

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0110	
1. Location	At former Tennant & Ruttle Site, Greenhills Industrial Estate, Greenhills Road, Tallaght, Dublin 24.		
2. Development	Single storey light industrial/warehouse building with two storey offices at front and associated siteworks including new vehicular entrances.		
3. Date of Application	01/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 02/05/96 2. 14/08/96	1. 01/10/96 2.
4. Submitted by	Name: Lorcan Greene & Associates, Architects, Address: 5, Thormanby Road, Howth,		
5. Applicant	Name: AGAR Commercial Property Consultants, Address: 103, Morehampton Road, Dublin 4.		
6. Decision	O.C.M. No. 2288 Date 27/11/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0255 Date 07/02/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged	24/12/96	Written Representations	
9. Appeal Decision	31/01/97	Appeal Withdrawn	
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.			

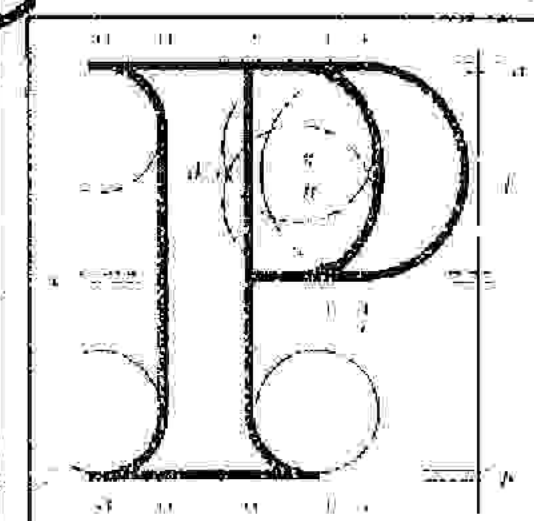
Our Ref: PL 06S.101130
P.A.Reg.Ref: S96A/0110

B C

SOUTH DUBLIN
COUNTY COUNCIL
- 3 FEB 1997
RECEIVED
PLANNING DEPT.

MJ

An Bord Pleanála



The Secretary,
Planning Section,
South Dublin County Council,
Town Centre,
Tallaght,
Dublin 24.

31st January 1997

Appeal Re: Single-storey light industrial/warehouse building with two-storey offices at front, associated site works, new vehicular entrances.
Tennant & Ruttle site, Greenhill Ind. Est., Tallaght, Co.Dublin.

Dear Sir/Madam,

The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1993, has been withdrawn.

Yours faithfully,

Miriam Baxter
Administrative Assistant

NA 51

Floor 3, Block 6
Irish Life Centre
Lower Abbey Street
Dublin 1

Tel: (01) 872 8011
Fax: (01) 872 2684

Úrthú 3, Bloc 6
Lárionad Irish Life
Sráid na Mainistreach Íochtarach
Baile Átha Cliath 1

4/11 512197

**SOUTH DUBLIN COUNTY COUNCIL
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Lorcan Greene & Associates, Architects,
5, Thormanby Road,
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Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0255	Date of Final Grant 07/02/97
Decision Order Number 2288	Date of Decision 27/11/96
Register Reference S96A/0110	Date 1st October 1996

Applicant AGAR Commercial Property Consultants,

Development Single storey light industrial/warehouse building with two storey offices at front and associated siteworks including new vehicular entrances.

Location At former Tennant & Ruttle Site, Greenhills Industrial Estate, Greenhills Road, Tallaght, Dublin 24.

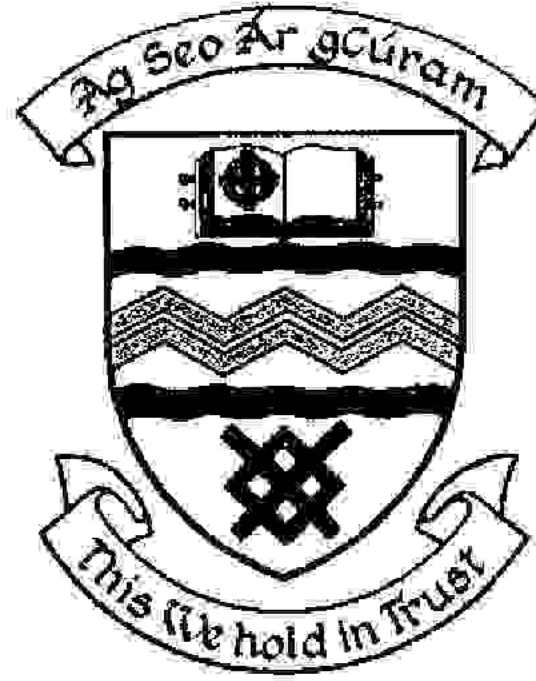
Floor Area 6910.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 02/05/96 /01/10/96

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, as amended by additional information received by the Planning Authority on 19/06/96 and clarification of additional information received on 1/10/96, 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 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 no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
 In the interest of health.

