

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0180	
1. Location	Kileen Road, Dublin 12.		
2. Development	Refurbishment and sub-division of existing Warehouse Unit on site.		
3. Date of Application	01/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/04/97 2.	1. 29/04/97 2.
4. Submitted by	Name: Sean McMullan & Co., Address: Design & Construction Managers, 31 Gardiner Place, Dublin 1.		
5. Applicant	Name: Atley Holdings Ltd., Address: 39 Mespil Road, Dublin 4.		
6. Decision	O.C.M. No. 1260 Date 26/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1576 Date 06/08/97	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.	

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Sean McMullan & Co.,
Design & Construction Managers,
31 Gardiner Place,
Dublin 1.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1576	Date of Final Grant 06/08/97
Decision Order Number 1260	Date of Decision 26/06/97
Register Reference S97A/0180	Date 29th April 1997

Applicant Atley Holdings Ltd.,

Development Refurbishment and sub-division of existing Warehouse Unit
on site.

Location Kileen Road, Dublin 12.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

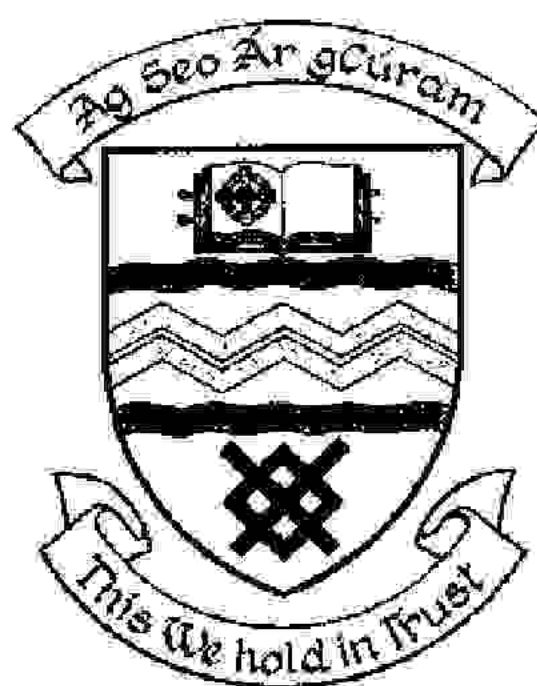
Additional Information Requested/Received 24/04/97 /29/04/97

A Permission has been granted for the development described above,
subject to the following (14) 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 prior to commencement of development on site the applicant shall submit detailed landscape and boundary proposals for the written agreement with the Planning Authority. Details to include:-

- . elevations of vehicular entrance to site showing details of design, materials and finish.
- . details of high quality boundary wall and/or fence and planting along site boundary adjoining residential property.
- . a detailed landscape plan for the site including a 5m wide landscaped margin along the road frontage inside the boundary fence and omission of 3 no. car park spaces.
- . details of hard landscaping at entrance kerbs.
- . details of neat and orderly boundary wall/fence for remainder of site.

REASON:

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

- 3 All landscape works and boundary treatment to be carried out prior to occupation of proposed units.

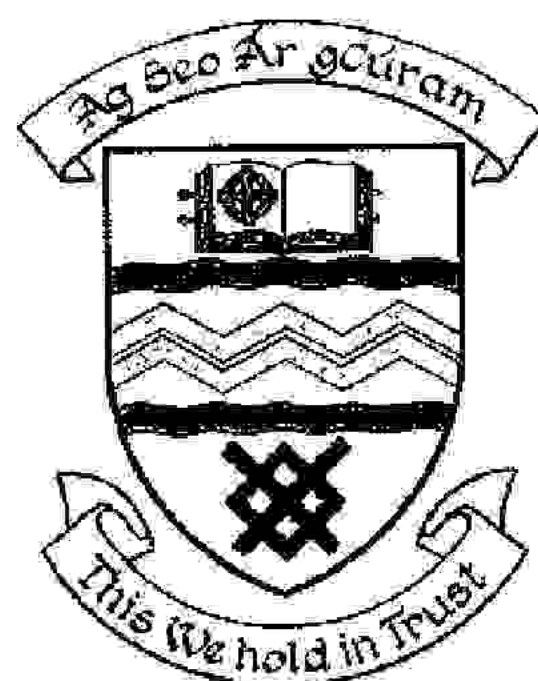
REASON:

