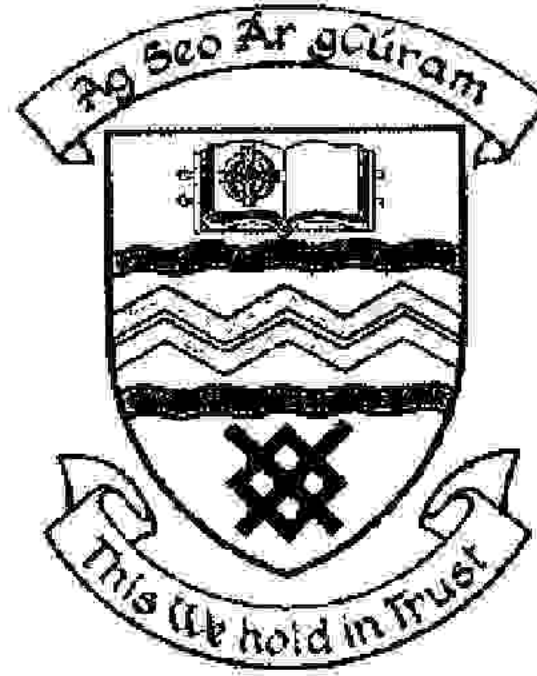


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0672	
1. Location	Elmfield Industrial Estate, Clondalkin, Dublin 22.		
2. Development	Wholesale warehouse with ancillary offices and wholesale show rooms with signage and car parking adjacent to existing building.		
3. Date of Application	15/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/12/97 2. 23/07/98	1. 09/03/98 2. 29/07/98
4. Submitted by	Name: Brian M. Harpur, Address: Architects, 25 Newtown Park Avenue, Blackrock;		
5. Applicant	Name: Applian Holdings Ltd Address: 1 Herbert Ave., Merrion Road, Dublin 4.		
6. Decision	O.C.M. No. 1940  Date 25/09/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2238  Date 06/11/98	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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Brian M. Harpur,  
Architects,  
25 Newtown Park Avenue,  
Blackrock,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2238	Date of Final Grant 06/11/98
Decision Order Number 1940	Date of Decision 25/09/98
Register Reference S97A/0672	Date 29th July 1998

**Applicant** Appian Holdings Ltd

**Development** Wholesale warehouse with ancillary offices and wholesale show rooms with signage and car parking adjacent to existing building.

**Location** Elmfield Industrial Estate, Clondalkin, Dublin 22.

**Floor Area** 1194.000 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 10/12/97 /09/03/98

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 Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

**REASON:**

In the interest of health.

- 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 in particular the following shall apply:-

- (a) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) No building to be within 5m of a public sewer;
- (c) No part of the perimeter of the building shall be greater than 60m from a hydrant;
- (d) Watermains to be laid in public open space to ensure accessibility for maintenance and repair;
- (e) No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

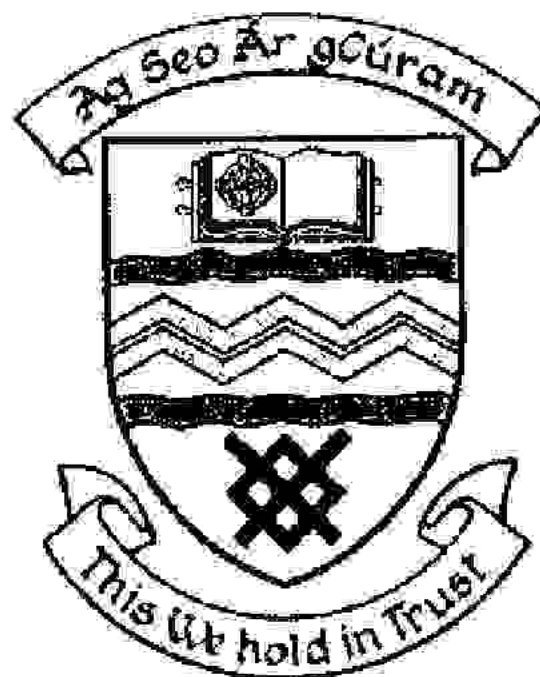
**REASON:**

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

- 4 Notwithstanding the advertising signage permitted under this permission no additional 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, whether or not such advertising signs or devices might otherwise constitute exempted development.

**REASON:**

**SOUTH DUBLIN COUNTY COUNCIL**  
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In the interests of protecting the visual amenities of the area.

