

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0228	
1. Location	Crag Avenue, Clondalkin Industrial Estate, Ballymanaggin, Clondalkin, Dublin 22.		
2. Development	Site development work, 7 no. 2000 sq.ft., 1 no 3,875 sq.ft. and 1 no. 7000 sq. ft. factories.		
3. Date of Application	15/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lorcan Lyons & Associates, Address: 11 Northumberland Avenue, Dun Laoghaire, Co. Dublin.		
5. Applicant	Name: Extra Space, Address: Walkinstown Avenue, Dublin 12.		
6. Decision	O.C.M. No. 1141  Date 12/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1420  Date 16/07/97	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



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Lorcan Lyons & Associates,  
11 Northumberland Avenue,  
Dun Laoghaire,  
Co. Dublin.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1420	Date of Final Grant 16/07/97
Decision Order Number 1141	Date of Decision 12/06/97
Register Reference S97A/0228	Date 15th April 1997

**Applicant** Extra Space,

**Development** Site development work, 7 no. 2000 sq.ft., 1 no 3,875 sq.ft.  
and 1 no. 7000 sq. ft. factories.

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

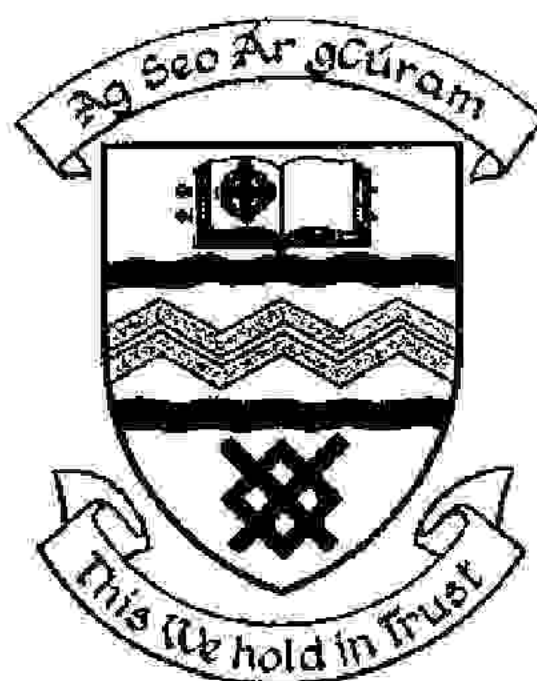
**Floor Area** 2310.000 Sq Metres

**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 (19) 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 This planning permission does not imply or infer of the Planning Authority for the granting of permission or otherwise for that part of the site marked "future development site" and "Extraspase Storage Area" on the site layout plan submitted with the applications.  
REASON:  
In the interests of clarity.
- 3 No goods or other materials shall be left, kept, stored or displayed on any part of the site (including that part of the site marked "Extraspase Storage Area" on the site layout plan submitted with the application) other than within the proposed buildings.  
REASON:  
In the interests of visual amenity and the proximity of the southern part of the site to the Grand Canal.
- 4 The northern elevations to units 7 and 8 shall be amended to provide for a substantial reduction of the amount of solid wall/doors on these elevations.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 Details of external finishes and colours including roof materials shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.  
REASON:  
In the interest of the proper planning and development of the area.



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- 6 Prior to the commencement of development a detailed scheme for boundary treatment and landscaping and planting shall be submitted to and be to the satisfaction of the Planning Authority. All landscaping and planting shall be undertaken not later than the first planting season following the first use of any part of the proposed development. Those areas of the site to be landscaped or planted shall be laid out and retained as such.

**REASON:**

In the interests of visual amenity.

- 7 Prior to the commencement of development details of proposed signage, including method of illumination, if any, shall be submitted to and be to the satisfaction of the Planning Authority.

**REASON:**

In the interests of the control of advertising with respect to the visual amenities of the area.

- 8 Notwithstanding conditions no. 7 above no other advertising sign or structure shall be painted or erected on the site except those which are exempted development without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.

