

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0455
1. Location	Junction of Naas Road/Turnpike Road.	
2. Development	Proposed mixed use two storey building incorporating offices and workshop/showroom with internal mezzanine level.	
3. Date of Application	23/08/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Building Design Partnership, Address: 116 Lower Baggot Street, Dublin 2.	
5. Applicant	Name: Mr. N. McDermott, Address: c/o 116 Lower Baggot Street, Dublin 2.	
6. Decision	O.C.M. No. 2405 Date 11/12/96	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 0173 Date 28/01/97	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Building Design Partnership,
116 Lower Baggot Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0173	Date of Final Grant 28/01/97
Decision Order Number 2405	Date of Decision 11/12/96
Register Reference S96A/0455	Date 23rd August 1996

Applicant Mr. N. McDermott,

Development Proposed mixed use two storey building incorporating offices and workshop/showroom with internal mezzanine level.

Location Junction of Naas Road/Turnpike Road.

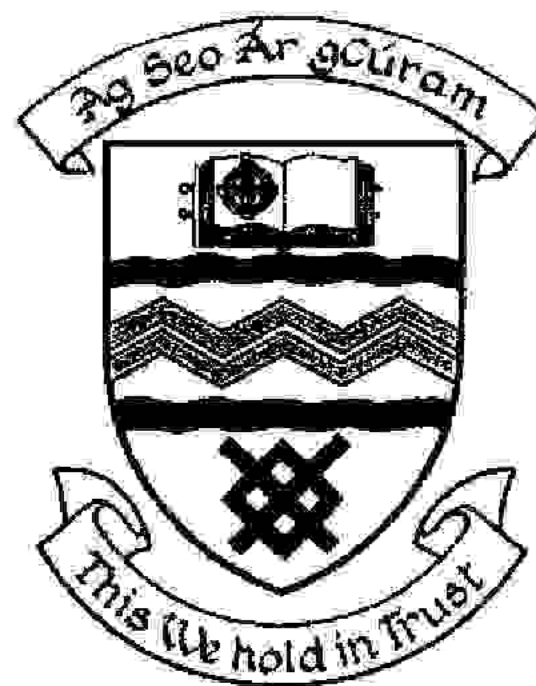
Floor Area 1136.000 Sq Metres

Time extension(s) up to and including 14/12/96

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (17) 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 and as amended by the unsolicited additional information received by the Planning Authority on 14/10/96, 21/10/96 and 4/12/96, 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 This permission relates to the use specified in the application only. Notwithstanding the provision of the Planning and Development Regulations 1994, any change of use will require planning permission.
REASON:
In the interest of proper planning and development of the area.

- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.

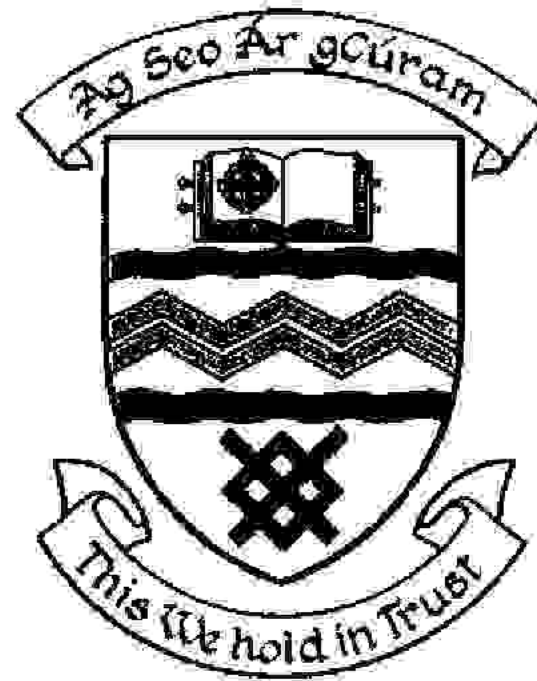
- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.

- 5 That 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.

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- 6 The applicant to ensure full and proper separation of foul and surface water systems.
 REASON:
 In the interest of health.

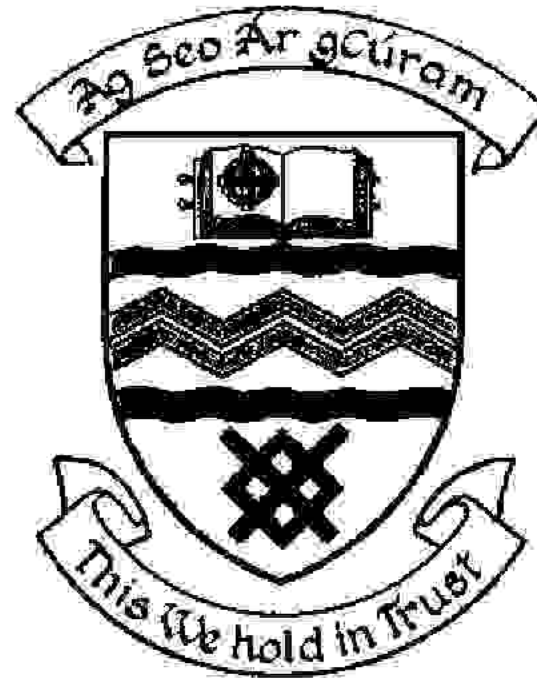
- 7 No trade effluent to be discharged to public foul sewer without prior approval.
 REASON:
 In the interest of health.

- 8 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.

- 9 Save as may be required for the implementation of the 'Luas' Transit proposals, the area adjacent to the N7 and the Turnpike Road 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.