- 5 That off-street car parking facilities be provided in accordance with Development Plan standards. In this regard the car parking and circulation area indicated on the submitted layout plan shall be surfaced with a bituminous material, all car parking spaces shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other such uses.

**REASON:**

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

- 6 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.

- 7 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1994, any sub-division of the existing warehouse shall require a grant of permission by the Planning Authority or An Bord Pleanála on appeal.

**REASON:**

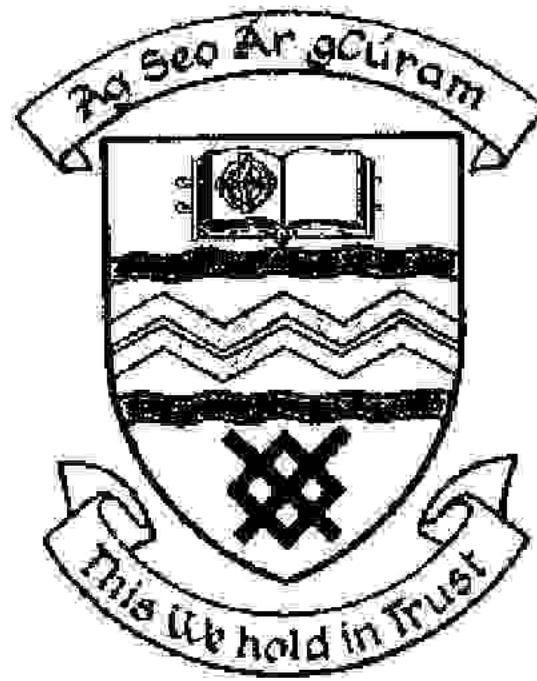
To ensure that there is adequate provision of off-street parking in the interests of the proper planning and development of the area.

- 8 Prior to the commencement of development the following unauthorised signage shall be removed:

- (a) the existing billboard sign consisting of two advertising bill boards and;
- (b) the free standing directional sign consisting of three signs advertising business in the industrial estate, both of which are located at the north western corner of the site;
- (c) all signage and mounting boards on the northern elevations of the existing industrial units within



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the site and which adjoin the Nangor Road.

**REASON:**

In the interests of visual amenity and in furtherance of the objectives of the Clondalkin Village Initiative.

- 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 Prior to the commencement of development the applicant shall submit samples of all proposed external finishes for the written agreement of the Planning Authority.

**REASON:**

In the interests of visual amenity.

- 11 The existing access road through the site shall be extended northwards to the boundary line of the site so as to provide access to the undeveloped land to the north of the site.

**REASON:**

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

- 12 That a financial contribution in the sum of £9,640 (nine thousand six hundred and forty 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:**

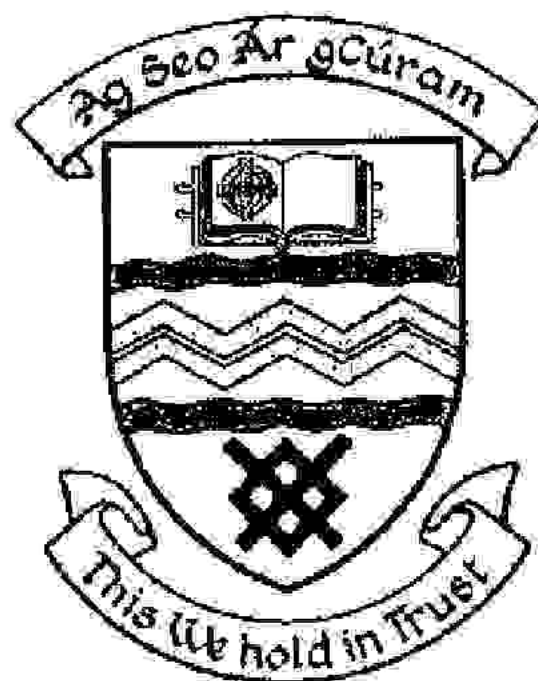
The provision of such services in the area by the council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 13 That a financial contribution in the sum of money equivalent to the value of £8,000 (eight thousand pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as

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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.