**REASON:**

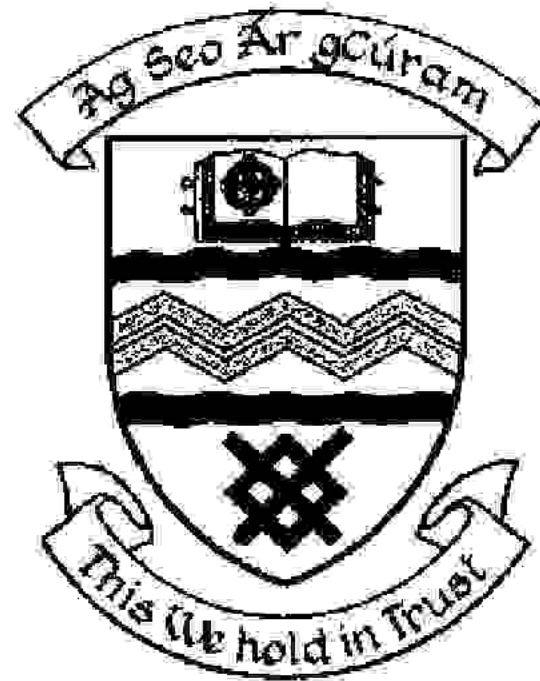
In the interests of the control of advertising with respect to the visual amenities of the area.

- 9 Trucks or other such vehicles shall not be parked between the northern elevation of unit no. 1 and the northern site boundary. In this regard, alternative parking arrangements shall be provided for proposed units 7 and 8.

**REASON:**

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

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- 10 Circulation 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.

- 11 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.

- 12 That no industrial effluent be permitted without prior approval from Planning Authority.

**REASON:**

In the interest of health.

- 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 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.

- 15 That a financial contribution in the sum of money equivalent to the value of £48,000 (forty eight thousand 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 infrastructural roads, 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



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contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on infrastructural roads, road improvement works and traffic management schemes facilitating the proposed development.

- 16 That a financial contribution in the sum of £36,000 (thirty six thousand 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.

- 17 Prior to any development commencing on the site a revised site layout plan shall be submitted and agreed with the Planning Authority providing for the following:

- (a) a footpath of minimum 1.5m width to serve units 1 to 9;
- (b) access road to be a minimum of 7.5 metres in width, and realigned in a more perpendicular direction from Crag Avenue.

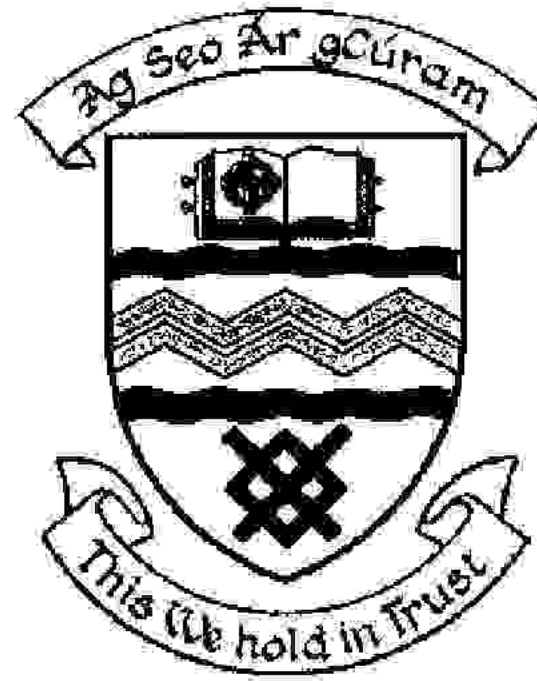
**REASON:**

In the interest of the proper planning and development.

- 18 Prior to development commencing on the site a revised foul and surface water drainage layout in accordance with the requirements of Environmental Services Department to be submitted for the agreement of the Planning Authority providing for the following:

- (a) an alternative non-pumped foul drainage system draining to existing 225mm diameter foul sewer on north side of Crag Avenue, or to the sewers in Crag Terrace, or to the 900mm diameter sewer south of the Grand Canal. Full details to be submitted.

