

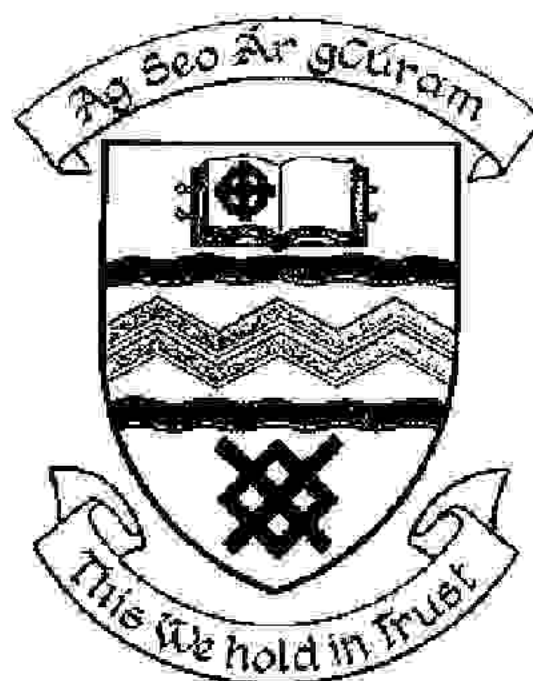
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0526	
1. Location	Crag Crescent, Crag Avenue, Clondalkin, Dublin 22.		
2. Development	3 Industrial Units, associated Offices and Site Development Works.		
3. Date of Application	15/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul C. Mealy, Dip. Arch. M.R.I.A.I., Address: Main Street, Celbridge,		
5. Applicant	Name: Time Investments Limited, Address: Baybush, Straffan, Co. Kildare.		
6. Decision	O.C.M. No. 2039 Date 13/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4172 Date 28/11/97	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

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Paul C. Mealy, Dip. Arch. M.R.I.A.I.,
Main Street,
Celbridge,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4172	Date of Final Grant 28/11/97
Decision Order Number 2039	Date of Decision 13/10/97
Register Reference S97A/0526	Date 15th August 1997

Applicant Time Investments Limited,

Development 3 Industrial Units, associated Offices and Site Development Works.

Location Crag Crescent, Crag Avenue, Clondalkin, Dublin 22.

Floor Area 1541.500 Sq Metres

Time extension(s) up to and including

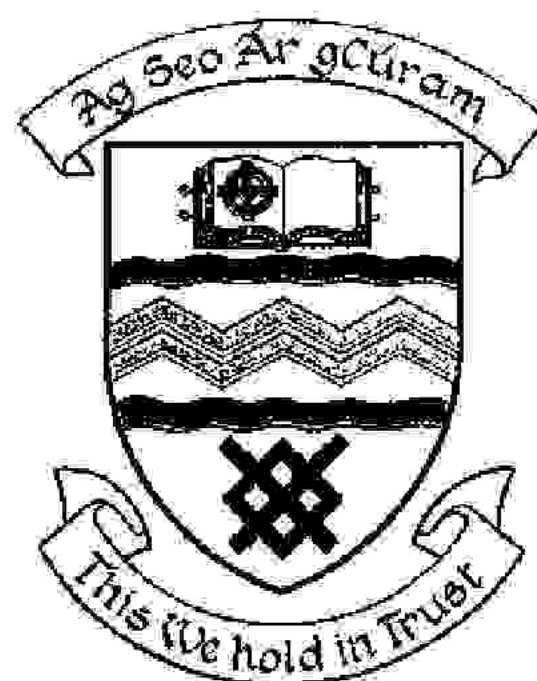
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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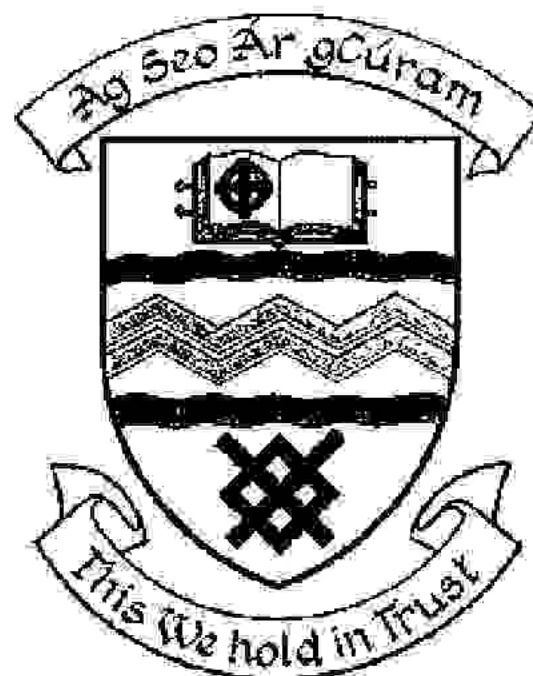
Conditions and Reasons

- 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 Details of colours to elevations shall be submitted to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
 In the interest of visual amenity.
- 3 Details of proposed boundary treatment to the site shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
 In the interest of visual amenity.
- 4 All landscaping and planting shall be undertaken in the first planting season following the first occupation of any unit in the development. Planting shall include at least 6 no. half-standard native tree species (girth width not less than 10cm) on the western boundary.
REASON:
 In the interests of visual amenity.
- 5 Circulation, storage areas and the 26 car parking spaces as shown on Drawing No. 1373/01 submitted with the application shall be surfaced with a hardwearing, dust free and durable material and be made available prior to the 1st use of any part of the site. In addition, car parking bays shall be clearly delineated using a durable lining material. The remaining 21 car parking spaces shall be made available as and when required by the Planning Authority. In the interim this area of the site shall be levelled graded and planted and be retained as an open landscaped area.
REASON:

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

- 6 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.

- 7 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.

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular the applicant shall submit a fully detailed foul and surface water drainage layout including petrol/diesel interceptors, pipe sizes, gradients, cover and invert levels up to and including discharge to public sewer, ensure full and complete separation of foul and surface water systems and provide the necessary wayleave to the Council for the maintenance of the sewer which crosses the site.

REASON:

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

- 9 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

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

- 10 The estate service road at the site frontage shall be completed to the satisfaction of the Planning Authority including footpaths and margins, over the full length of the site frontage prior to the first use of any unit in the development.

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REASON:

In the interests of a proper standard of development.

- 11 The proposed offices shall be incidental to the use of the units for industrial uses.

REASON:

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

- 12 That a financial contribution in the sum of money equivalent to the value of #8,800 (eight 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.

- 13 That a financial contribution in the sum of #5,580 (five thousand five hundred and eighty 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.

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- 14 Before the development is commenced, the developer shall lodge with South Dublin County Council a Cash Deposit in the sum of #10,000 (ten thousand pounds) or a Bond of an Insurance Company or other security in the sum of #15,000 (fifteen thousand pounds) to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

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.

 1st December 1997
for SENIOR ADMINISTRATIVE OFFICER