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

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- 4 Applicant to provide a footpath to the front of the site to the requirements of the Area Engineer of the Roads Department of the Planning Authority. All works to be carried out at developer's expense. All details to be submitted for the written agreement of the Planning Authority prior to commencement of development on site.
OR
That a financial contribution in the sum of money to be agreed with the Planning Authority shall be paid by the developer to South Dublin County Council towards the cost of footpath improvement in the area serving the site.
REASON:
In the interest of the proper planning and development of the area.
- 5 All signage which is exempted development shall be located on entrance piers or premises in an orderly manner. No signs are permitted on railings unless agreed in writing with the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 6 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.
- 7 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.
- 8 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.

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REASON:

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

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

REASON:

In the interest of health.

- 10 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.

- 11 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.

- 12 The car parking area indicated on the submitted site layout plan as amended by Condition No. 2 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.

- 13 That a financial contribution in the sum of £11,649 (eleven thousand six hundred and forty nine 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.

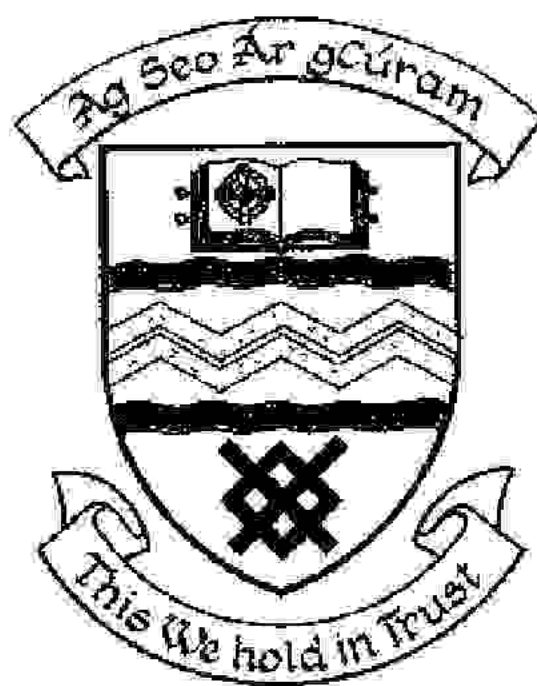
REASON:

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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- 14 That a financial contribution in the sum of money equivalent to the value of £7,400 (seven thousand four 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. This condition relates to Reg. Ref. S97A/0179 and S97A/0180 combined.

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.

Signed on behalf of South Dublin County Council.

.....*B*.....*7* August 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 0764	Date of Order 24/04/97
Register Reference S97A/0180	Date 1st April 1997

Applicant Atley Holdings Ltd.,

Development Refurbishment and sub-division of existing Warehouse Unit
on site.

Location Kileen Road, Dublin 12.

Dear Sir/Madam,

An inspection carried out on 16/4/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

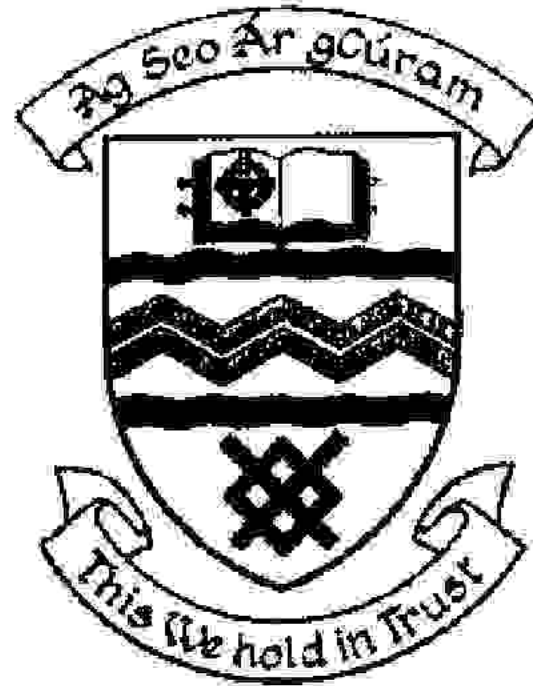
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any)

Sean McMullan & Co.,
Design & Construction Managers,
31 Gardiner Place,
Dublin 1.

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- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer. 24/04/97