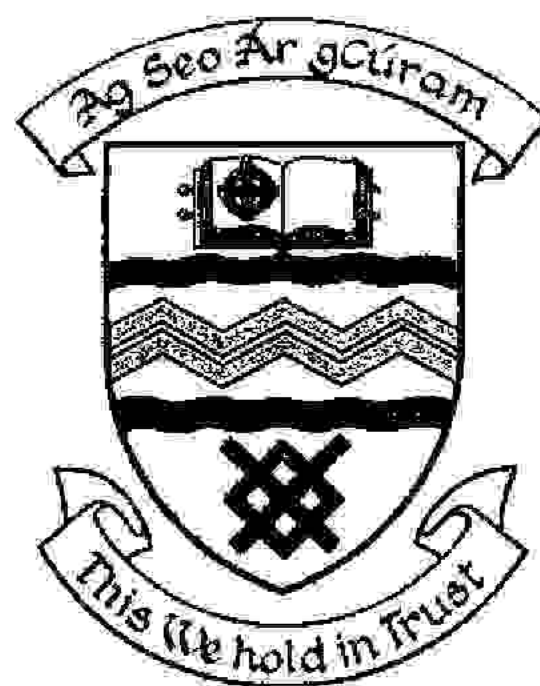
- 5 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.
REASON:
 In the interest of the proper planning and development of the area.

- 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. Proposals for signage on this building shall be the subject of a separate planning application.
REASON:

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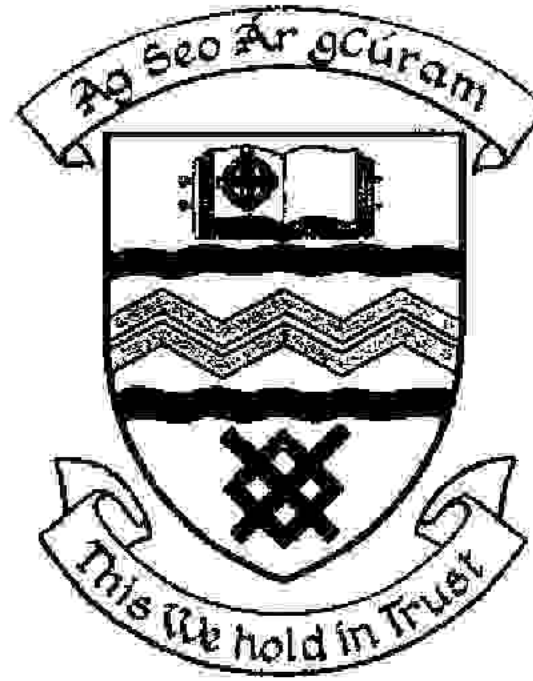
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In the interest of the proper planning and development of the area.

- 7 All metal containers and debris on this site shall be removed permanently prior to the commencement of the development.
REASON:
In the interest of visual amenity.
- 8 Forward of the front building line, the boundary treatment between this unit and the units to the east and the west shall be a steel railings or plinth wall and railings not greater than 2.4m in height. Palisade fencing or chain-link fencing is not acceptable forward of the front building line.
REASON:
In the interest of visual amenity.
- 9 Prior to the commencement of development on site, the applicants shall submit for the written agreement of the planning authority, colour brochures or samples of external blockwork and PVC metal cladding and trim.
REASON:
In the interest of visual amenity.
- 10 That a financial contribution in the sum of £21,879 (twenty one thousand eight hundred and seventy nine 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.

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- 11 That a financial contribution in the sum of money equivalent to the value of £15,200 (fifteen 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.

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.


.....10 February 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1571	Date of Decision 14/08/96
Register Reference S96A/0110	Date 1st March 1996

Applicant AGAR Commercial Property Consultants,
App. Type Permission
Development Single storey light industrial/warehouse building with two storey offices at front and associated siteworks including new vehicular entrances.

Location At former Tennant & Ruttle Site, Greenhills Industrial Estate, Greenhills Road, Tallaght, Dublin 24.

Dear Sir / Madam,

With reference to your planning application, additional information received on 19th June 1996 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 The applicant is requested to submit written evidence of permission to connect into a private foul drain.

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

Yours faithfully

Lorcan Greene & Associates, Architects,
5, Thormanby Road,
Howth,
Co. Dublin.

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REG REF. S96A/0110



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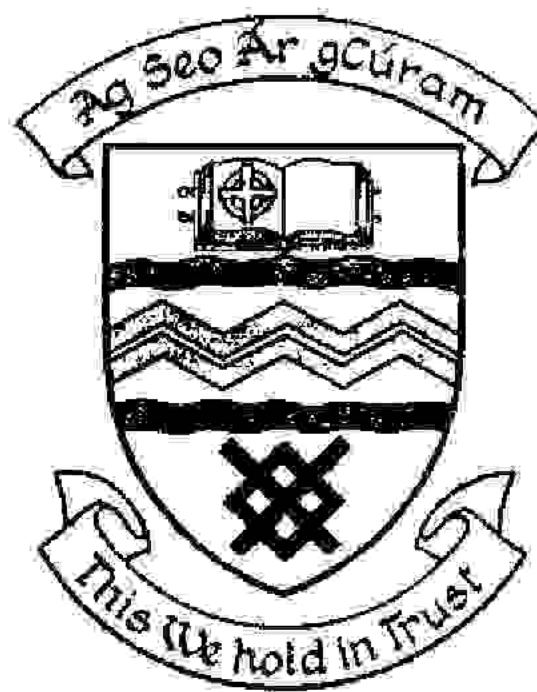
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.....
for SENIOR ADMINISTRATIVE OFFICER

14/08/96

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

Order Number 0475	Date of Order 14/03/96
Register Reference S96A/0110	Date 1st March 1996

Applicant AGAR Commercial Property Consultants,
Development Single storey light industrial/warehouse building with two storey offices at front and associated siteworks including new vehicular entrances.
Location At former Tennant & Ruttle Site, Greenhills Industrial Estate, Greenhills Road, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 11.03.96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

Lorcan Greene & Associates, Architects,
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- (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

14/03/96