON:

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

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- 12 That a financial contribution in the sum of £13,500 (thirteen thousand, five 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.

- 13 That a financial contribution in the sum of money equivalent to the value of £30,400 (thirty thousand, four 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.