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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0186 | |
| 1. Location | 4-6 Robinhood Road, Clondalkin, Dublin 22. | | |
| 2. Development | Extension to existing office building consisting of 155 sq.m. of additional first floor office space and 48 sq.m. of ground floor office space, attached to the rear of existing building. This includes a new workshop with mezzanine at 509 sq.m. and associated site works car parking etc. | | |
| 3. Date of Application | 02/04/97 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 29/05/97 2. | 1. 03/07/97 2. |
| 4. Submitted by | Name: Traynor O'Toole Partnership, Address: 49 Upper Mount Street, Dublin 2. | | |
| 5. Applicant | Name: Mr. John Hynes, Address: 4-6 Robinhood Road, Clondalkin, Dublin 22. | | |
| 6. Decision | O.C.M. No. 1728 Date 01/09/97 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect AP GRANT PERMISSION | |
| 8. Appeal Lodged | 25/09/97 | Written Representations | |
| 9. Appeal Decision | 26/01/98 | To Amend Condition(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/0327/98

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/0186

FINANCIAL
CONTRIBUTION
AMOUNT € Pds - £6,200 + 1.2
Std - £3,000 + 1.2

APPEAL by John Hynes care of Traynor O'Toole Partnership of 49 Upper Mount Street, Dublin against the decision made on the 1st day of September, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission for an extension to existing office building consisting of 155 square metres of additional first floor office space and 48 square metres of ground floor office space, attached to the rear of existing building. This includes a new workshop with mezzanine at 509 square metres and associated site works and car parking at 4-6 Robinhood Road, Clondalkin, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 3, 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 amend the said conditions numbers 3, 10 and 11 so that they shall be as follows for the reasons set out:

SCHEDULE

3. The proposed office use shall be ancillary to the industrial/workshop use of the premises.

Reason: In the interest of the proper planning and development of the area which is zoned for industrial and related uses in the current development plan for the area.

Donn

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

10.

Prior to the commencement of development, the developer shall pay the sum of £ 6,200 (six thousand two 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 the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of public water supplies, sewerage and waste disposal facilities facilitating the proposed development.

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 planning authority in respect of works facilitating the proposed development.

11.

Prior to the commencement of development, the developer shall pay the sum of £3,000 (three thousand 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 the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of road improvement works and traffic management schemes facilitating the proposed development.

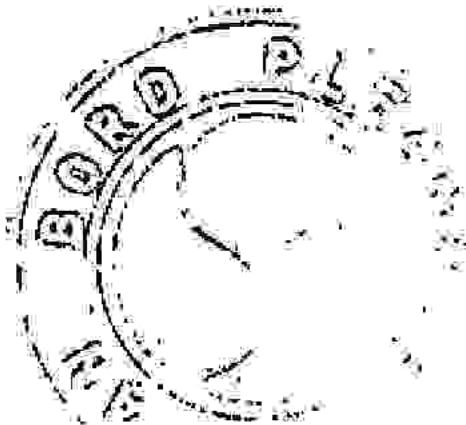
In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall 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 planning authority in respect of works facilitating the proposed development.



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

Dated this 23rd day of January 1998.



PL 06S.104062

An Bord Pleanála

Page 2 of 2

Order: NOTED


Senior Administrative Officer

Date: 10th February 1998

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



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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 1728 | Date of Decision 01/09/97 |
| Register Reference S97A/0186 | Date 2nd April 1997 |

Applicant Mr. John Hynes,

Development Extension to existing office building consisting of 155 sq.m. of additional first floor office space and 48 sq.m. of ground floor office space, attached to the rear of existing building. This includes a new workshop with mezzanine at 509 sq.m. and associated site works car parking etc.

Location 4-6 Robinhood Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 29/05/97 /03/07/97

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.

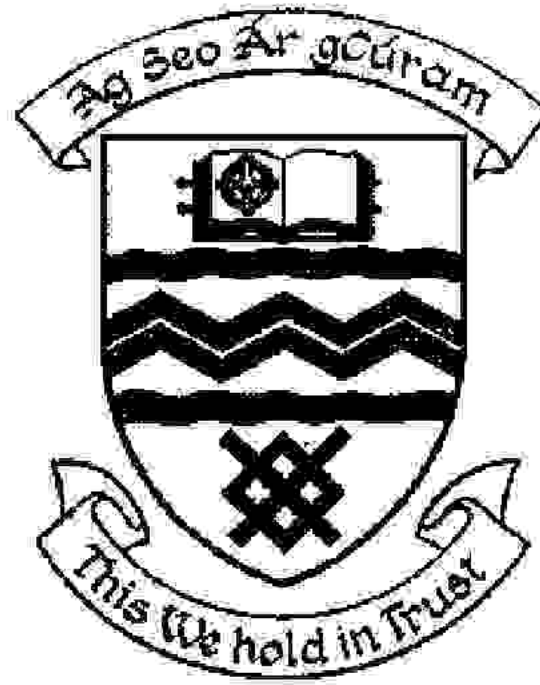
Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

01/09/97

Traynor O'Toole Partnership,
49 Upper Mount Street,
Dublin 2.

