

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0225	
1. Location	9 Robinhood Road, Clondalkin, Dublin 22.		
2. Development	Retention of rear extension to cottage and change to office use, also store to rear incorporating new light industrial unit for storage, work-shop and ancillary use, also new vehicular entrance.		
3. Date of Application	11/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Brian Mullins & Associates, Address: Waterway House, 78 Grove Road, Dublin 6.		
5. Applicant	Name: H. & E. Costellos Roofing Ltd., Address: 9 Robinhood Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1108 Date 09/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1482 Date 23/07/97	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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Brian Mullins & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1482	Date of Final Grant 23/07/97
Decision Order Number 1108	Date of Decision 09/06/97
Register Reference S97A/0225	Date 11th April 1997

Applicant H. & E. Costellos Roofing Ltd.,

Development Retention of rear extension to cottage and change to office use, also store to rear incorporating new light industrial unit for storage, work-shop and ancillary use, also new vehicular entrance.

Location 9 Robinhood Road, Clondalkin, Dublin 22.

Floor Area 320.000 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 (12) 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 That the office shall be ancillary to the overall industrial use of the site.
REASON:
 To accord with the objectives for the area as stated in the County Development Plan.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
 In the interest of health.
- 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 and in this regard prior to commencement of development on site the applicant to submit:-
 - . written evidence of permission to connect to private sewers;
 - . details of provisions to be taken to ensure protection of surface water system from accidental spillage including oil/petrol/diesel;
 - . fully detailed foul and surface water drainage layout with pipe sizes, gradients, invert and cover levels up to and including proposed connection.**REASON:**
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 5 Prior to commencement of development on site applicant to submit written evidence of permission to access site from

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private access road.

REASON:

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

- 6 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
 In the interest of health.
- 7 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.
- 8 The car parking area indicated on the submitted plans shall be clearly marked out and available at all times for car parking use and shall not be used for storage or other uses.
REASON:
 In the interest of the proper planning and development of the area.
- 9 That all proposed landscaping as indicated in the submitted drawings to be completed prior to occupation of premises.
REASON:
 In the interest of the proper planning and development of the area.
- 10 That the proposed metal cladding on the proposed workshop and the pallisade fencing shall be dark/muted in colour.
REASON:
 In the interest of the proper planning and development of the area.
- 11 That a financial contribution in the sum of £2,584 (two thousand five hundred and eighty four 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

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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.

- 12 That a financial contribution in the sum of money equivalent to the value of £4,000 (four 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 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.

- (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.

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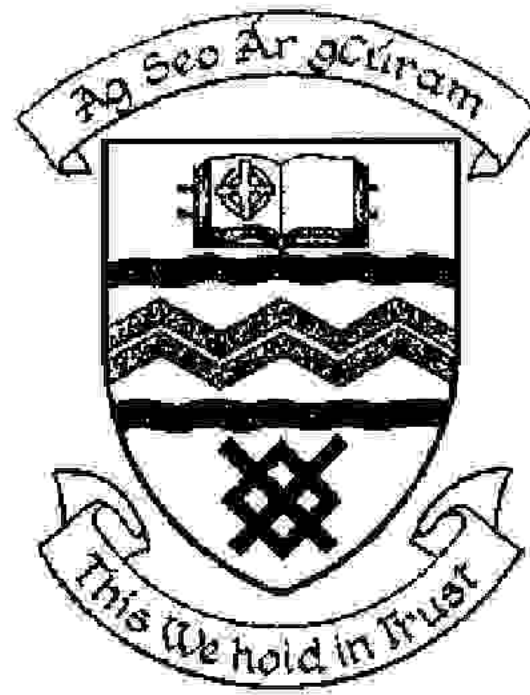
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signed on behalf of south Dublin County Council.

  July 1997
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0225	
1. Location	9 Robinhood Road, Clondalkin, Dublin 22.		
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1108	Date of Decision 09/06/97
Register Reference S97A/0225	Date 11th April 1997

Applicant H. & E. Costellos Roofing Ltd.,

Development Retention of rear extension to cottage and change to office use, also store to rear incorporating new light industrial unit for storage, work-shop and ancillary use, also new vehicular entrance.

Location 9 Robinhood Road, 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 (12) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

09/06/97

Brian Mullins & Associates,
Waterway House,
78 Grove Road,
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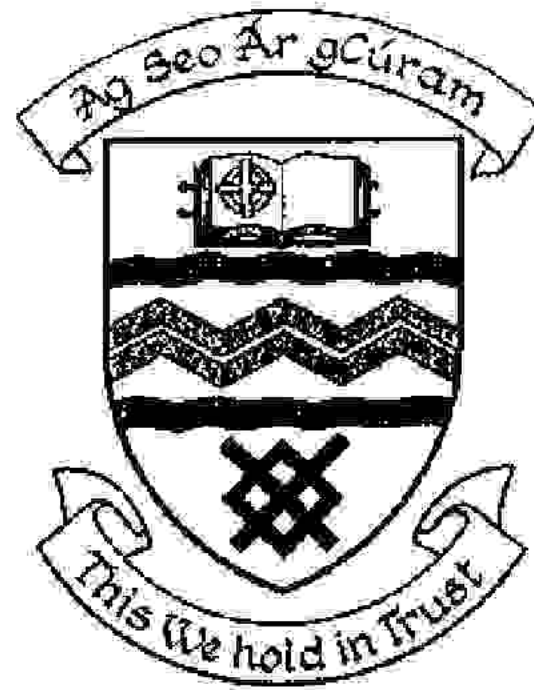
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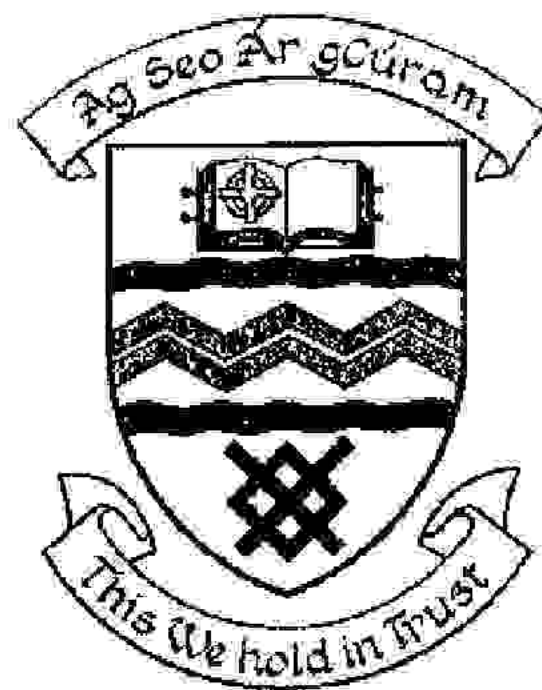
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REASON:
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the council on road

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improvement works and traffic management schemes
facilitating the proposed development.