

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0404	
1. Location	Rear of Unit 22 Cookstown Industrial Estate, Dublin 22.		
2. Development	Permission is sought to construct a new warehouse and 2 storey offices to the rear and additional carparking to the front of existing unit.		
3. Date of Application	23/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 12/09/97 2.
4. Submitted by	Name: c/o Mr. Stuart Hamilton, Address: Hamilton Young Lawlor Ellison, 12 Terenure Road East,		
5. Applicant	Name: Mr. Des Fagan, Address: 22 Cookstown Industrial Estate, Dublin 22.		
6. Decision	O.C.M. No. 4013 Date 10/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4358 Date 23/12/97	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**



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

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

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

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

c/o Mr. Stuart Hamilton,
Hamilton Young Lawlor Ellison,
12 Terenure Road East,
Rathgar,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4358	Date of Final Grant 23/12/97
Decision Order Number 4013	Date of Decision 10/11/97
Register Reference S97A/0404	Date 12th September 1997

Applicant Mr. Des Fagan,

Development Permission is sought to construct a new warehouse and 2 storey offices to the rear and additional carparking to the front of existing unit.

Location Rear of Unit 22 Cookstown Industrial Estate, Dublin 22.

Floor Area 2520.000 Sq Metres

Time extension(s) up to and including

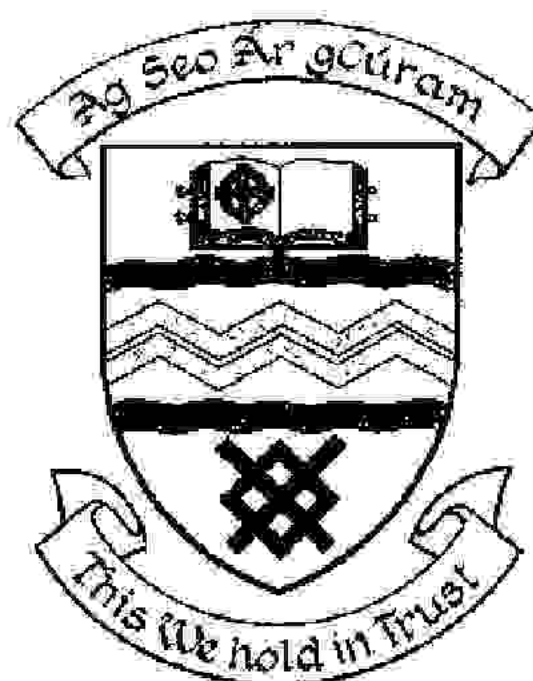
Additional Information Requested/Received /12/09/97

A Permission has been granted for the development described above,
subject to the following (11) conditions.

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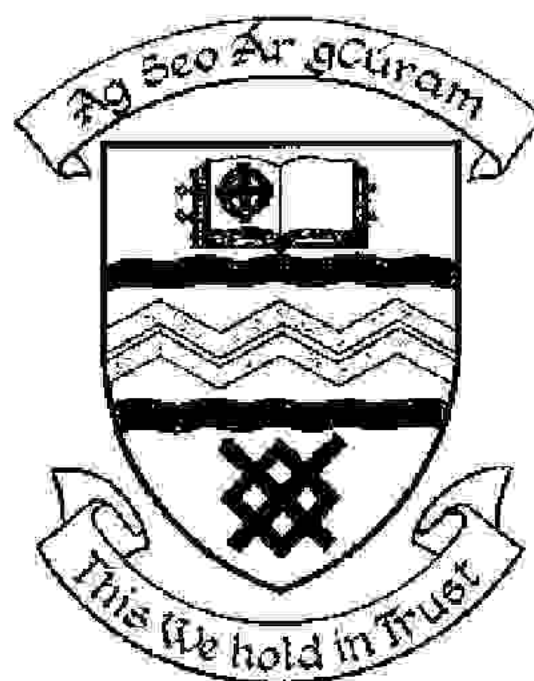
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information recieved by the Planning Authority on 12/09/97, 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 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.
- 3 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.
- 4 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.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 6 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.
REASON:
In the interest of the proper planning and development of the area.