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- (b) clarification of discrepancy between levels shown on drawings submitted and South Dublin County Council records.
- (c) no trade effluent without prior approval of the Planning Authority.
- (d) no building to be within 5m of a sewer with the potential to be taken in charge.
- (e) details of invert and cover levels of all manholes, layout, pipe sizes and longitudinal sections.
- (f) details of surface water outfall to stream including head wall, wing walls, and apron and invert levels of stream at outfall.
- (g) surface water run off from truck parking and marshalling areas to be routed through suitable petrol/oil/diesel interceptor.

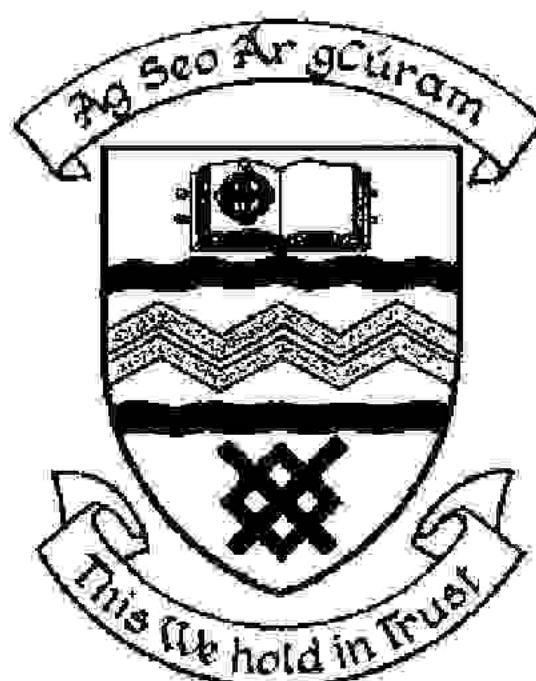
REASON:

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

- 19 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 £5,000 (five 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 £5,000 (five 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,



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in accordance with the guarantee scheme agreed with  
the 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.

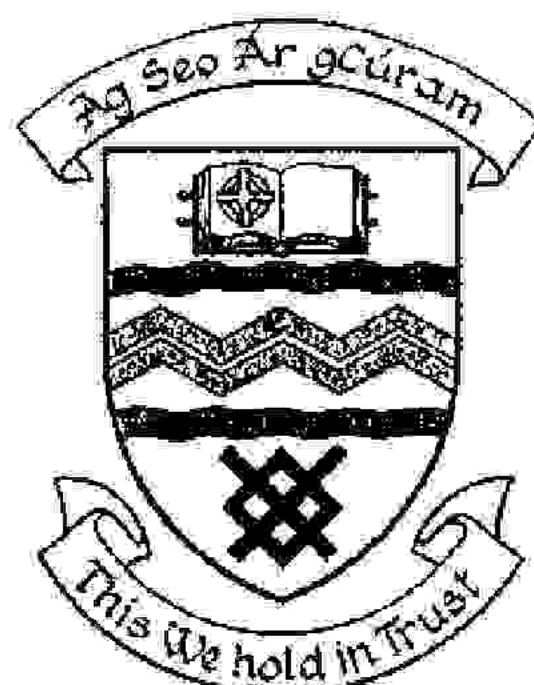
  
.....17 July 1997  
for SENIOR ADMINISTRATIVE OFFICER



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

Decision Order Number 1141	Date of Decision 12/06/97
Register Reference S97A/0228	Date 15th April 1997

**Applicant** Extra Space,  
**Development** Site development work, 7 no. 2000 sq.ft., 1 no 3,875 sq.ft.  
and 1 no. 7000 sq. ft. factories.  
**Location** Crag Avenue, Clondalkin Industrial Estate, Ballymanaggin,  
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 ( 19 ) on the attached Numbered Pages.  
signed on behalf of the South Dublin County Council.