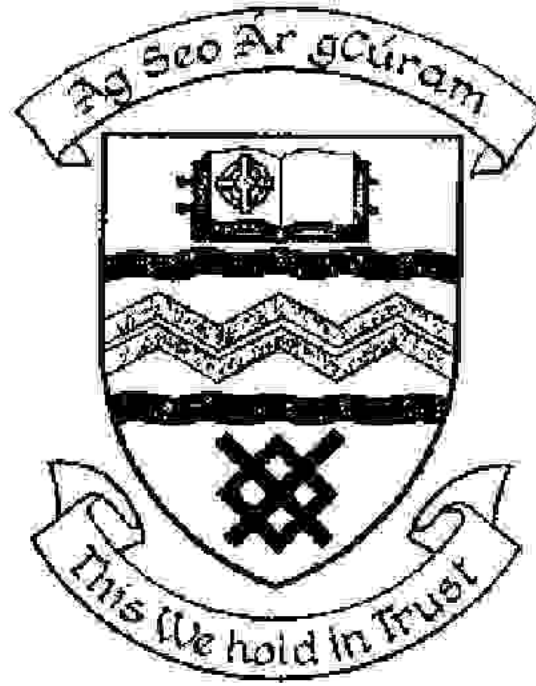
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety certificate must be obtained from the Building Control 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.

 ..... 6 November 1998  
 for SENIOR ADMINISTRATIVE OFFICER



**SOUTH DUBLIN COUNTY COUNCIL  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1476	Date of Decision 23/07/98
Register Reference S97A/0672	Date 15th October 1997

**Applicant** Appian Holdings Ltd  
**App. Type** Permission  
**Development** Wholesale warehouse with ancillary offices and wholesale show rooms with signage and car parking adjacent to existing building.

**Location** Elmfield Industrial Estate, Clondalkin, Dublin 22.

Dear Sir / Madam,

With reference to your planning application, additional information received on 28th May 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 On a recent site inspection it was noted that the free standing signage at the western end of the site has not been removed, it is noted that the applicant undertook to remove same by 31/05/98 in submission of 22/05/98.

It should also be noted that there is a sign on the northern elevation of the existing building which should also be removed.

The existence of this signage contravenes Condition No. 4 of planning permission Ref. S96A/0452 which required that all such signage be removed from the site.

The applicant is requested to clarify the situation regarding the removal of the signage and confirm when the signage is actually to be removed.

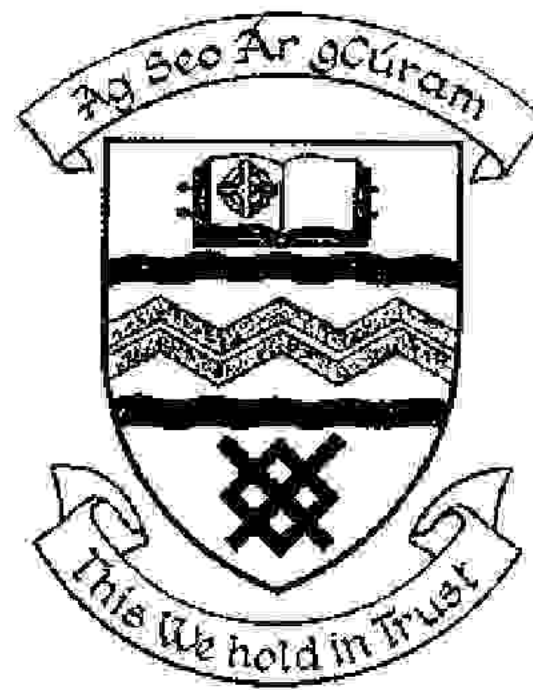
Brian M. Harpur,  
Architects,  
25 Newtown Park Avenue,  
Blackrock,  
Co. Dublin.

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~~REG REF. S97A/0672~~



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

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

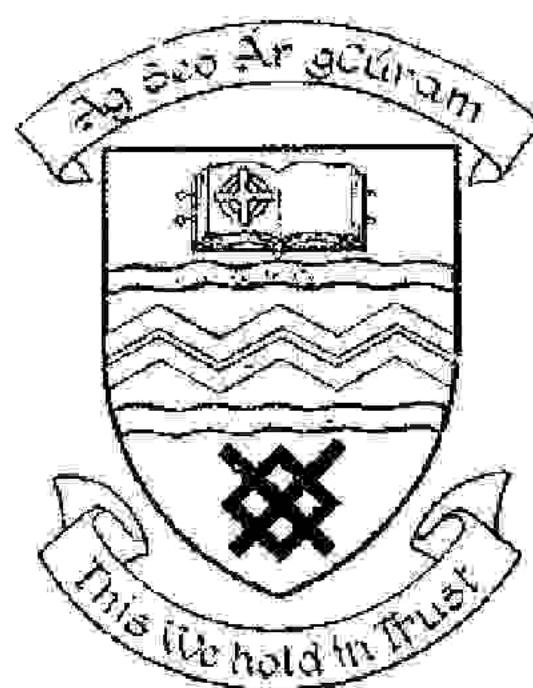
23/07/98



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

Decision Order Number 0863	Date of Decision 06/05/98
Register Reference S97A/0672	Date 15th October 1997

**Applicant** Appian Holdings Ltd  
**App. Type** Permission  
**Development** Wholesale warehouse with ancillary offices and wholesale show rooms with signage and car parking adjacent to existing building.

