

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0648	
1. Location	Lynwood Lodge, off Killinarden Heights, Tallaght, Dublin 24.		
2. Development	Construct 4 no. light engineering starter units.		
3. Date of Application	06/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/12/97 2.	1. 16/02/98 2.
4. Submitted by	Name: D. McCarthy & Co. Ltd., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: T. Lyons, Address: Lynwood Lodge, off Killinarden Heights, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0668 Date 08/04/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1022 Date 27/05/98	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

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PLANNING DEPARTMENT

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Dublin 24

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D. McCarthy & Co. Ltd.,
Lynwood House,
Ballinteer Road,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1022	Date of Final Grant 27/05/98
Decision Order Number 0668	Date of Decision 08/04/98
Register Reference S97A/0648	Date 16th February 1998

Applicant T. Lyons,

Development Construct 4 no. light engineering starter units.

Location Lynwood Lodge, off Killinarden Heights, Tallaght, Dublin 24.

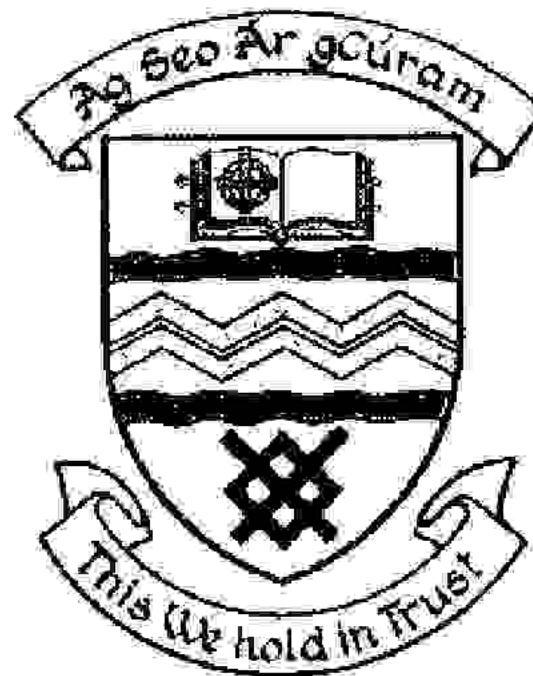
Floor Area 287.770 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/12/97 /16/02/98

A Permission has been granted for the development described above,
subject to the following (13) conditions.

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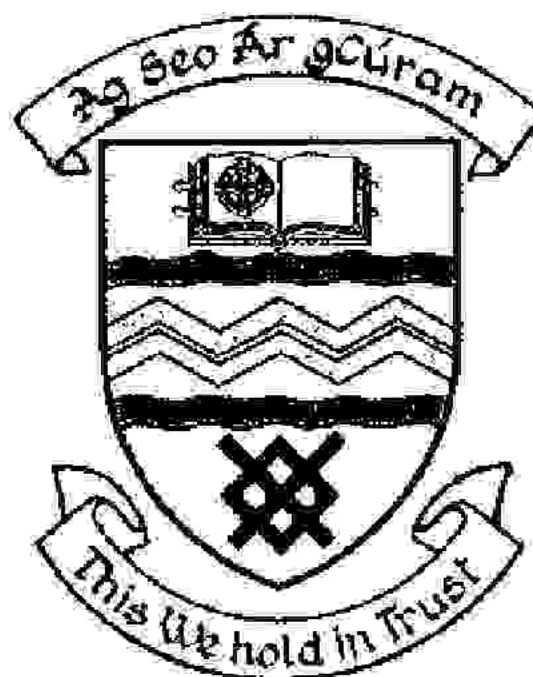
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 16/02/98, 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 The proposed units shall be used for the purposes of 'light industry' only (and NOT 'general industry' or 'special industry') as defined in Article 8(1) of the Local Government (Planning and Development) Regulations, 1994 (S.I. No. 86 of 1994).
REASON:
To protect the amenities of adjacent residential areas in the interest of the proper planning and development of the area.
- 3 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.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 5 That no unit be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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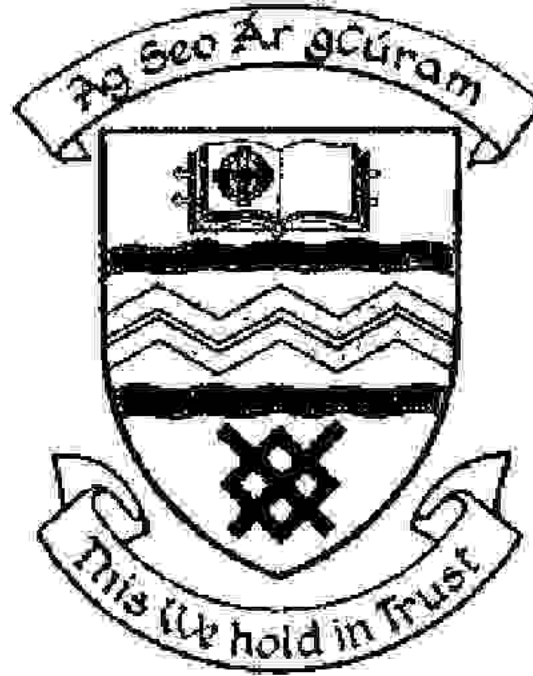
requirements of the South Dublin County Council. In this regard surface water shall be discharged with an outlet in the manhole on the northern side of the school entrance, subject to levels.