..... 12/06/97  
for SENIOR ADMINISTRATIVE OFFICER

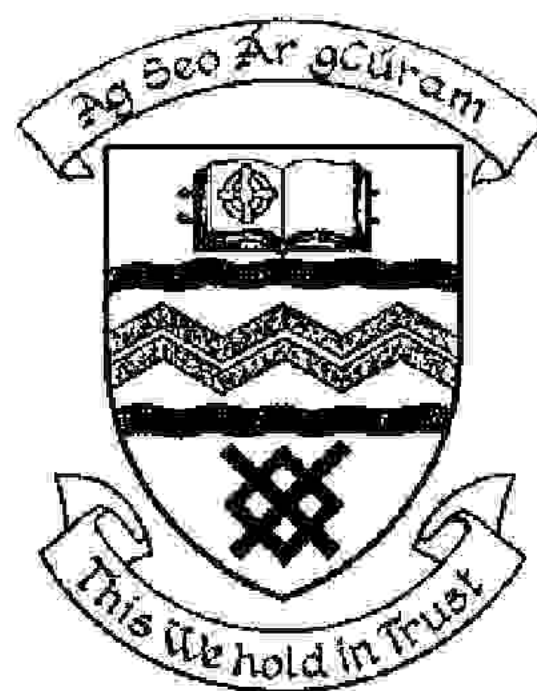
Lorcan Lyons & Associates,  
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**Conditions and Reasons**

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REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 This planning permission does not imply or infer of the Planning Authority for the granting of permission or otherwise for that part of the site marked "future development site" and "Extraspace Storage Area" on the site layout plan submitted with the applications.  
REASON:  
In the interests of clarity.
- 3 No goods or other materials shall be left, kept, stored or displayed on any part of the site (including that part of the site marked "Extraspace Storage Area" on the site layout plan submitted with the application) other than within the proposed buildings.  
REASON:  
In the interests of visual amenity and the proximity of the southern part of the site to the Grand Canal.
- 4 The northern elevations to units 7 and 8 shall be amended to provide for a substantial reduction of the amount of solid wall/doors on these elevations.  
REASON:  
In the interest of the proper planning and development of the area.

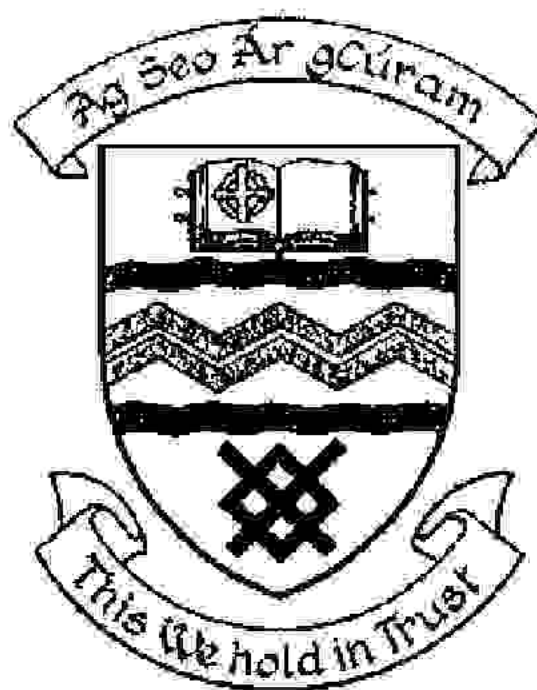


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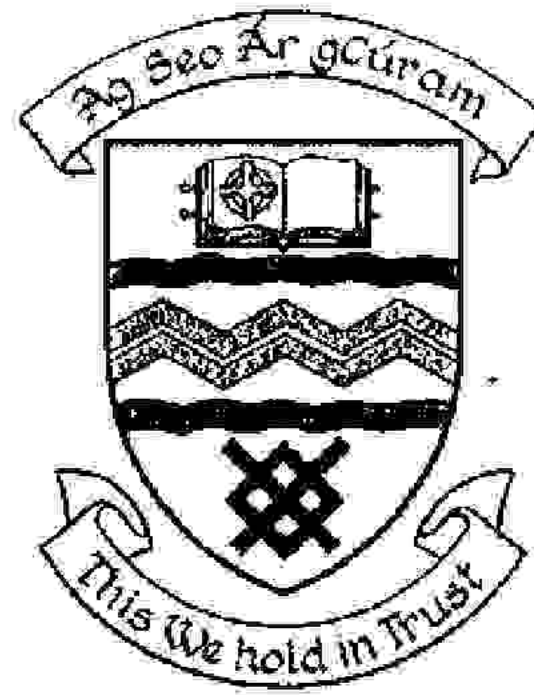


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REASON:  
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REASON:  
In the interests of the control of advertising with respect to the visual amenities of the area.
- 8 Notwithstanding conditions no. 7 above no other advertising sign of structure shall be painted or erected on the site except those which are exempted development without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.  
REASON:  
In the interests of the control of advertising with respect to the visual amenities of the area.