**Location** Elmfield Industrial Estate, Clondalkin, Dublin 22.

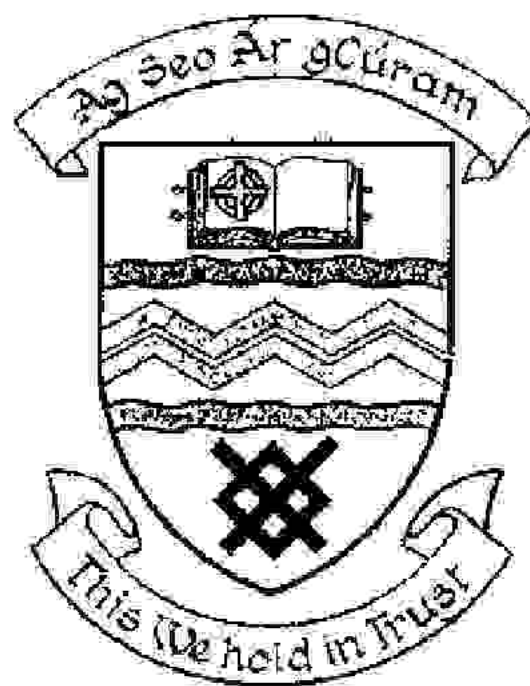
Dear Sir / Madam,

With reference to your planning application, additional information received on 9th March 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 has not clearly identified to the Planning Authority how a programme for the removal of the signage on the premises is to be achieved by the applicant. The applicant is requested to submit a detailed plan of the existing signage on the premises and how the removal of each sign is to be achieved by the applicant. Confirmation is required that the applicant can achieve removal of the signs and a timescale for their removal.

Brian M. Harpur,  
Architects,  
25 Newtown Park Avenue,  
Blackrock,  
Co. Dublin.

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REG REF. S97A/0672

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

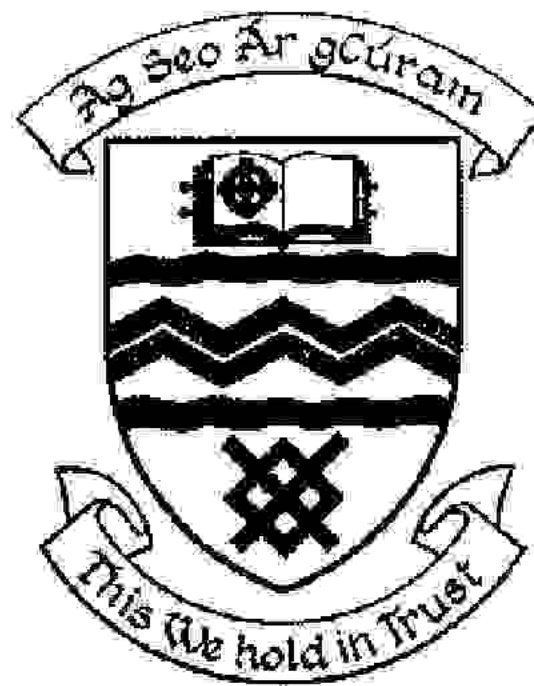
Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

06/05/98



**SOUTH DUBLIN COUNTY COUNCIL  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 4244	<b>Date of Decision</b> 10/12/97
<b>Register Reference</b> S97A/0672	<b>Date</b> 15th October 1997

**Applicant** Appian Holdings Ltd  
**Development** Wholesale warehouse with ancillary offices and wholesale show rooms with signage and car parking adjacent to existing building.

**Location** Elmfield Industrial Estate, Clondalkin, Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/10/97 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 It was noted on a site visit that there is unauthorised signage existing at the north western corner of the site and on the northern elevation of the existing unit. This signage was required to be removed from the site within one month of a grant of permission under Reg. Ref. S96A/0452. As it appears that this condition has not been complied with the applicant is requested to clarify, pursuant to Condition No. 4 of S96A/0452, the position in relation to the removal of all unauthorised signage from the site.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

10/12/97

Brian M Harpur, Architect  
25 Newtown Park Ave.,  
Blackrock,  
Co. Dublin