

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0628	
1. Location	55 Cookstown Industrial Estate, Tallaght, Dublin 24.		
2. Development	Cold room extension to rear and 2 storey office extension to side of existing bakery.		
3. Date of Application	22/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/12/96 2.	1. 18/12/96 2.
4. Submitted by	Name: Paul Brazil Architects, Address: The Studio, 29 Eaton Square, Monkstown,		
5. Applicant	Name: K.C. Confectionary, Address: 55 Cookstown Industrial Estate, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0272  Date 13/02/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	11/03/97	Written Representations	
9. Appeal Decision	10/07/97	Grant Permission	
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.	

# AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S96A/0628

**APPEAL** by K.C. Confectionery care of Paul Brazil Architects of The Studio, 29 Eaton Square, Monkstown, County Dublin against the decision made on the 13th day of February, 1997 by the Council of the County of South Dublin to refuse permission for development comprising cold room extension to rear and two-storey office extension to side of existing bakery at 55 Cookstown Industrial Estate, Tallaght, County Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

## FIRST SCHEDULE

Having regard to the location of the proposed development, the proposals for the provision of off-street parking and the nature of the use proposed, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

## SECOND SCHEDULE

1. The proposed development shall be carried out in accordance with the details received by the planning authority on the 22nd day of November, 1996 and the 18th day of December, 1996 as amended by the details received by An Bord Pleanála on the 11th day of March, 1997.

**Reason:** In the interest of clarity, development control and the proper planning and development of the area.

*Dam*

2. The cold store and despatch area extension shall be used for storage purposes only and shall not be used as a manufacturing area.

**Reason:** In the interest of minimising the level of car parking demand generated by the proposed development in the interest of traffic safety.

3. The flour silo indicated on drawing number 9689-03(A) received by An Bord Pleanála on the 11th day of March, 1997 shall be reduced in height to match the ridge height of the adjacent original factory. Revised drawings shall be submitted to the planning authority for agreement prior to the commencement of development.


**Reason:** In the interest of visual amenity.

4. The materials and finishes to be used in the proposed development shall match those existing on the original buildings and full details of same including the finish of the flour silo shall be as agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity.

5. The proposed car parking spaces to the side of the existing factory, indicated on drawing number 9689-01(A) received by An Bord Pleanála on the 11th day of March, 1997, shall be marked with luminous paint and reserved clear at all times as staff parking areas and shall not be used for delivery or other commercial vehicle parking.

**Reason:** In the interest of traffic safety and the proper development of the site.



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

Dated this 10<sup>th</sup> day of July 1997.

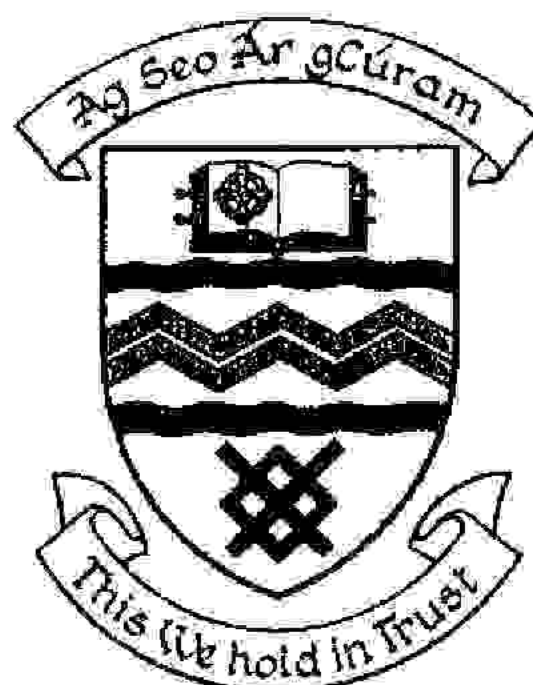




**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0111



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0111

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

Decision Order Number 0272	Date of Decision 13/02/97
Register Reference S96A/0628	Date 22nd November 1996

**Applicant** K.C. Confectionary,  
**Development** Cold room extension to rear and 2 storey office extension  
to side of existing bakery.  
**Location** 55 Cookstown Industrial Estate, Tallaght, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 11/12/96 /18/12/96

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 **REFUSE PERMISSION** in respect of the above proposal.

for the ( 3 ) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

13/02/97

Paul Brazil Architects,  
The Studio,  
29 Eaton Square,  
Monkstown,  
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24,

Telefon: 01-462 0000  
Facs: 01-462 0111  
REG REF. S96A/0628



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0111

Reasons

- 1 The proposed development, in the absence of extra on-site parking provision, would lead to on street parking which would endanger public safety by means of traffic hazard and obstruction of road users.
- 2 The proposed development would further exacerbate existing car-parking deficiency and lead to potential traffic hazard on the roadway fronting the site as a result of truck parking and turning movements.
- 3 The proposed development would be contrary to the proper planning and development of the area as the applicant has failed to submit drawings of the proposed flour silos.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

Order Number 2375	Date of order 11/12/96
Register Reference S96A/0628	Date 22nd November 1996

**Applicant** K.C. Confectionary,  
**Development** Cold room extension to rear and 2 storey office extension  
to side of existing bakery.  
**Location** 55 Cookstown Industrial Estate, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 5/12/96 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

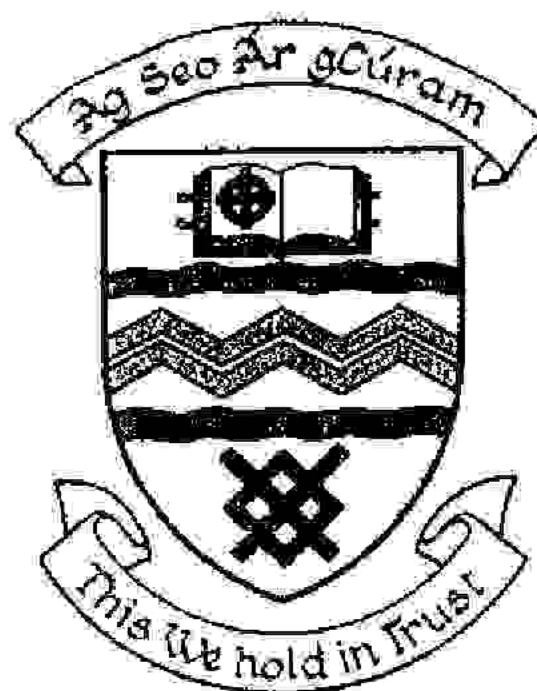
The notice must be maintained in position for at least one month and must fulfil the following conditions:-

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)

Paul Brazil Architects,  
The Studio,  
29 Eaton Square,  
Monkstown,  
Co. Dublin.



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

REG REF. S96A/0628

- (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.

11/12/96