

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0169	
1. Location	Comans Wholesale Ltd., Belgard Road, Tallaght, Dublin 24.		
2. Development	Two storey office building and boiler house.		
3. Date of Application	25/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/05/96 2.	1. 14/06/96 2.
4. Submitted by	Name: Enda Fanning B. Arch., M.R.I.A.I., Address: 11 Whitechurch Abbey, Dublin 14.		
5. Applicant	Name: Comans Wholesale Ltd., Address: Belgard Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1521  Date 08/08/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1866  Date 23/09/96	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.			

# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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11 Whitechurch Abbey,  
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### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1866	Date of Final Grant 23/09/96
Decision Order Number 1521	Date of Decision 08/08/96
Register Reference S96A/0169	Date 14th June 1996

**Applicant** Comans Wholesale Ltd.,

**Development** Two storey office building and boiler house.

**Location** Comans Wholesale Ltd., Belgard Road, Tallaght, Dublin 24.

**Floor Area** 0.000 Sq Metres

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

**Additional Information Requested/Received** 23/05/96 /14/06/96

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 on 19.04.1996 and additional information received on 14.06.1996 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 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.
- 3 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:  
In the interest of the proper planning and development of the area.
- 4 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.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
In the interest of amenity.
- 6 All connections to the watermains shall be made by South Dublin County Council at the developers expense.  
REASON:  
In the interest of public health and proper planning and development of the area.



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- 7 The existing portacabin on this site shall be removed permanently prior to the commencement of development.  
REASON:  
In the interest of proper planning and development.
- 8 All parking spaces shall be clearly marked out on a permanent durable surface.  
REASON:  
In the interest of the proper planning and development.
- 9 That the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of public health.
- 10 That the large freestanding advertising hoarding near the roadside boundary of the site be removed prior to the commencement of the development.  
REASON:  
In the interests of visual amenity and the proper planning and development of the area.
- 11 That a financial contribution in the sum of £2,598 (two thousand five hundred and ninety eight 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.
- 12 That a financial contribution in the sum of money equivalent to the value of £2,400 (two thousand four 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

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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.

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.

*B. Braila*  
 September 1996  
 for SENIOR ADMINISTRATIVE OFFICER



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

<b>Decision Order Number</b> 1521	<b>Date of Decision</b> 08/08/96
<b>Register Reference</b> S96A/0169	<b>Date</b> 25th March 1996

**Applicant** Comans Wholesale Ltd.,  
**Development** Two storey office building and boiler house.  
**Location** Comans Wholesale Ltd., Belgard Road, Tallaght, Dublin 24.  
**Floor Area** Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** 23/05/96 /14/06/96

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

Subject to the conditions ( 12 ) on the attached Numbered Pages.  
signed on behalf of the South Dublin County Council.

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

Enda Fanning B. Arch., M.R.I.A.I.,  
11 Whitechurch Abbey,  
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 unsolicited additional information received on 19.04.1996 and additional information received on 14.06.1996 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 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.
  
- 3     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:  
In the interest of the proper planning and development of the area.
  
- 4     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.
  
- 5     That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
In the interest of amenity.



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- 6 All connections to the watermains shall be made by South Dublin County Council at the developers expense.  
REASON:  
In the interest of public health and proper planning and development of the area.
- 7 The existing portacabin on this site shall be removed permanently prior to the commencement of development.  
REASON:  
In the interest of proper planning and development.
- 8 All parking spaces shall be clearly marked out on a permanent durable surface.  
REASON:  
In the interest of the proper planning and development.
- 9 That the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of public health.
- 10 That the large freestanding advertising hoarding near the roadside boundary of the site be removed prior to the commencement of the development.  
REASON:  
In the interests of visual amenity and the proper planning and development of the area.
- 11 That a financial contribution in the sum of £2,598 (two thousand five hundred and ninety eight 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:



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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.

- 12 That a financial contribution in the sum of money equivalent to the value of £2,400 (two thousand four 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.

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

<b>Decision Order Number</b> 0945	<b>Date of Decision</b> 23/05/96
<b>Register Reference</b> S96A/0169	<b>Date</b> 25th March 1996

**Applicant Development** Comans Wholesale Ltd.,  
Two storey office building and boiler house.

**Location** Comans Wholesale Ltd., Belgard Road, Tallaght, Dublin 24.

**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 25/03/96 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 applicant is requested to indicate how the proposed development relates to development for which planning permission was granted by An Bord Pleanála ref. S94A/0293 on 4/1/1995 for a restaurant and office building on this site. Drawing no. 94/24-07 submitted to An Bord Pleanála shows parking spaces on the site of the proposed two-storey office building and also part of the proposed restaurant/office building where parking spaces are indicated in the current application.
- 2 The applicant is requested to submit a revised site layout plan to scale 1:500 or less clearly outlining all existing and proposed foul and surface water drains to serve the proposed building and parking areas to include pipe sizes, gradients invert and cover levels up to and including connections and showing that the system has sufficient capacity for the proposed development.

Enda Fanning B. Arch., M.R.I.A.I.,  
11 Whitechurch Abbey,  
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- 3 The applicant is requested to submit a water-main layout for the proposed development.
- 4 The applicant is requested to submit proposals for a permanent surface car-park in place of the existing hard-core area to the east of the proposed office building.
- 5 In view of the revisions indicated in the unsolicited additional information received by the Planning Authority on 19.04.1996. The applicant is requested to readvertise the proposed development in an appropriate newspaper and by the erection of a new site notice in accordance with the statutory regulations. Copies of the necessary documentation should be included in the applicants submission.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

23/05/96