REASON:

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

- 7 All connections to watermains shall be made by South Dublin County Council at the applicants expense.
REASON:
In the interest of public health and the proper planning and development of the area.
- 8 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 9 That no advertising sign or structure be erected except those which are exempted development, without prior permission of Planning Authority or An Bord Pleanala on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 10 The roadside palisade railings shall be painted or PVC colour-coated to match the proposed green colour of the units. The existing units on site shall be painted to match the proposed units.
REASON:
In the interest of visual amenity.
- 11 All trees for retention shall be fenced off during construction to prevent damage to trees or root systems.
REASON:
In the interest of visual amenity.

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- 12 That a financial contribution in the sum of £2,325 (two thousand three hundred and twenty five 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 £1,800 (one thousand eight 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:

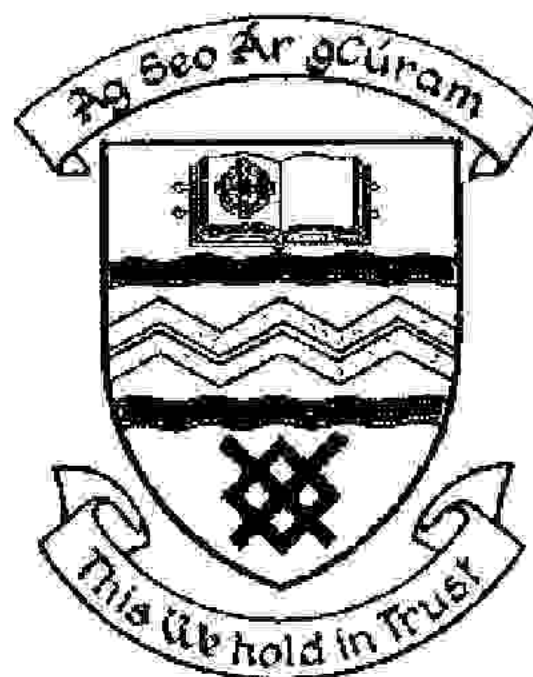
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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

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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

