

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0711	
1. Location	Unit 51, Broomhill Road, Tallaght, Dublin 24.		
2. Development	Construct a new party wall to sub-divide previously approved (S96A/0740) industrial/warehouse unit 6 into 2 units with additional office accomodation and revised elevational treatment.		
3. Date of Application	03/11/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Collen Project Management, Address: Eastwall, Dublin 3.		
5. Applicant	Name: Collenmoore Development, Address: Eastwall, Dublin 3.		
6. Decision	O.C.M. No. 4312 Date 17/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0174 Date 28/01/98	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.	

REG. REF. S97A/0711 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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**PLANNING
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P.O. Box 4122,
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Collen Project Management,
Eastwall,
Dublin 3.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0174	Date of Final Grant 28/01/98
Decision Order Number 4312	Date of Decision 17/12/97
Register Reference S97A/0711	Date 3rd November 1997

Applicant Collenmoore Development,

Development Construct a new party wall to sub-divide previously approved (S96A/0740) industrial/warehouse unit 6 into 2 units with additional office accomodation and revised elevational treatment.

Location Unit 51, Broomhill Road, Tallaght, Dublin 24.

Floor Area 126.000 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 (10) 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 Unsolicited Additional Information received by the Planning Authority on 08/12/97, 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 This permission is subject to the relevant conditions of the parent permission for this development ref. S96A/0740.

REASON:

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

- 3 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.

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

REASON:

In the interest of health.

- 5 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.

- 6 The first floor staircase window in the north elevation of the building shall be in obscure glazing.

REASON:

To preserve the residential amenities of adjacent residential property in the interest of the proper planning and development of the area.

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- 7 That a financial contribution in the sum of £1,016 (one thousand and sixteen 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.

- 8 That a financial contribution in the sum of money equivalent to the value of £600 (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.

- 9 That the arrangements made with regard to the payment of the financial contribution in the sum of £30,267 (thirty thousand two hundred and sixty seven pounds) in respect of the overall development, as required by Condition No. 17 of planning permission granted under Reg. Ref. S96A/0740 be strictly adhered to in respect of this proposal.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

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- 10 That the arrangements made with regard to the payment of the financial contribution in the sum of £27,600 (twenty seven thousand six hundred pounds) in respect of the overall development, as required by Condition No. 16 of planning permission granted under Reg. Ref. S96A/0740 be strictly adhered to in respect of this proposal.

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.

 January 1998
for SENIOR ADMINISTRATIVE OFFICER