

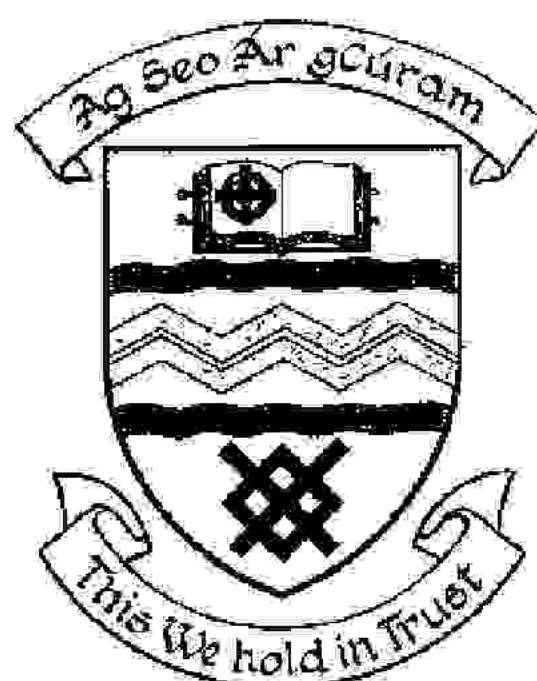
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0492
1. Location	Site off Crag Crescent, Clondalkin Industrial Estate, Dublin 22.	
2. Development	Light industrial/warehouse units with ancillary office areas totalling c.3,730 sq.m. and associated parking, and open storage yard for scaffolding and other building equipment totalling c.0.65 ha.	
3. Date of Application	28/07/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1.  2.
4. Submitted by	Name: Lorcan Greene & Associates, Address: 5 Thormanby Road, Howth,	
5. Applicant	Name: Kevin McNulty, Address: Donart Designs Ltd., Fonthill House, New Road, Clondalkin, Dublin 22.	
6. Decision	O.C.M. No. 1923  Date 24/09/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 3096  Date 06/11/97	Effect AP GRANT PERMISSION
8. Appeal Notified		
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/0492 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

Lorcan Greene & Associates,  
5 Thormanby Road,  
Howth,  
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3096	Date of Final Grant 06/11/97
Decision Order Number 1923	Date of Decision 24/09/97
Register Reference S97A/0492	Date 28th July 1997

Applicant Kevin McNulty,

Development Light industrial/warehouse units with ancillary office areas totalling c.3,730 sq.m. and associated parking, and open storage yard for scaffolding and other building equipment totalling c.0.65 ha.

Location Site off Crag Crescent, Clondalkin Industrial Estate, Dublin 22.

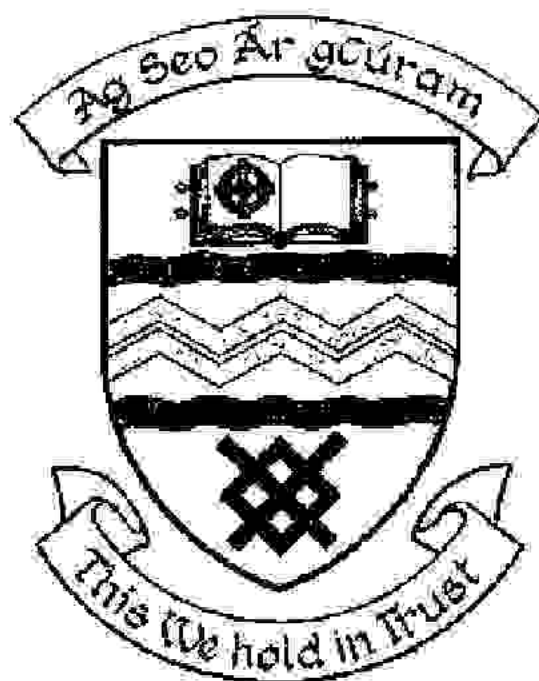
Floor Area 3733.000 Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received /

A Permission has been granted for the development described above,  
subject to the following (17) conditions.