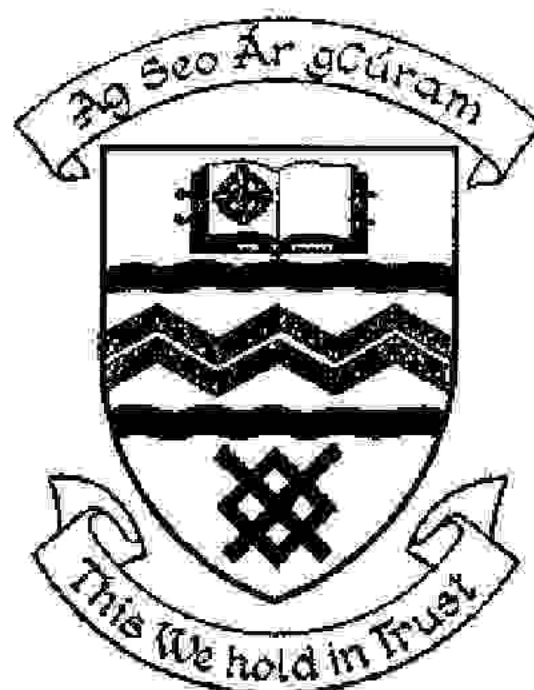
signed on behalf of South Dublin County Council.

.....*Bonnette Daly*.....^{28th} May 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 4286	Date of Decision 15/12/97
Register Reference S97A/0648	Date 6th October 1997

Applicant T. Lyons,
Development Construct 4 no. light engineering starter units.

Location Lynwood Lodge, off Killinarden Heights, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 06/10/97 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 The applicant is requested to indicate where sanitary facilities for the proposed units are to be provided.
- 2 It is not acceptable to discharge surface water to a 'COMBINED SEWER'. The applicant is requested to submit revised proposals to discharge surface water to a public surface water sewer.
- 3 The applicant is requested to submit a detailed watermain layout of the entire site indicating watermain sizes, valve, meter and hydrant layout up to and including the connection point to existing watermain on the opposite side of the road.

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REG REF. S97A/0648

- 4 The applicant is requested to submit a detailed tree survey for the roadside boundary of the site which should clearly indicate trees to be retained and to be felled. The Planning Authority is in favour of retaining all roadside boundary trees in order to screen the proposed development from adjoining residential areas. This may necessitate a slight shift of the proposed units to the west.
- 5 The applicant is requested to submit revised proposals for the roadside boundary treatment. Palisade fencing is not acceptable at this location. The applicant should submit revised proposals for a steel railings instead.
- 6 The applicant is requested to indicate the colour of the proposed new units and to indicate that the existing units to the south will be painted to match the proposed new units.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative officer

16/12/97

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

Order Number 2092	Date of Order 22/10/97
Register Reference S97A/0648	Date 6th October 1997

Applicant T. Lyons,
Development Construct 4 no. light engineering starter units.
Location Lynwood Lodge, off Killinarden Heights, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 17/10/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the sit or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

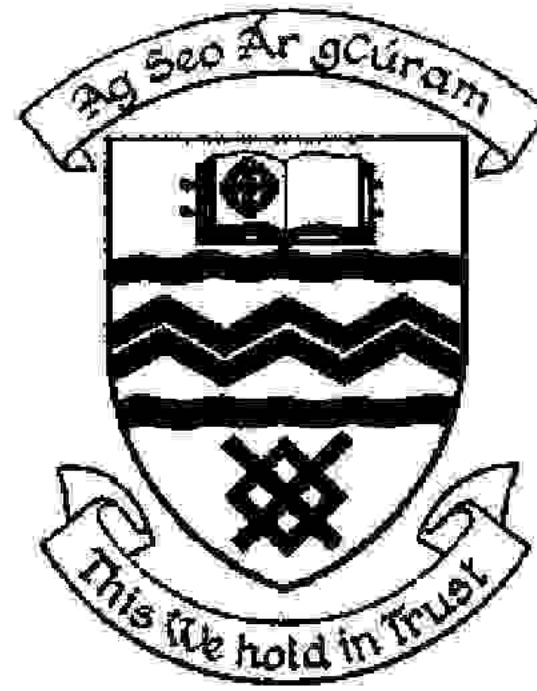
- 1. Must be durable material
 - 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
 - 3. Must be headed "Application to Planning Authority".
 - 4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)
- D. McCarthy & Co. Ltd.,
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(d) that the application may be inspected at the Planning
Department, South Dublin County Council, Town Centre,
Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with
these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

22/10/97