

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0336	
1. Location	J.F. Kennedy Road/Bluebell Avenue, Dublin 12.		
2. Development	Single storey extension, expanding the existing warehouse/ storage area to the rear of existing industrial/warehouse unit.		
3. Date of Application	17/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Horan Associates Architects, Address: 127 Phibsboro Road, Dublin 7.		
5. Applicant	Name: Maginn Machinery Limited, Address: J.F. Kennedy Road, J.F. Kennedy Industrial Estate, Naas Road, Dublin 12.		
6. Decision	O.C.M. No. 1583  Date 15/08/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	Effect	
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/0336 **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

Horan Associates Architects,  
127 Phibsboro Road,  
Dublin 7.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1929	Date of Final Grant 02/10/96
Decision Order Number 1583	Date of Decision 15/08/96
Register Reference S96A/0336	Date 17th June 1996

**Applicant** Maginn Machinery Limited,

**Development** Single storey extension, expanding the existing warehouse/  
storage area to the rear of existing industrial/warehouse  
unit.

**Location** J.F. Kennedy Road/Bluebell Avenue, Dublin 12.

**Floor Area** 297.000 Sq Metres

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

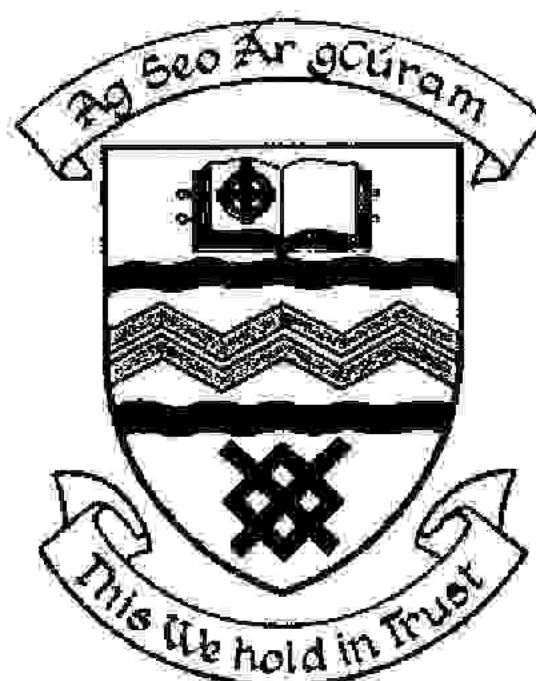
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (13) Conditions.

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 Facs: 01-462 0104



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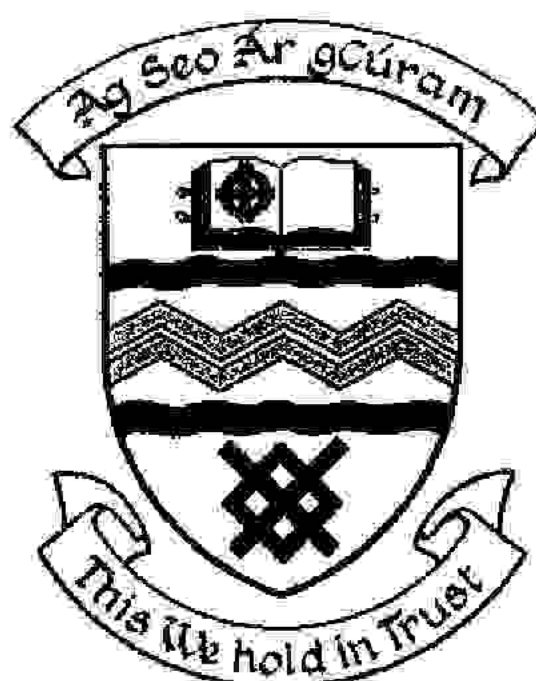
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 Fax: 01-462 0104

**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 The building shall not be located closer than 5 metres from the existing water mains. In the event that the proposed building encroaches on this area revised drawings shall be submitted showing all parts of the building clear of the reservation area.  
**REASON:**  
 In the interest of the 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 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 trade/industrial effluent be permitted without prior approval from Planning Authority.  
**REASON:**  
 In the interest of health.
- 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.



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Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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

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DEPARTMENT  
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Fax: 01-462 0104

- 7 That the car parking 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 the proper planning and development of the area.