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- 9 Trucks or other such vehicles shall not be parked between the northern elevation of unit no. 1 and the northern site boundary. In this regard, alternative parking arrangements shall be provided for proposed units 7 and 8.

REASON:

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

- 10 Circulation 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.

- 11 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.

- 12 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

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

REASON:

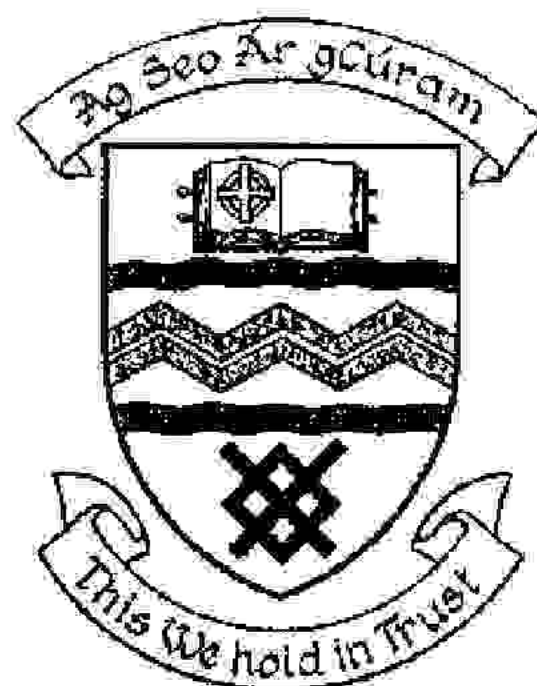
In the interest of the proper planning and development of the area.



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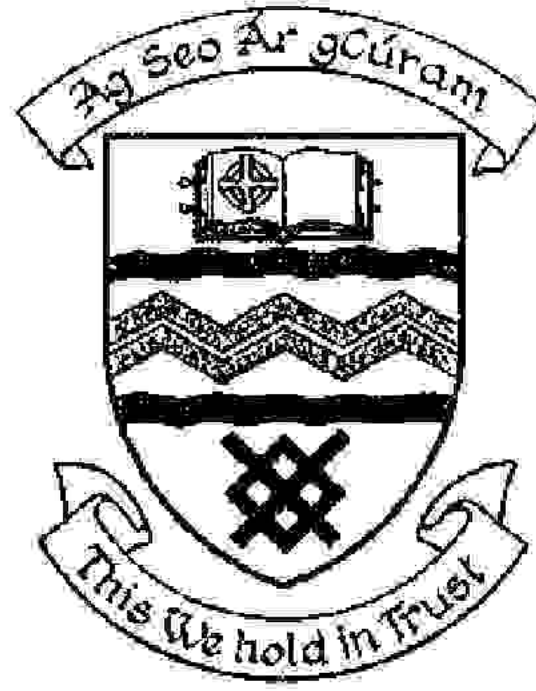
- 14 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 15 That a financial contribution in the sum of money equivalent to the value of £48,000 (forty eight thousand 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 infrastructural roads, 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 infrastructural roads, road improvement works and traffic management schemes facilitating the proposed development.
- 16 That a financial contribution in the sum of £36,000 (thirty six thousand 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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- 17 Prior to any development commencing on the site a revised site layout plan shall be submitted and agreed with the Planning Authority providing for the following:

- (a) a footpath of minimum 1.5m width to serve units 1 to 9;
- (b) access road to be a minimum of 7.5 metres in width, and realigned in a more perpendicular direction from Crag Avenue.