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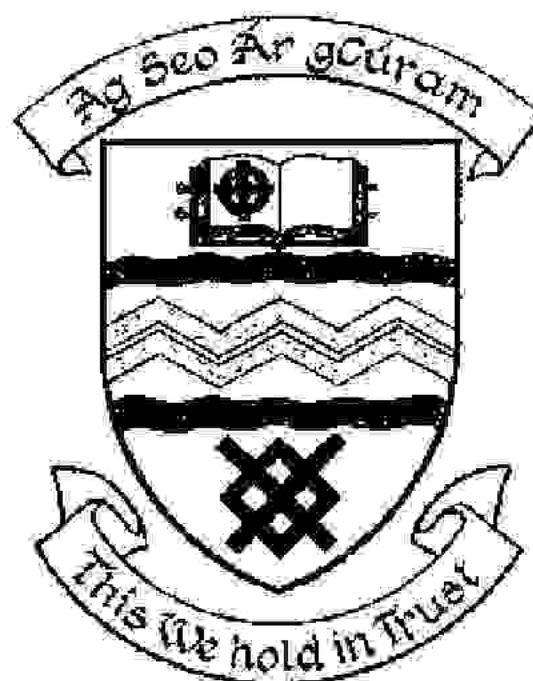
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- 7 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 8 The proposed railings shall be painted in a dark colour.
REASON:
In the interest of visual amenity.
- 9 That a financial contribution in the sum of £11,400 (eleven thousand four 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.
- 10 That a financial contribution in the sum of money equivalent to the value of £9,200 (nine thousand two 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.

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- 11 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £30,000 (thirty thousand pounds until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
 - b. Lodgement with the Council of a cash sum of £20,000 (twenty thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
 - c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

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.

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.....December 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1664	Date of Decision 20/08/97
Register Reference S97A/0404	Date 23rd June 1997

Applicant Mr. Des Fagan,
Development Permission is sought to construct a new warehouse and 2 storey offices to the rear and additional carparking to the front of existing unit.

Location Rear of Unit 22 Cookstown Industrial Estate, Dublin 22.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 23/06/97 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 submit full details of the foul and surface water drainage layout of the site to include pipe sizes, gradients, invert and cover levels up to and including connection points to the mains.
- 2 The applicant is requested to submit full details of the existing and proposed watermain, valve and hydrant layout for the site.
- 3 The applicant is requested to submit revised roadside boundary proposals for a plinth wall and railings not higher than 2.4m. Palisade fencing on roadside boundaries is not acceptable.

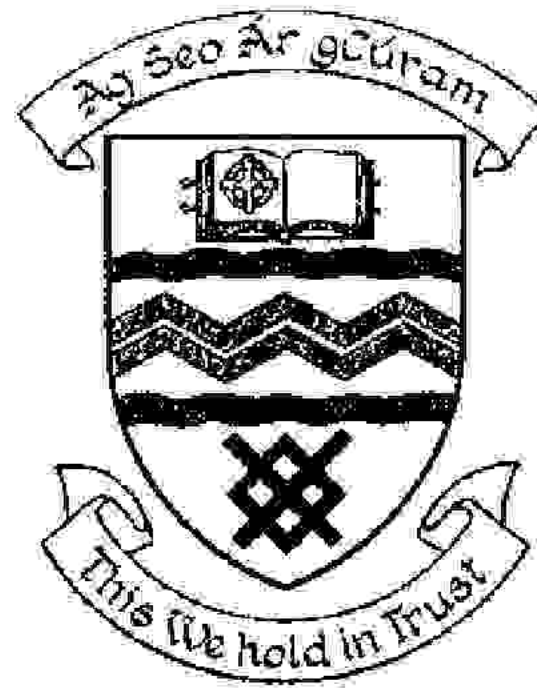
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- 4 The applicant is requested to submit any signage proposals
for the new building.

signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

20/08/97