

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0582	
1. Location	Unit 27, Cookstown Industrial Estate, Tallaght, Dublin 24		
2. Development	Demolish front portion of our existing building and re-construct in two storey form incorporating offices, showrooms and roller shutter door with the erection of pallisade fencing, gates and ancillary works.		
3. Date of Application	11/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/12/96 2.	1. 19/12/96 2.
4. Submitted by	Name: Donal F. O'Donovan, Address: Clyde House, Brian Boru Street,		
5. Applicant	Name: Carey & Carey Properties Ltd., Address: 2 Emmet Place, Cork.		
6. Decision	O.C.M. No. 0291 Date 17/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0622 Date 07/04/97	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.	

REG. REF. S96A/0582 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

Donal F. O'Donovan,
Clyde House,
Brian Boru Street,
Cork.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0622	Date of Final Grant 07/04/97
Decision Order Number 0291	Date of Decision 17/02/97
Register Reference S96A/0582	Date 19th December 1996

Applicant Carey & Carey Properties Ltd.,

Development Demolish front portion of our existing building and re-construct in two storey form incorporating offices, showrooms and roller shutter door with the erection of pallisade fencing, gates and ancillary works.

Location Unit 27, Cookstown Industrial Estate, Tallaght, Dublin 24

Floor Area 482.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/12/96 /19/12/96

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, as amended by unsolicited additional information received by the Planning Authority on 4/12/96 and additional information on 19/12/96, 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 The proposed alterations shall be carried out as per Drawings No. 1101-03 (A) and 1101-04 received by the Planning Authority on 4/12/96.
REASON:
In the interest of clarity and proper planning and development.
- 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 6 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:

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

- 7 The proposed palisade fence on the east boundary shall not be erected forward of the front building line. A dwarf wall to match the existing boundary wall at the front of the site shall be erected in its place, if required.

REASON:

In the interest of visual amenity.

- 8 The existing front boundary wall shall be capped along its entire length and made good where damage has been caused.

REASON:

In the interest of visual amenity.

- 9 All landscaping works shall be carried out within THREE months of first occupation of extended development.

REASON:

In the interest of visual amenity.

- 10 No advertising signs other than these indicated on DRG. No. 1101.04 received by the Planning Authority on 4/12/96 shall be erected on site. Box plastic signs are not permitted. Illumination, if required, shall be such as not to cause glare to users of the road or footpath.

REASON:

In the interest of traffic safety and visual amenity.

- 11 That a financial contribution in the sum of £3,940 (three thousand nine hundred and forty 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

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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 £1,800 (one 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:

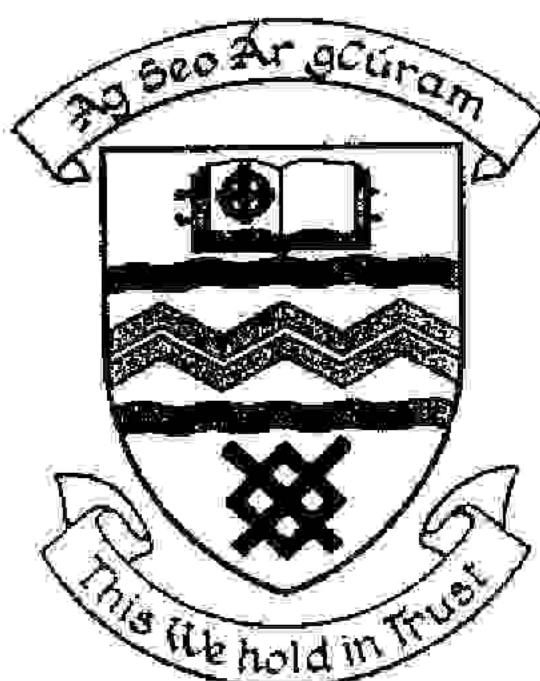
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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] April 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2399	Date of Decision 11/12/96
Register Reference S96A/0582	Date 11th November 1996

**Applicant
Development**

Carey & Carey Properties Ltd.,
Demolish front portion of our existing building and re-construct in two storey form incorporating offices, showrooms and roller shutter door with the erection of pallisade fencing, gates and ancillary works.

Location

Unit 27, Cookstown Industrial Estate, Tallaght, Dublin 24

App. Type

Permission

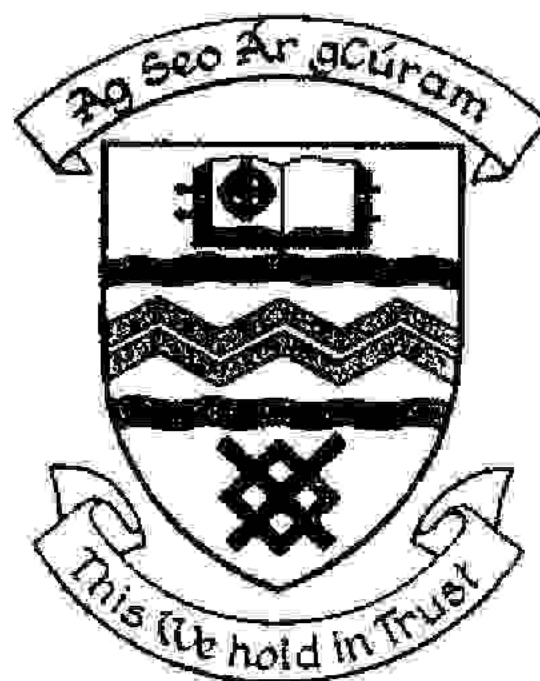
Dear Sir/Madam,

With reference to your planning application, received on 11/11/96 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 1993 Dublin County Development Plan recommends 1 parking space per 35 sq. metres of gross floor area. By this calculation 37 parking spaces would be required for the entire development. The applicants are requested to indicate how the Development Plan standards can be met.
- 2 The applicants are requested to supply details of proposed user of this premises to include description of business activity, number of staff, deliveries to and from the premises and types of vehicles to be used.
- 3 The applicants are requested to indicate whether anti-climbing devices on the building are to be removed.

Donal F. O'Donovan,
Clyde House,
Brian Boru Street,
Cork.

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Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

12/12/96