

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0607	
1. Location	Crag Avenue, Clondalkin Industrial Estate, Ballymanaggin, Clondalkin, Dublin 22.		
2. Development	Increase the height of previously approved factory units 1,2,3,4,5,6,7 and 8 from 12'0" to 18'0".		
3. Date of Application	19/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lorcan Lyons and Associates Address: 11 Northumberland Ave., Dun Laoghaire,		
5. Applicant	Name: Limosa trading as Extraspace Address: Walkinstown Ave., Dublin 12		
6. Decision	O.C.M. No. 4076 Date 17/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0032 Date 07/01/98	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.	

SOUTH DUBLIN COUNTY COUNCIL

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Lorcan Lyons and Associates
11 Northumberland Ave.,
Dun Laoghaire,
Co. Dublin

NOTIFICATION OF GRANT OF Permission

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

Final Grant order Number 0032	Date of Final Grant 07/01/98
Decision Order Number 4076	Date of Decision 17/11/97
Register Reference S97A/0607	Date 19th September 1997

Applicant Limosa trading as Extraspace

Development Increase the height of previously approved factory units 1,2,3,4,5,6,7 and 8 from 12'0" to 18'0".

Location Crag Avenue, Clondalkin Industrial Estate, Ballymanaggin, Clondalkin, Dublin 22.

Floor Area 1590.000 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 (5) conditions.

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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of planning permission ref.; S97A/0228, including the financial conditions thereof.
REASON:
In the interests of the proper planning and development of the area.

- 2 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

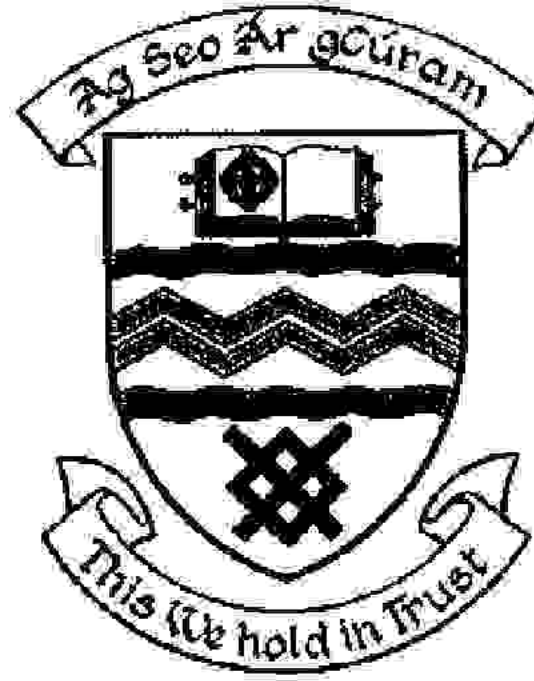
- 3 That arrangements be made with regard to the payment of the financial contribution in the sum of 13,500 (thirteen thousand five hundred pounds), in respect of the overall development, as required by Condition No. 16 of planning permission granted under Reg. Ref. S97A/0228 (as amended); arrangements to be made prior to commencement of development on site.
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.

- 4 That arrangement be made with regard to the payment of the financial contribution in the sum of £13,000 (thirteen thousand pounds), in respect of the overall development, as required by Condition No. 15 of planning permission granted under Reg. Ref. S97A/0228 (as amended); arrangements to be made prior to commencement of development on 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

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improvement works and traffic management schemes
facilitating the proposed development.

- 5 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £5,000 (five thousand pounds) or a Cash Lodgement in the sum of £5,000 (five thousand pounds) as required by Condition No. 19 of planning permission granted under Reg. Ref. S97A/0228; these arrangements to be made prior to the commencement of this proposal.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the 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.

.....*h.D.*.....January 1998
for SENIOR ADMINISTRATIVE OFFICER