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



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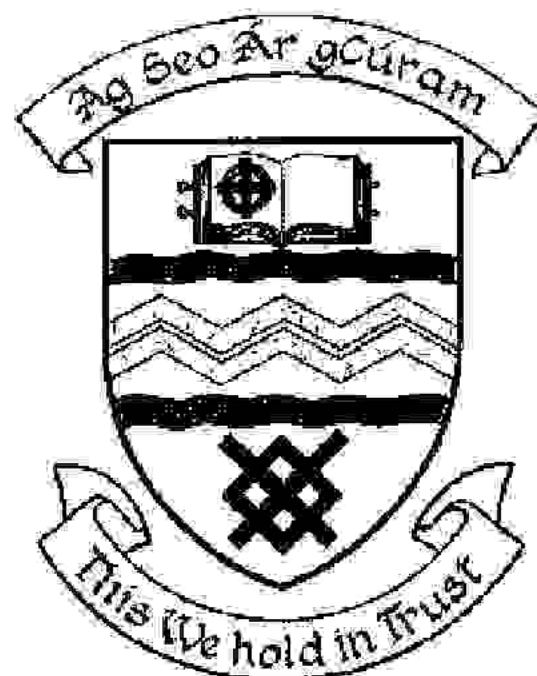
**Conditions and Reasons**

- 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 The area marked "scaffolding and small plant storage 0.33 ha." to the east of block no. 1 shall be amended so that it does not extend any further east than the gable end of unit no. 13. This eastern boundary of this revised area shall be defined by a plinth wall (plastered or dashed) with tubular steel railings not exceeding an overall height of 3 metres. No plant, scaffolding or machinery shall be stored in this area.  
REASON:  
In the interest of visual amenity having regard to the elevated nature of the motorway at this location.
- 3 The area between the eastern boundary of the revised storage area (as required by condition no. 2 above) and the eastern site boundary shall be levelled, graded, grassed and planted prior to the first use of any part of the proposed development. The proposed popular tree on the eastern site boundary shall be supplemented with heavy standard native tree species (girth width not less than 16 cm.).  
REASON:  
In the interests of visual amenity having regard to the elevated nature of the motorway at this location.
- 4 other than storage within the area marked 0.319 ha. and as defined under condition no. 2 above, the areas to the front of block no. 1 and to the front of unit nos. 8 to 13 in block no. 2 shall be reserved for car parking and landscaping and in particular, these areas shall not be used for truck parking or other storage or display purposes.  
REASON:  
In the interests of the proper planning and development of the area and visual amenity.

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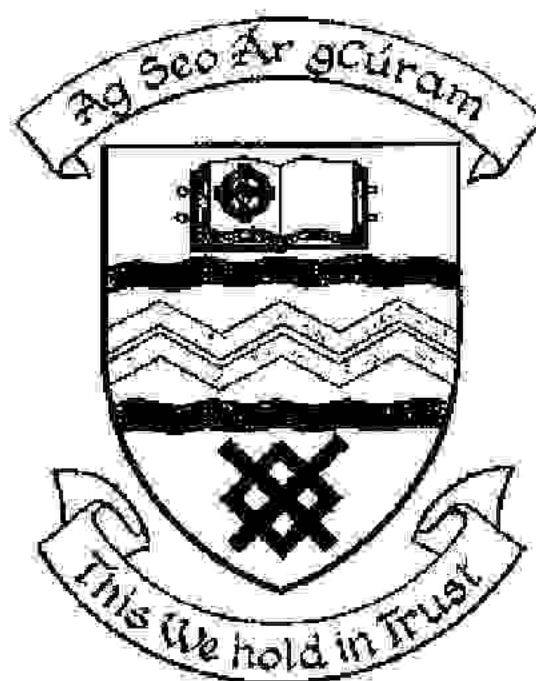
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Fax: 01-462 0104

- 
- 5 The existing hedgerow forming the southern site boundary shall be adequately protected during the course of the development and retained thereafter.  
REASON:  
In the interest of visual amenity.
- 6 Any fencing to the east of block no. 1 shall be coloured green, black or grey.  
REASON:  
In the interests of visual amenity.
- 7 External finishes and colours to the proposed building shall be in keeping with those on existing buildings adjacent to the south-western corner of the site.  
REASON:  
In the interests of the visual amenities of the area.
- 8 Circulation, storage and car parking areas shall be surfaced with a hardwearing, dust free and durable material. In addition, car parking bays shall be clearly delineated using a durable lining material.  
REASON:  
In the interests of the proper planning and development of the area.
- 9 Prior to the commencement of development details for the provision of a turning bay at the point of connection between the existing roadway and the new access roadway within the site shall be submitted to and be to the satisfaction of the Planning Authority.  
REASON:  
In the interests of the proper planning and development of the area.
- 10 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:

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

- 11 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.

- 12 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 fully detailed foul and surface water drainage layout including 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.

