

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0437	
1. Location	Tile Plant, Crag Industrial Estate, Clondalkin, Dublin 22.		
2. Development	Permission sought for removal of existing roof and the construction of a second storey.		
3. Date of Application	07/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Philip Brunkard & Associates, Address: 42 Monastery Park, Dublin 22.		
5. Applicant	Name: Roadstone Provinces Ltd., Address: Crag Industrial Estate, Condalkin, Dublin 22.		
6. Decision	O.C.M. No. 1776  Date 04/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	22/09/97	Written Representations	
9. Appeal Decision	16/01/98	Attach Con(s) & Remove Con(s)	
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.			

P/0328/98

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S97A/0437

APPEAL by Roadstone Provinces Limited care of Philip Brunkard and Associates of 42 Monastery Park, Clondalkin, Dublin against the decision made on the 4th day of September, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission for the removal of existing roof and the construction of a second storey at Tile Plant, Crag Industrial Estate, Clondalkin, Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 10 and 11 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to remove the said conditions numbers 10 and 11 and the reasons therefor and to attach a further condition for the reason set out, as follows:

Prior to the commencement of development, the developer shall pay the sum of £1,500 (one thousand five hundred pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to South Dublin County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Council in respect of works facilitating the proposed development.

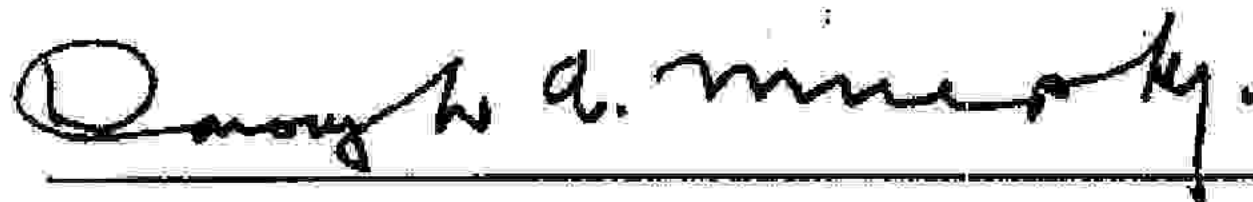
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# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Manager's Orders

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Council in respect of works facilitating the proposed development.



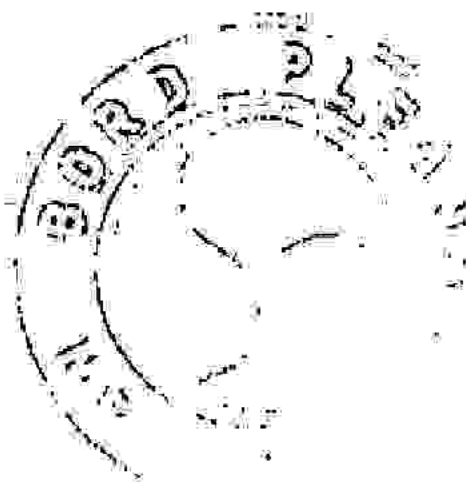
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 16<sup>th</sup> day of January 1998.

Order: NOTED

  
Senior Administrative Officer

Date: 10<sup>th</sup> February 1998.



# AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S97A/0437

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**WHEREAS** the said appeal relates only to conditions numbers 10 and 11 subject to which the decision was made:

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**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to remove the said conditions numbers 10 and 11 and the reasons therefor and to attach a further condition for the reason set out, as follows:

Prior to the commencement of development, the developer shall pay the sum of £1,500 (one thousand five hundred pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office) to South Dublin County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Council in respect of works facilitating the proposed development.

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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

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

Decision Order Number 1776	Date of Decision 04/09/97
Register Reference S97A/0437	Date 7th July 1997

**Applicant** Roadstone Provinces Ltd.,

**Development** Permission sought for removal of existing roof and the construction of a second storey.

**Location** Tile Plant, Crag Industrial Estate, Clondalkin, 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 ( 11 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

04/09/97

Philip Brunkard & Associates,  
42 Monastery Park,  
Dublin 22.

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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 office building shall be ancillary to the main use of the site for industrial purposes.  
REASON:  
In the interests of the proper planning and development of the area.
- 3 The proposed car parking and circulation areas shall be surfaced with a hardwearing and dust free material and shall be lined and marked with a durable and visible material.  
REASON:  
In the interests of the proper planning and development of the area.
- 4 Details of north, south and west elevations, including proposed finishes and colours shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.  
REASON:  
In the interests of the proper planning and development of the area.
- 5 All landscaping and planting shall be undertaken in the first planting season following the first use of any part of the proposed development.

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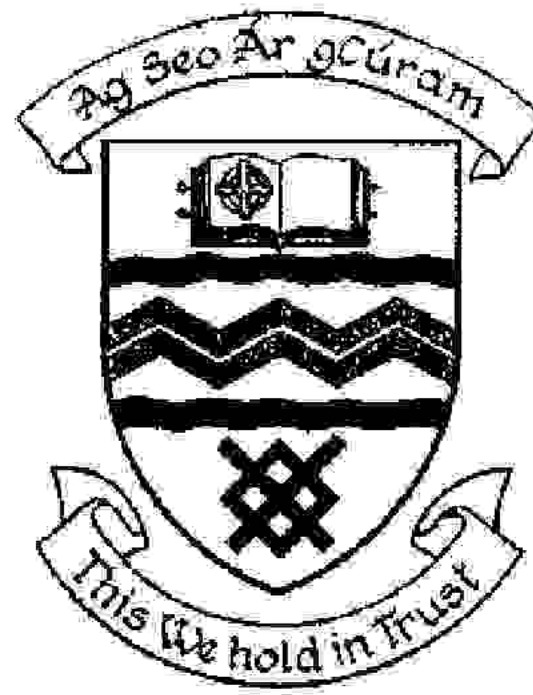
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 7 That no advertising sign or structure be erected except 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.
- 8 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.
- 9 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.
- 10 That a financial contribution in the sum of £952 (nine hundred and fifty two 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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- 11 That a financial contribution in the sum of money equivalent to the value of £600 (six 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.