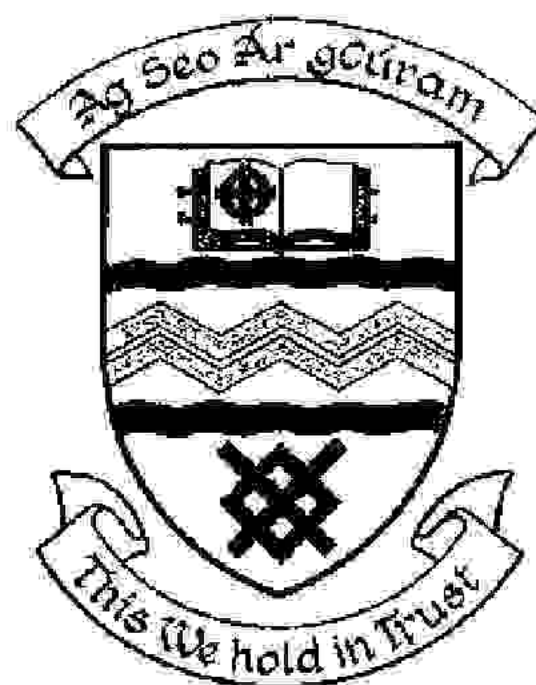


|                             |  |  |                 |
|-----------------------------|--|--|-----------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) | Plan Register No.<br><br>S97A/0758                     |                 |
| 1. Location                 | Adjacent to Weatherwell Industrial Estate, with access to<br>Lucan-Newlands Road, Clondalkin.                                  |  |                 |
| 2. Development              | Construction of 6 blocks containing 13 industrial units as<br>extension.   |  |                 |
| 3. Date of<br>Application   | 25/11/97   | Date Further Particulars<br>(a) Requested (b) Received |                 |
| 3a. Type of<br>Application  | Permission   | 1.<br><br>2.   | 1.<br><br>2.    |
| 4. Submitted by             | Name: Mark O'Reilly & Associates,<br>Address: Greenmount House, Harold's Cross Road,   |  |                 |
| 5. Applicant                | Name: Clonmel Enterprises Limited,<br>Address: 1 Ballymount Road, Clondalkin, Dublin 22  |  |                 |
| 6. Decision                 | O.C.M. No. 0143<br><br>Date 23/01/98   | Effect<br>AP GRANT PERMISSION                          |                 |
| 7. Grant                    | O.C.M. No. 0399<br><br>Date 04/03/98   | Effect<br>AP GRANT PERMISSION                          |                 |
| 8. Appeal<br>Lodged         |  |  |                 |
| 9. Appeal<br>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. ....<br>Registrar       | .....<br>Date  | .....<br>Receipt No.                                   |                 |

REG REF. S97A/0758 SOUTH DUBLIN COUNTY COUNCIL  
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Bosca 4122,  
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Mark O'Reilly & Associates,  
Greenmount House,  
Harold's Cross Road,  
Dublin 6W.

**NOTIFICATION OF GRANT OF Permission**

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

|                               |                              |
|-------------------------------|------------------------------|
| Final Grant Order Number 0399 | Date of Final Grant 04/03/98 |
| Decision Order Number 0143    | Date of Decision 23/01/98    |
| Register Reference S97A/0758  | Date 25th November 1997      |

**Applicant** Clonmel Enterprises Limited,

**Development** Construction of 6 blocks containing 13 industrial units as extension.

**Location** Adjacent to Weatherwell Industrial Estate, with access to Lucan-Newlands Road, Clondalkin.

**Floor Area** 0.000 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 (13) 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, 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 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.
- 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.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 6 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards. In this regard, the car parking area indicated on the submitted layout plan to be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.  
REASON:  
In the interest of the proper planning and development of the area.



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- 7 No access is to be provided to the proposed development from the Lucan/Newlands Road until such time as the proposed new roundabout is constructed at this location at which time access to the site through Weatherwell Industrial Estate will cease.

REASON:

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

- 8 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.

- 9 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.

- 10 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.

REASON:

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

- 11 That a financial contribution in the sum of £34,500 (thirty four 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.

- 12 That a financial contribution in the sum of money equivalent to the value of £57,500 (fifty seven thousand, five hundred

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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.

- 13 That a financial contribution in the sum of £6,600 (six thousand, six hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of upgrading Ballymanaggin Pumping Station which will 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 proposed to be incurred by the Council in respect of works facilitating the proposed development.

NOTE : The applicant is advised that the existing free-standing advertising sign at the western site boundary constitutes unauthorised development and as such is required to be removed or regularised by an application for permission for its retention.

- (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.



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- (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 March 1998  
for SENIOR ADMINISTRATIVE OFFICER