- 13 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.

- 14 That a financial contribution in the sum of money equivalent to the value of £21,400 (twenty one thousand four 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.

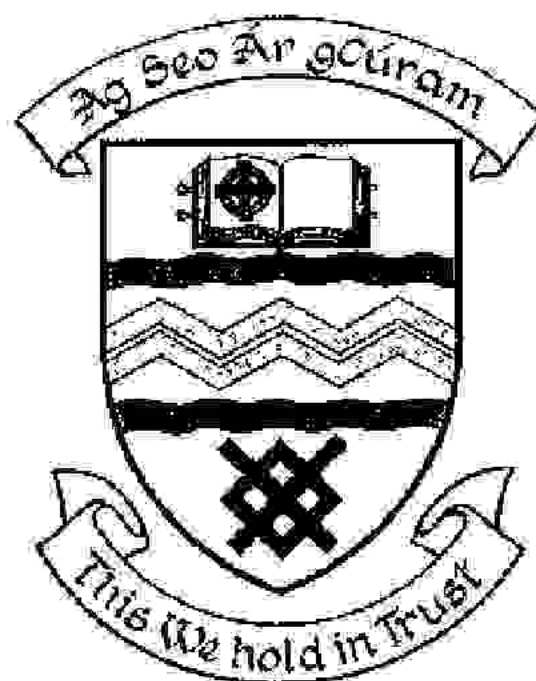
REASON:

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

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improvement works and traffic management schemes  
facilitating the proposed development.

- 15 That a financial contribution in the sum of £19,500 (nineteen thousand five hundred 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.

- 16 No part of the site shall be used for the sale or hire of equipment without first receiving a separate planning permission from South Dublin County or An Bord Pleanála on appeal.

REASON:

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

- 17 Before the development is commenced, the developer shall lodge with South Dublin County Council a Cash Deposit in the sum of 30,000 (thirty thousand pounds), a Bond of an Insurance Company or other security in the sum of £50,000 (fifty 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.

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Telefon: 01-462 0000  
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- (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.

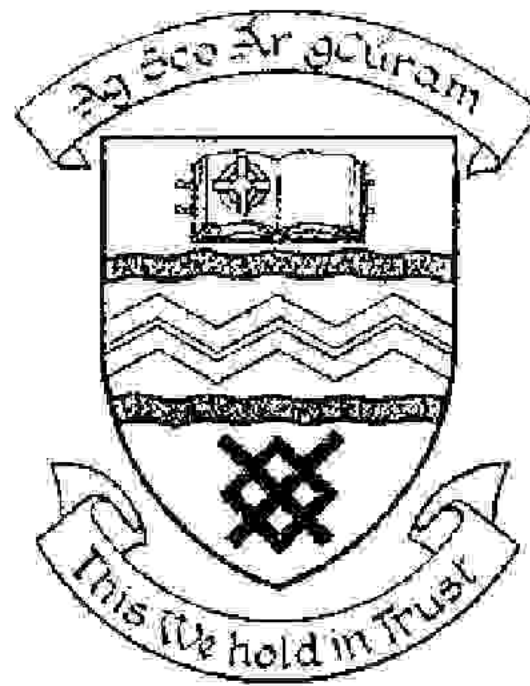
Signed on behalf of South Dublin County Council.

  
.....7.....November 1997  
for SENIOR ADMINISTRATIVE OFFICER

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DEPARTMENT  
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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1923	Date of Decision 24/09/97
Register Reference S97A/0492	Date 28th July 1997

Applicant Kevin McNulty,

Development Light industrial/warehouse units with ancillary office areas totalling c.3,730 sq.m. and associated parking, and open storage yard for scaffolding and other building equipment totalling c.0.65 ha.

Location Site off Crag Crescent, Clondalkin Industrial Estate, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