- 8 That all surface run-off from truck parking and marshalling areas to be routed via a petrol interceptor before entering the main sewerline.

**REASON:**

In the interest of public health.

- 9 That all external finishes harmonise in colour and texture with the existing premises.

**REASON:**

In the interest of visual amenity.

- 10 That arrangements be made with regard to the payment of the financial contribution in the sum of £4,731 (four thousand seven hundred and thirty one pounds) as required by Condition No. 5 of planning permission granted by An Bord Pleanála under Ref. PL.06S.096741, Register Reference S95A/0279; arrangements to be made prior to commencement of this proposal.

**REASON:**

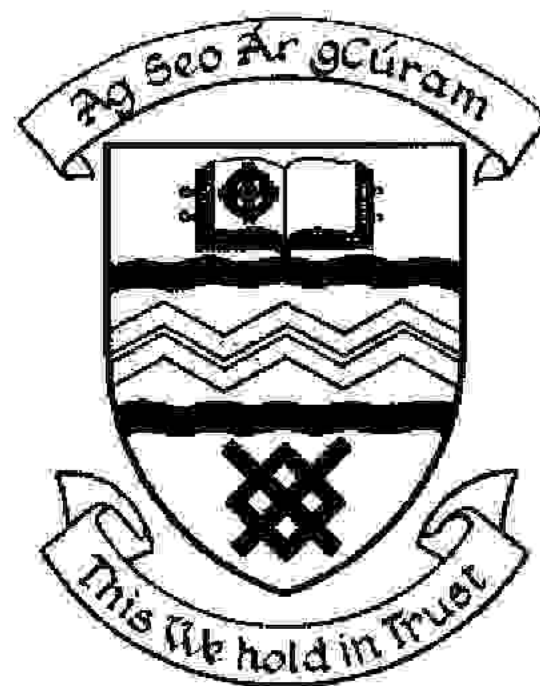
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 That arrangements be made with regard to the payment of the financial contribution in the sum of £5,600 (five thousand six hundred pounds) as required by Condition no. 6 of planning permission granted by An Bord Pleanála under Ref. PL.06S.096741, Register Reference S95A/0279; arrangements to be made prior to commencement of this proposal.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the propose development.

- 12 With regard to the present proposal, a financial contribution in the sum of £2,431 (two thousand four hundred and thirty one pounds) to 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 development should contribute towards the cost of providing the services.

- 13 With regard to the present proposal, a financial contribution in the sum of money equivalent to the value of £1,200 (one thousand two hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price index 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 road improvements and traffic management proposals in the area of the proposed development; this contribution to be paid before the commencement of development on 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.

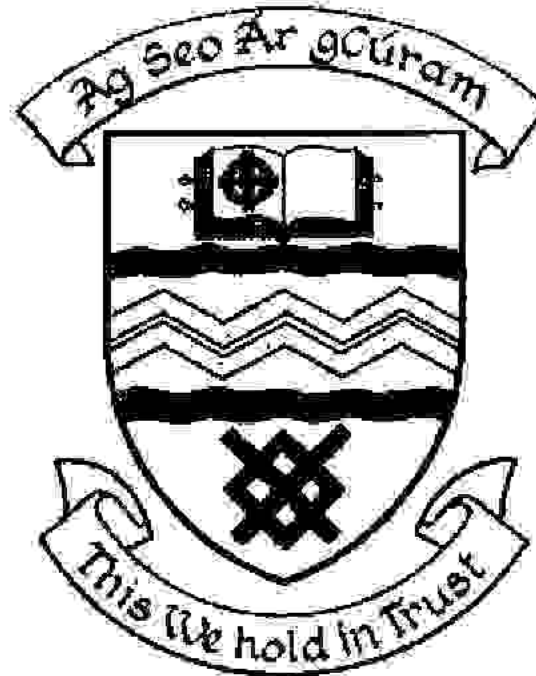
All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government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



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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.

*B.*.....*3rd* October 1996  
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1583	Date of Decision 15/08/96
Register Reference S96A/0336	Date 17th June 1996

**Applicant** Maginn Machinery Limited,

**Development** Single storey extension, expanding the existing warehouse/  
storage area to the rear of existing industrial/warehouse  
unit.