REASON:

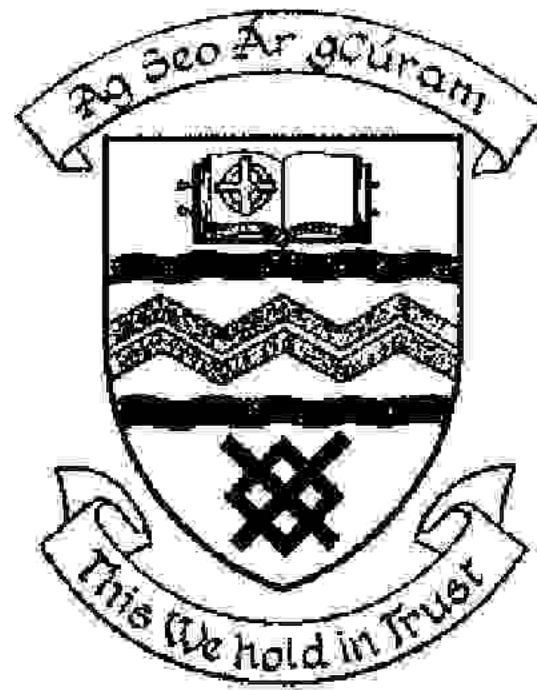
In the interest of the proper planning and development.

- 18 Prior to development commencing on the site a revised foul and surface water drainage layout in accordance with the requirements of Environmental Services Department to be submitted for the agreement of the Planning Authority providing for the following:

- (a) an alternative non-pumped foul drainage system draining to existing 225mm diameter foul sewer on north side of Crag Avenue, or to the sewers in Crag Terrace, or to the 900mm diameter sewer south of the Grand Canal. Full details to be submitted.
- (b) clarification of discrepancy between levels shown on drawings submitted and South Dublin County Council records.
- (c) no trade effluent without prior approval of the Planning Authority.
- (d) no building to be within 5m of a sewer with the potential to be taken in charge.
- (e) details of invert and cover levels of all manholes, layout, pipe sizes and longitudinal sections.



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- (f) details of surface water outfall to stream including head wall, wing walls, and apron and invert levels of stream at outfall.
- (g) surface water run off from truck parking and marshalling areas to be routed through suitable petrol/oil/diesel interceptor.

REASON:

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

- 19 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 £5,000 (five 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 £5,000 (five 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 the Planning Authority.

REASON:

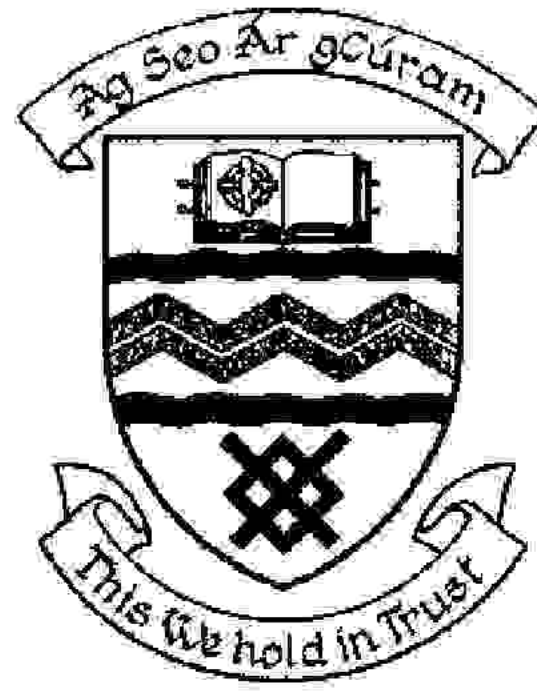
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0228	
1. Location	Crag Avenue, Clondalkin Industrial Estate, Ballymanaggin, Clondalkin, Dublin 22.		
2. Development	Site development work, 7 no. 2000 sq.ft., 1 no 3,875 sq.ft. and 1 no. 7000 sq. ft. factories.		
3. Date of Application	15/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Lorcán Lyons & Associates, Address: 11 Northumberland Avenue, Dun Laoghaire, Co. Dublin.		
5. Applicant	Name: Extra Space, Address: Walkinstown Avenue, Dublin 12.		
6. Decision	O.C.M. No.  Date	Effect	
7. Grant	O.C.M. No.  Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	