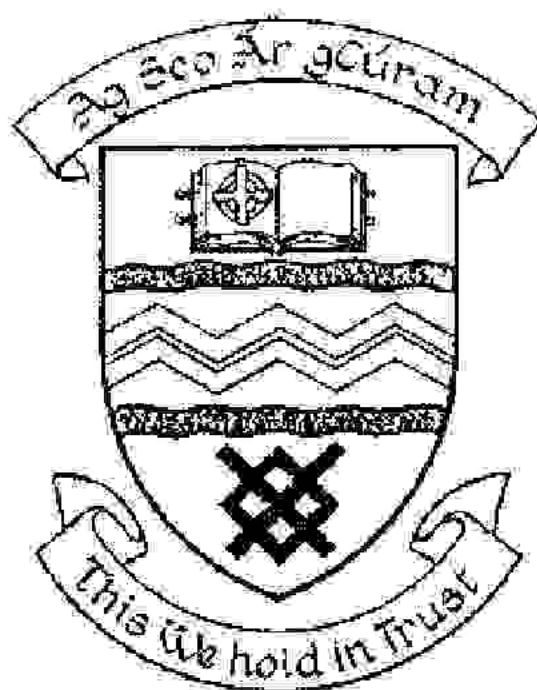
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 17 ) on the attached Numbered Pages.  
signed on behalf of the South Dublin County Council.

.....AOP..... 25/09/97  
for SENIOR ADMINISTRATIVE OFFICER

Lorcan Greene & Associates,  
5 Thormanby Road,  
Howth,  
Co. Dublin.

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Lár an Bhaile, Tamhlacht,  
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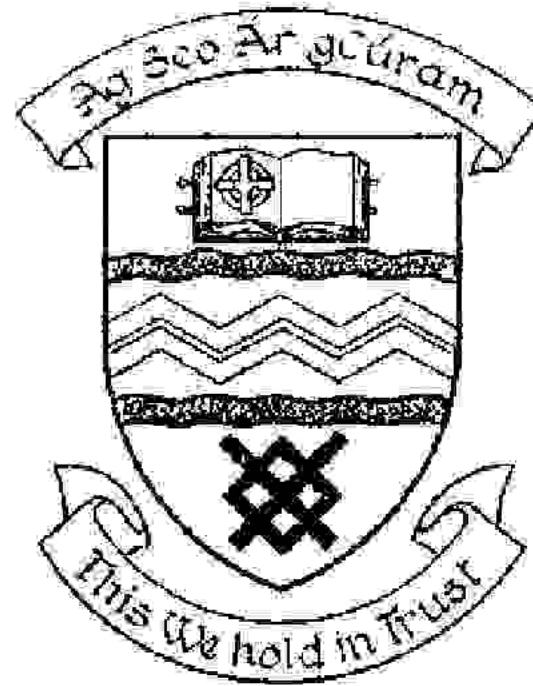
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 area marked "scaffolding and small plant storage 0.33 ha." to the east of block no. 1 shall be amended so that it does not extend any further east than the gable end of unit no. 13. This eastern boundary of this revised area shall be defined by a plinth wall (plastered or dashed) with tubular steel railings not exceeding an overall height of 3 metres. No plant, scaffolding or machinery shall be stored in this area.  
REASON:  
In the interest of visual amenity having regard to the elevated nature of the motorway at this location.
- 3 The area between the eastern boundary of the revised storage area (as required by condition no. 2 above) and the eastern site boundary shall be levelled, graded, grassed and planted prior to the first use of any part of the proposed development. The proposed popular tree on the eastern site boundary shall be supplemented with heavy standard native tree species (girth width not less than 16 cm.).  
REASON:  
In the interests of visual amenity having regard to the elevated nature of the motorway at this location.

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- 4 other than storage within the area marked 0.319 ha. and as defined under condition no. 2 above, the areas to the front of block no. 1 and to the front of unit nos. 8 to 13 in block no. 2 shall be reserved for car parking and landscaping and in particular, these areas shall not be used for truck parking or other storage or display purposes.

REASON:

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

- 5 The existing hedgerow forming the southern site boundary shall be adequately protected during the course of the development and retained thereafter.

REASON:

In the interest of visual amenity.

- 6 Any fencing to the east of block no. 1 shall be coloured green, black or grey.

REASON:

In the interests of visual amenity.

- 7 External finishes and colours to the proposed building shall be in keeping with those on existing buildings adjacent to the south-western corner of the site.