**Location** J.F. Kennedy Road/Bluebell Avenue, Dublin 12.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** /

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

subject to the conditions ( 13 ) on the attached Numbered Pages.  
signed on behalf of the South Dublin County Council.

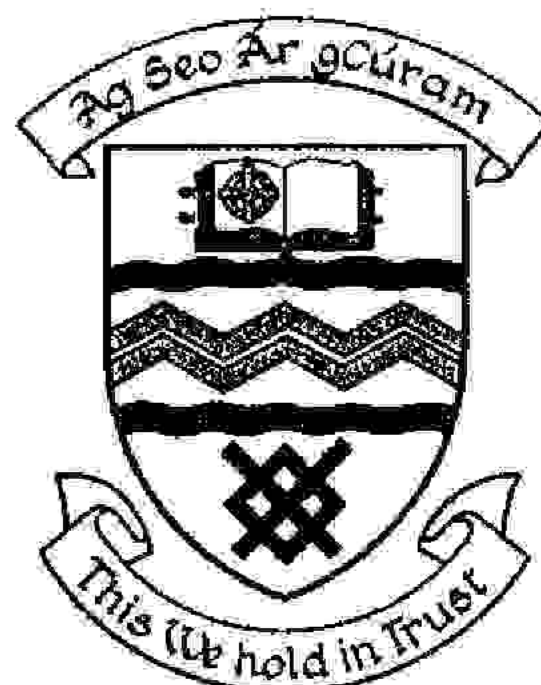
..... 15/08/96  
for SENIOR ADMINISTRATIVE OFFICER

Horan Associates Architects,  
127 Phibsboro Road,  
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In the interest of health.

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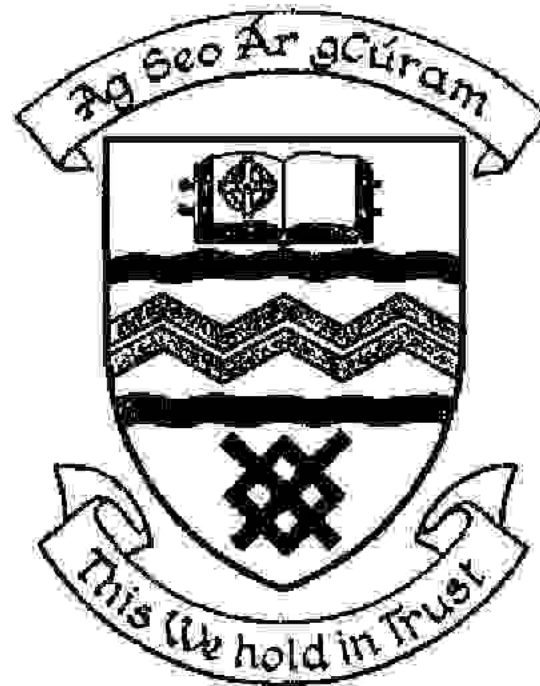
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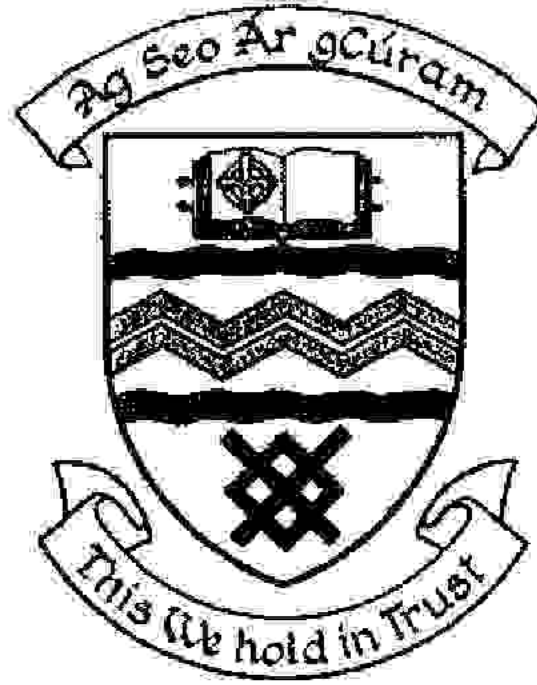


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