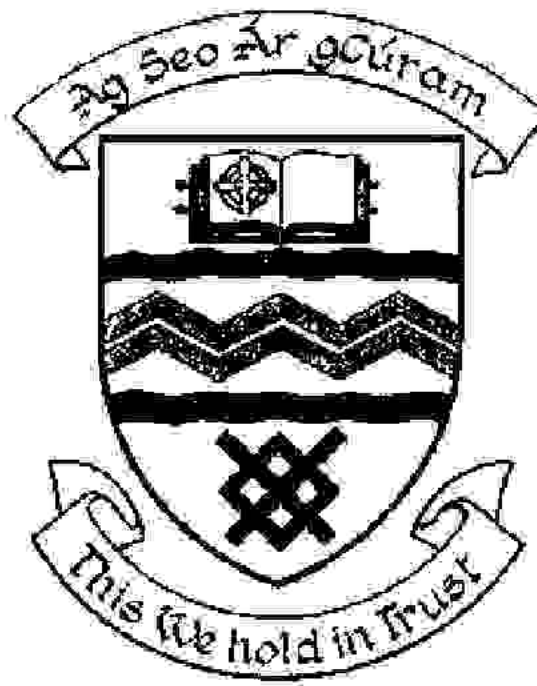


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0002	
1. Location	junction of Monastery Road and Naas Road, Clondalkin, Dublin 22.		
2. Development	New showrooms, workshops, offices, stores and ancillary works.		
3. Date of Application	06/01/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Stoneham Ltd., Address: Airfield Villas, Naas Road, Dublin 22.		
5. Applicant	Name: Stoneham Ltd., Address: Airfield Villas, Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 0436 Date 04/03/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0720 Date 17/04/97	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

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Stoneham Ltd.,
Airfield Villas,
Naas Road,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0720	Date of Final Grant 17/04/97
Decision Order Number 0436	Date of Decision 04/03/97
Register Reference S97A/0002	Date 6th January 1997

Applicant Stoneham Ltd.,

Development New showrooms, workshops, offices, stores and ancillary works.

Location junction of Monastery Road and Naas Road, Clondalkin, Dublin 22.

Floor Area 950.000 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 (16) 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 Prior to commencement of development details of northern, southern and western elevations at scale not less than 1:50 and which shall be in keeping with the submitted drawings for the eastern elevations, shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 3 Any external lighting to the premises, including the vehicle parking areas, shall be designed and constructed such as not to cause distraction or traffic hazard to users of surrounding roads.
REASON:
In the interest of the proper planning and development of the area and the avoidance of the creation of a traffic hazard.
- 4 The boundaries to the site shall be set back at least 3 metres from the carriageway edge for sufficient distance to allow satisfactory vision splays at the entrance and at least 2 metres from the boundaries at all other locations where the site fronts the public road. The northern extremity of the building to be set back accordingly.
REASON:
In the interest of the proper planning and development of the area and the avoidance of the creation of a traffic hazard.
- 5 The proposed wash bay shall be relocated away from the site boundaries. Details shall be submitted to and be to the

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satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interests of the proper planning and development of the area and the avoidance of the creation of a traffic hazard caused by spray water entering onto the public road.

- 6 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.

- 7 Prior to development commencing the following details shall be submitted to and agreed with the Planning Authority.

- a. a site layout plan to a scale of 1:250 showing the location of the biocycle unit and percolation area.
- b. design of biocycle to cater for percolation test results submitted; certified to be in accordance with relevant standards.
- c. an acceptable percolation area to satisfactorily cater for effluent and certified as such.
- d. evidence of permission to connect to surface water sewer under the control of the County Council.

REASON:

In the interest of public health.

- 8 That the developer shall enter into a maintenance agreement with the suppliers for twice yearly inspection and servicing of the proposed foul water treatment system.

REASON:

In the interest of public health.

- 9 a. That petrol and oil interceptor traps be installed on surface water drainage line before outfall to public sewer.

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b. That a suitable drainage connection be installed on site to provide for future connection to a public sewer on adjoining public road.

c. Developer to ensure a full and proper separation of foul and surface sewer.

REASON:

To ensure a satisfactory standard of development.

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 details of landscaping and boundary treatments be submitted to and be to the satisfaction of the Planning Authority and work thereon completed prior to occupation of units.

REASON:

In the interest of amenity.

12 Notwithstanding the advertising signs to the fascia boards as shown on the submitted drawings, which shall not be internally illuminated no other advertising signs or structures be erected except those which are exempted development, without the prior grant of permission by the Planning Authority or An Bord Pleanála on appeal.

REASON:

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

13 That prior to development commencing on site details of external finishes and colours including roof cladding be submitted for the agreement of the Planning Authority.

REASON:

In the interest of visual amenity.

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- 14 That a financial contribution in the sum of £3,714 (three thousand seven hundred and fourteen pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply 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 this service 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 service.

- 15 In the event of a connection to the public sewer, a further financial contribution in the sum of £3,714 (three thousand seven hundred and fourteen pounds) to be paid by the proposer to South Dublin County Council towards the cost of the provision of a public foul sewerage system in the area of the proposed development and which would facilitate this development.
REASON:
The provision of this service 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 service.

- 16 That a financial contribution in the sum of money equivalent to the value of £4,800 (four thousand eight 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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- (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.

[Signature] 18/1K
for SENIOR ADMINISTRATIVE OFFICER
18 April 1997