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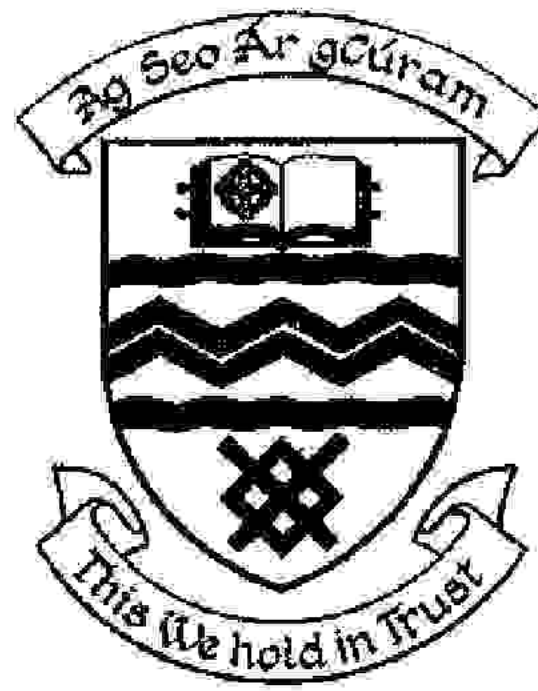
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by additional information received on 3rd July 1997, 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 requirements of the Environmental Services Department be ascertained and strictly adhered in the development and in this regard.
 - a) applicant to submit full details of foul and surface water drainage system including pipe sizes, gradients, invert and cover level up to and including connection to public sewers.
 - b) applicant to submit watermain layout drawing indicating existing and proposed mains layout, mains sizes, valve and hydrant locations. Applicant to note that mains layout is to be in accordance with Part B of the building Regulations.
 - c) no building to be within a distance of 5m from public sewers or watermains.
 - d) applicant to ensure full and proper separation of foul and surface water drainage systems.

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- e) surface water run-off from all truck parking and marshalling areas to be routed through a suitable petrol/oil/diesel interceptor prior to connection to public surface water sewer.

- 3 That the office be wholly ancillary to the industrial/warehouse use of the premises.
REASON:
In the interest of the planning and development of the area.
- 4 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.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 6 The car parking area in 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 display or other uses.
REASON:
In the interest of the proper planning and development of the area.
- 7 That details of landscaping and boundary treatment be submitted to and agreed with the Planning Authority and work thereon completed prior to occupation of units. Boundary treatment along public road to include a low wall with optional railings and all materials to be harmonious with premises.

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REASON:

In the interest of amenity.

- 8 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.

- 9 That the road reservation as indicated on drawing no. 50-96-P06 (June '97) be marked out on site to the requirements of the Planning Authority (Area Roads Engineer) and that this reservation area be kept free from development including that which is normally exempted from requiring planning permission.

REASON:

To accord with the objectives of the Development Plan, in the interest of proper planning and development of the area.

- 10 That a financial contribution in the sum of £6,216 (six thousand two hundred and sixteen 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.

- 11 That a financial contribution in the sum of money equivalent to the value of £3,000 (three 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

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

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 1039 | Date of Decision 29/05/97 |
| Register Reference S97A/0186 | Date 2nd April 1997 |

**Applicant
Development**

Mr. John Hynes,
Extension to existing office building consisting of 155 sq.m. of additional first floor office space and 48 sq.m. of ground floor office space, attached to the rear of existing building. This includes a new workshop with mezzanine at 509 sq.m. and associated site works car parking etc.

Location 4-6 Robinhood Road, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 02/04/97 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 proposed development is generally acceptable however the Planning Authority has reservations about the integration of the two storey flat roofed premises and its relationship with adjacent premises on the Robinhood Road. In this regard the applicant is requested to confirm whether or not it is possible to revise the office design which is more in keeping with the streetscape and to submit drawings accordingly.
- 2 The applicant is requested to confirm the relationship of the converted cottage as outlined on drawings and its car parking arrangements.

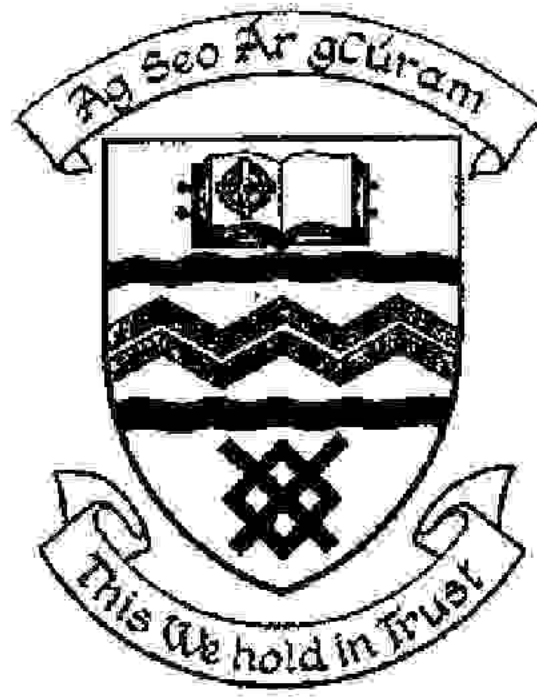
Signed on behalf of South Dublin County Council
Traynor O'Toole Partnership,
49 Upper Mount Street,
Dublin 2.

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.....
for Senior Administrative Officer

29/05/97

| | | | |
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| 1. Location | 4-6 Robinhood Road, Clondalkin, Dublin 22. | | |
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| 3. Date of Application | 02/04/97 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Traynor O'Toole Partnership, Address: 49 Upper Mount Street, Dublin 2. | | |
| 5. Applicant | Name: Mr. John Hynes, Address: 4-6 Robinhood Road, Clondalkin, Dublin 22. | | |
| 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. | |