- 10 That in the event of the implementation of the 'Luas' transit proposals, as detailed in the submitted unsolicited additional information (21/10/96), the developer shall redesign the car park layout as set out in Drawing p.01 (Alternative B) and carry out landscaping works where appropriate to the satisfaction of the Planning Authority. Details shall be submitted in writing for the prior approval by the Planning Authority.
 REASON:
 In the interest of orderly development of the area, in the interest of visual amenity and in the interest of traffic safety.

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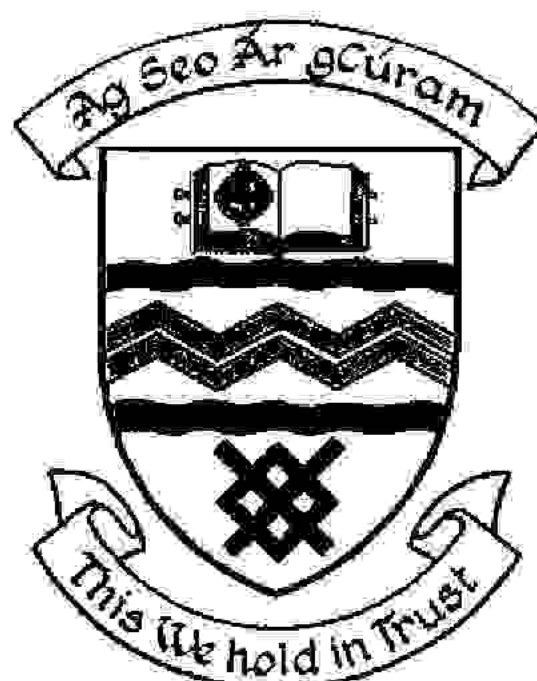
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- 11 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
REASON:
In the interest of amenity.
- 12 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1994. Any external advertising sign or structure shall require prior approval of the Planning Authority by written agreement.
REASON:
In the interest of visual amenity.
- 13 Any proposed illuminated signage displayed in the windows of the proposed building shall require planning permission.
REASON:
In the interest of traffic safety and visual amenity.
- 14 Save as required for the implementation of the 'Luas' Transit proposals, the car park area indicated on the submitted site layout plan 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 orderly development and traffic safety.
- 15 That details of materials, colour and finishes of external cladding and windows shall be agreed in writing with planning authority prior to commencement of development on site.
REASON:
In the interest of visual amenity.
- 16 A financial contribution in the sum of money equivalent to the value of £20,300 (twenty thousand three 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 developer to South Dublin County Council towards the cost of

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roads improvements and Traffic Management Proposals in the area serving this 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.

- 17 That a financial contribution in the sum of £4,872 (four thousand eight hundred and seventy two 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.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

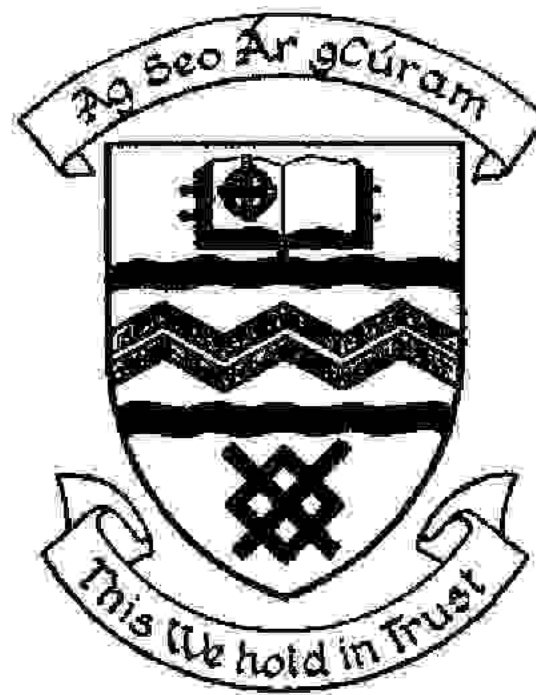
Signed on behalf of South Dublin County Council,

..... January 1997
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2343	Date of Decision 05/12/96
Register Reference S96A/0455	Date 23rd August 1996

Applicant Mr. N. McDermott,
App. Type Permission
Development Proposed mixed use two storey building incorporating offices and workshop/showroom with internal mezzanine level.
Location Junction of Naas Road/Turnpike Road.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 14/12/96

Yours faithfully

...*KB*..... 05/12/96
for SENIOR ADMINISTRATIVE OFFICER

Building Design Partnership,
116 Lower Baggot Street,
Dublin 2.

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

Decision Order Number 2291	Date of Decision 27/11/96
Register Reference S96A/0455	Date 23rd August 1996

Applicant Mr. N. McDermott,
App. Type Permission
Development Proposed mixed use two storey building incorporating offices and workshop/showroom with internal mezzanine level.
Location Junction of Naas Road/Turnpike Road.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 06/12/96

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

28/11/96

Building Design Partnership,
116 Lower Baggot Street,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2252	Date of Decision 21/11/96
Register Reference S96A/0455	Date 23rd August 1996

Applicant Mr. N. McDermott,
App. Type Permission
Development Proposed mixed use two storey building incorporating offices and workshop/showroom with internal mezzanine level.
Location Junction of Naas Road/Turnpike Road.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 30/11/96

Yours faithfully

..... 21/11/96
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2052	Date of Decision 21/10/96
Register Reference S96A/0455	Date 23rd August 1996

Applicant Mr. N. McDermott,
App. Type Permission
Development Proposed mixed use two storey building incorporating offices and workshop/showroom with internal mezzanine level.

Location Junction of Naas Road/Turnpike Road.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 22/11/96

Yours faithfully

..... 21/10/96
for SENIOR ADMINISTRATIVE OFFICER

Building Design Partnership,
116 Lower Baggot Street,
Dublin 2.