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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S96A/0327 1 | |
| 1. Location | No. 194 Whitehall Road, Dublin 12. | | |
| 2. Development | Construct 3 no. shop units at ground floor level with offices at first floor level on existing commercial/ industrial premises. | | |
| 3. Date of Application | 12/06/96 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 08/08/96 2. 04/09/97 | 1. 07/07/97 2. 14/04/98 |
| 4. Submitted by | Name: Bacon Group Design Ass., Architects, Address: Amberwood, Washington Lane, | | |
| 5. Applicant | Name: Glowtherm Heat Transfer Ltd., Address: 194 Whitehall Road, Terenure, Dublin 12. | | |
| 6. Decision | O.C.M. No. 1156 Date 12/06/98 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect AP GRANT PERMISSION | |
| 8. Appeal Lodged | 13/07/98 | Written Representations | |
| 9. Appeal Decision | 11/11/98 | Refuse Permission | |
| 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. | | | |

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

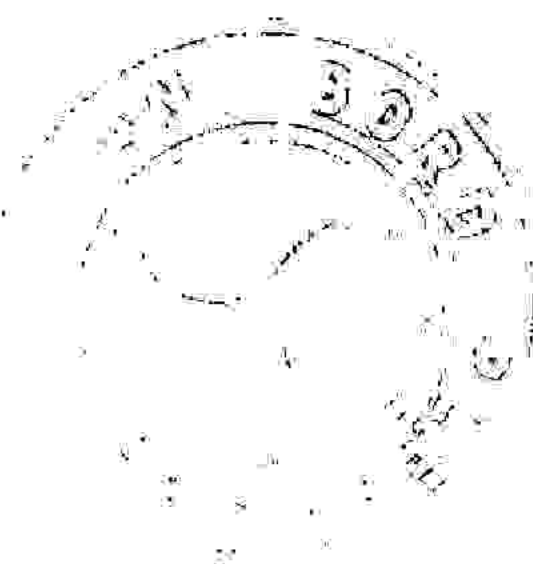
Planning Register Reference Number: S96A/0327

APPEAL by Bincorey Limited care of Harry Lawlor of 10 Beech Walk, Brookwood, Dublin against the decision made on the 12th day of June, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to Glowtherm Heat Transfer Limited care of Bacon Group Design Associates of Amberwood, Washington Lane, Dublin for development described in the public notice as the construction of three number shop units at ground floor level with offices at first floor level on existing commercial/industrial premises at number 194 Whitehall Road, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed development, by reason of the lack of provision for on-site car parking and generation of additional traffic at a busy junction, would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development would exacerbate an already unsatisfactory parking situation leading to on-street car parking at residential roads in the vicinity. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and would, therefore, be contrary to the proper planning and development of the area.



Douglas A. Murphy

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

Dated this 11th day of November 1998.

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

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Baile Átha Cliath 24.

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

| | |
|------------------------------|---------------------------|
| Decision Order Number 1156 | Date of Decision 12/06/98 |
| Register Reference S96A/0327 | Date 12th June 1996 |

Applicant Glowtherm Heat Transfer Ltd.,

Development Construct 3 no. shop units at ground floor level with
offices at first floor level on existing commercial/
industrial premises.

Location No. 194 Whitehall Road, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/08/96 /07/07/97

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 (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 12/06/98
for SENIOR ADMINISTRATIVE OFFICER

Bacon Group Design Ass., Architects,
Amberwood,
Washington Lane,
Dublin 14.

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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 Additional Information received on 07/07/97 and Clarification of Additional Information received on 14/04/98, 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 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.
- 3 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.
- 4 That details of materials and finishes of shop fronts and side boundary shall be submitted for written agreement with the Planning Authority.
REASON:
In the interest of visual amenity.
- 5 That no advertising sign or structure be erected except those which are exempted development, without prior approval

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of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 6 Footpath and kerb to be dishd by applicant in order to provide access to car parking areas. This work to be agreed with the Planning Authority (Roads Department).

REASON

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

NOTE

Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- 7 That a financial contribution in the sum of money equivalent to the value of £1,200.00 (one thousand two 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:

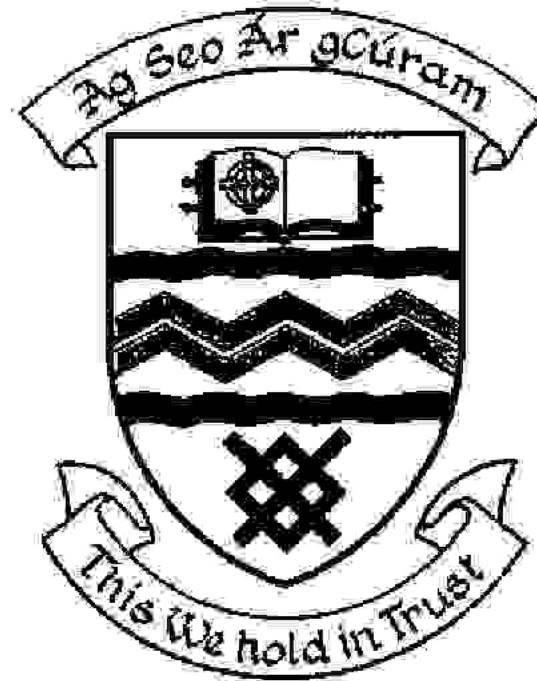
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 8 That a financial contribution in the sum of £2,301.00 (two thousand three hundred and one 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

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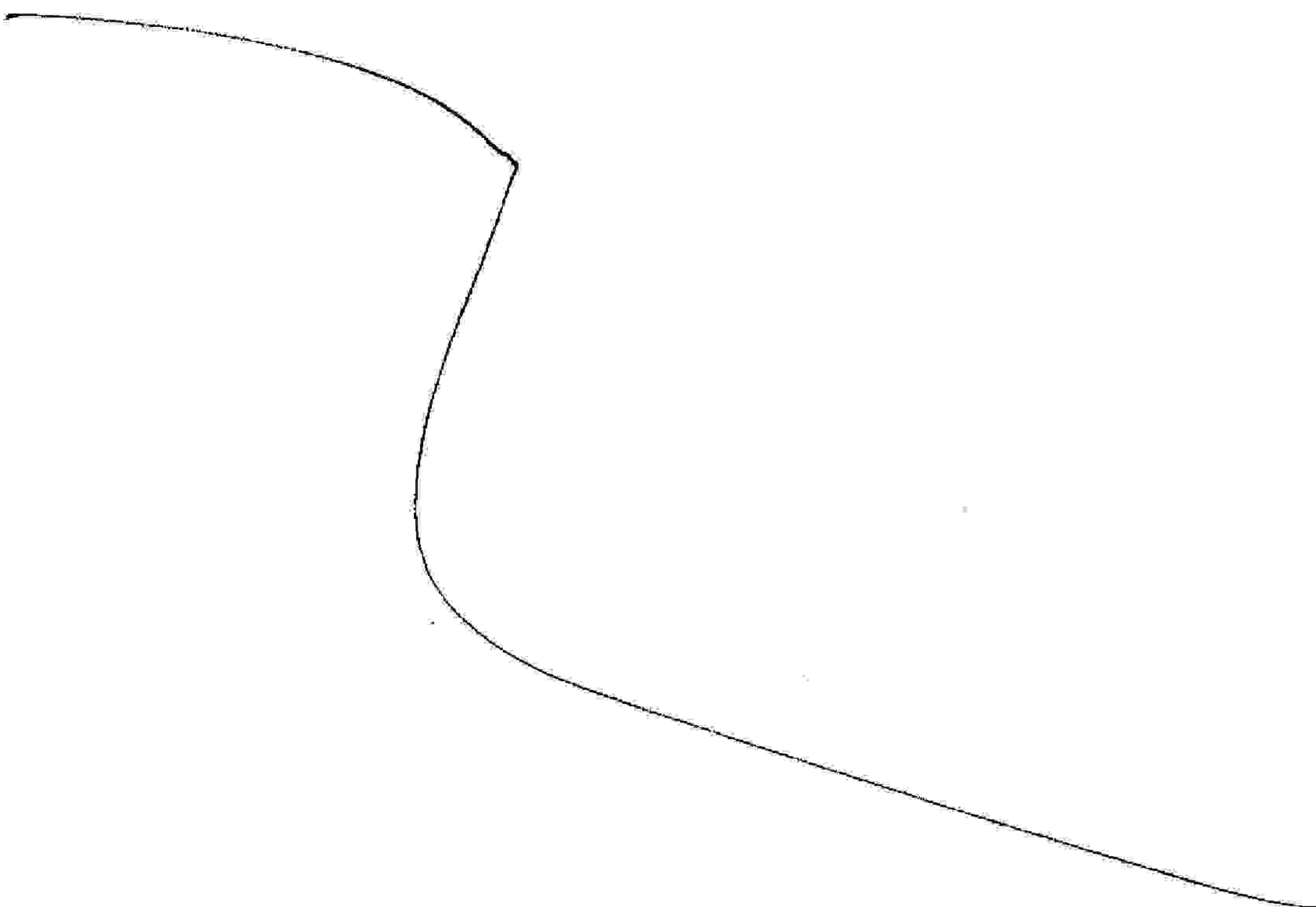
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development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