REASON:

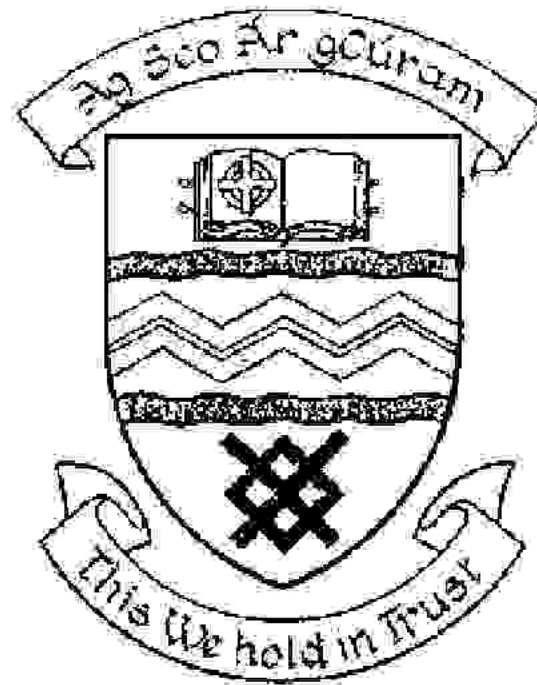
In the interests of the visual amenities of the area.

- 8 Circulation, storage and car parking areas shall be surfaced with a hardwearing, dust free and durable material. In addition, car parking bays shall be clearly delineated using a durable lining material.

REASON:

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

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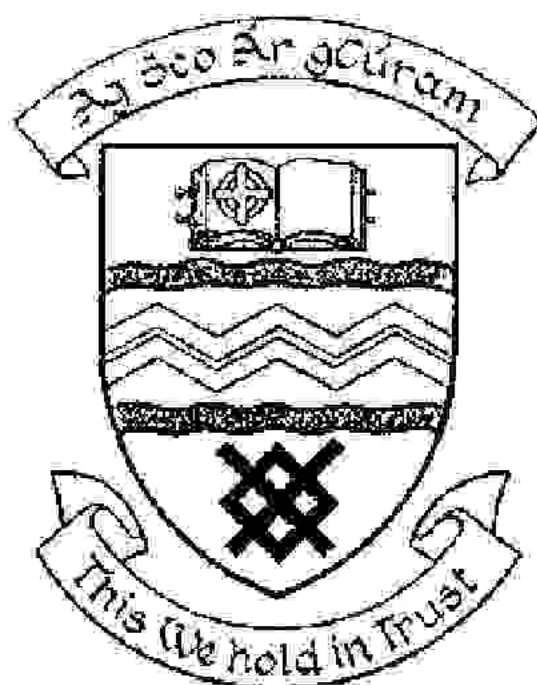
- 9 Prior to the commencement of development details for the provision of a turning bay at the point of connection between the existing roadway and the new access roadway within the site shall be submitted to and be to the satisfaction of the Planning Authority.  
REASON:  
In the interests of the proper planning and development of the area.
- 10 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.
- 11 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.
- 12 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 fully detailed foul and surface water drainage layout including 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.

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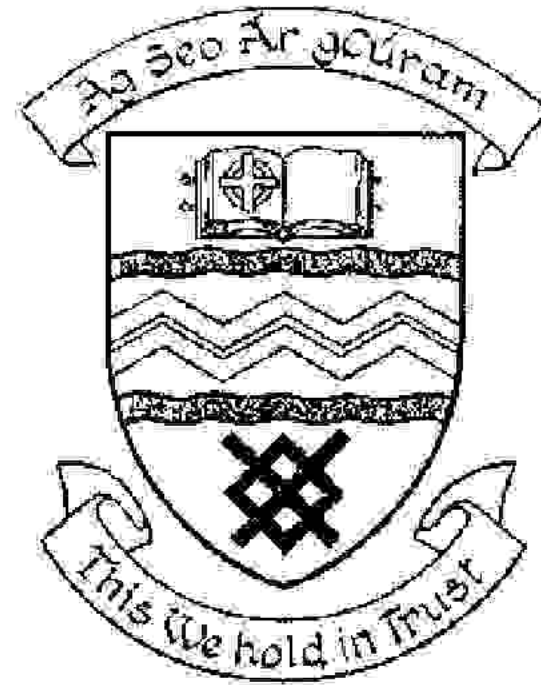


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- 13 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.  
REASON:  
In the interest of the proper planning and development of the area.
- 14 That a financial contribution in the sum of money equivalent to the value of £21,400 (twenty one thousand four 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.
- 15 That a financial contribution in the sum of £19,500 (nineteen thousand five hundred 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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- 16 No part of the site shall be used for the sale or hire of equipment without first receiving a separate planning permission from South Dublin County or An Bord Pleanála on appeal.

REASON:

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

- 17 Before the development is commenced, the developer shall lodge with South Dublin County Council a Cash Deposit in the sum of 30,000 (thirty thousand pounds), a Bond of an Insurance Company or other security in the sum of £50,000 (fifty 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.