

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0157	
1. Location	Site bounded by Station Road to the west and Crag Avenue, Clondalkin, Dublin 22 to the south and east.		
2. Development	Development c1.57 hectare site comprising 18 Units in 4 detached industrial buildings of c.4709m2 (including optional mezzanine first floors) and associated site works.		
3. Date of Application	20/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Philip J. Staunton, Architects, Address: 46, Grafton Street, Dublin 2.		
5. Applicant	Name: Wrightway Properties Ltd. Address: c/o Philip J. Staunton, Architects, 46, Grafton Street, Dublin 2.		
6. Decision	O.C.M. No. 0882  Date 16/05/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1199  Date 27/06/96	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

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Philip J. Staunton, Architects,  
46, Grafton Street,  
Dublin 2.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1199	Date of Final Grant 27/06/96
Decision Order Number 0882	Date of Decision 16/05/96
Register Reference S96A/0157	Date 20th March 1996

**Applicant** Wrightway Properties Ltd.

**Development** Development c1.57 hectare site comprising 18 Units in 4 detached industrial buildings of c.4709m<sup>2</sup> (including optional mezzanine first floors) and associated site works.

**Location** Site bounded by Station Road to the west and Crag Avenue, Clondalkin, Dublin 22 to the south and east.

**Floor Area** 4709.000 Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** /

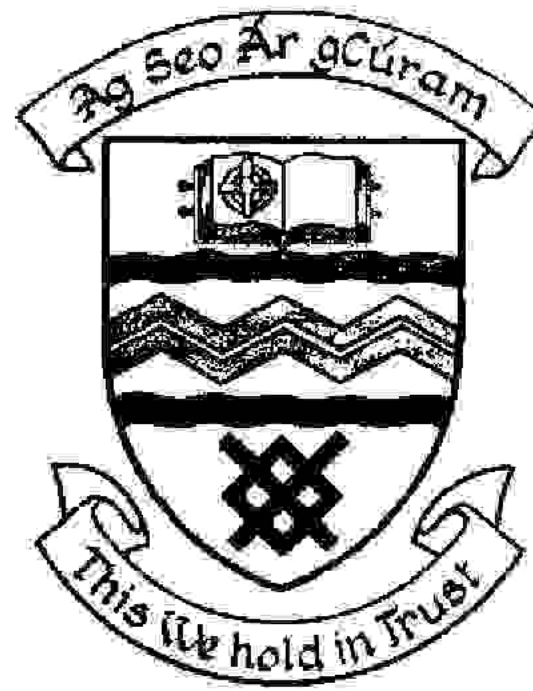
A Permission has been granted for the development described above,  
subject to the following (11) conditions.

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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, 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 County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 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 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 no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 6 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.
- 7 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.



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**REASON:**

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

- 8 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.

- 9 Prior to commencement of development acceptable proposals for an estate name, unit numbering and associated signage shall be submitted for the written agreement of the planning authority.

**REASON:**

In the interest orderly development.

- 10 That a financial contribution in the sum of £24,600 (twenty four thousand, six hundred 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; 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.

- 11 That a financial contribution in the sum of money equivalent to the value of £28,000 (twenty eight thousand 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 the 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

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

*[Signature]*  
 ..... June 1996  
 for SENIOR ADMINISTRATIVE OFFICER