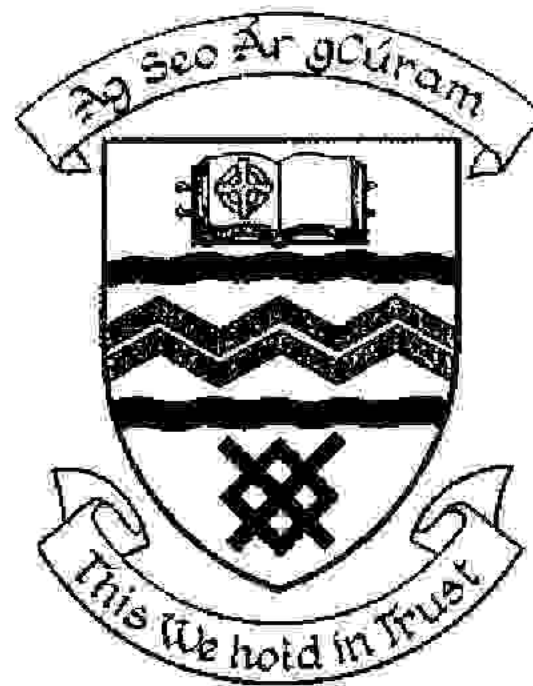
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.



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

| | |
|------------------------------|---------------------------|
| Decision Order Number 1772 | Date of Decision 04/09/97 |
| Register Reference S96A/0327 | Date 12th June 1996 |

Applicant Glowtherm Heat Transfer Ltd.,
App. Type Permission
Development Construct 3 no. shop units at ground floor level with
offices at first floor level on existing commercial/
industrial premises.

Location No. 194 Whitehall Road, Dublin 12.

Dear Sir / Madam,

With reference to your planning application, additional information received on 7th July 1997 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 Applicant is requested to submit full details of proposed foul and surface water drainage system including pipe sizes, gradients, cover and invert levels up to and including the public sewer. Applicant to note that drawing No. 59623 shows foul sewerage being discharged to surface water sewer. This is not acceptable and the manhole marked as surface water on east side of Whitehall Road may be a foul sewer manhole. Applicant to check manhole on site and clarify this matter.

Bacon Group Design Ass., Architects,
Amberwood,
Washington Lane,
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- 2 Applicant is requested to clarify legal entitlement to provide car parking and associated site works/landscaping of this area as outlined in green in the submitted layout plan. It is also noted that the car parking may conflict with the goods entrance to the existing premises the applicant is requested to clarify this matter and to submit a revised site layout accordingly.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

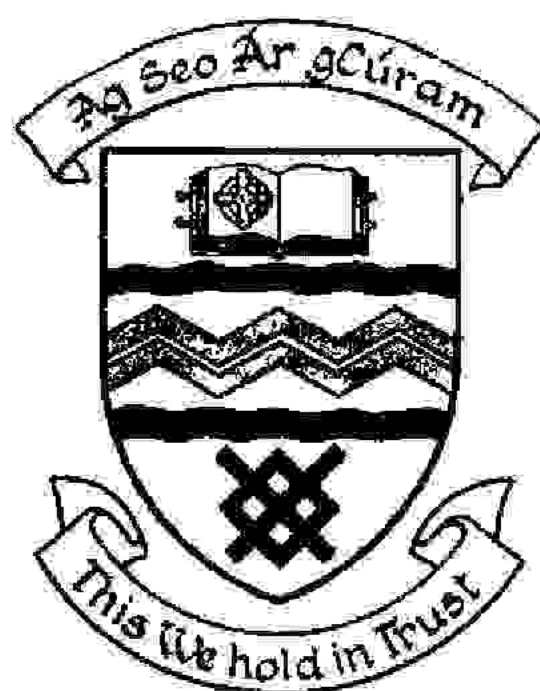
.....
for SENIOR ADMINISTRATIVE OFFICER

04/09/97

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

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|-------------------------------------|----------------------------------|
| Decision Order Number 1520 | Date of Decision 08/08/96 |
| Register Reference S96A/0327 | Date 12th June 1996 |

Applicant Glowtherm Heat Transfer Ltd.,
Development Construct 3 no. shop units at ground floor level with
 offices at first floor level on existing commercial/
 industrial premises.

Location No. 194 Whitehall Road, Dublin 12.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 12/06/96 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 Details of any existing or proposed off-street car parking facilities are required.

- 2 Inadequate drainage details have been submitted. Combined drainage is not acceptable to the Council. The existing public foul sewer system is already overloaded and the applicant must provide for a submit details of a separate drainage system.

NOTE: The Perrystown Pollution abatement scheme is designed to alleviate the flooding from the foul sewer on Whitehall Road.

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- 3 A letter from solicitors acting on behalf of HTK Ltd., suggests that the open areas of land adjacent to the applicants structure is privately owned by HTK Ltd. In view of this the applicant is asked to clarify how access can be gained to the proposed development.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

08/08/96