

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0076
1. Location	Ballymount Road Upper, Dublin 24.	
2. Development	Erect 2 single storey extensions, floor area 1,370 sq. metres, to existing industrial building and new railings to road boundary of site.	
3. Date of Application	16/02/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Wilfred M. Raftery, ARIBA Architect, Address: St. Michael's, 1, Springfield Avenue,	
5. Applicant	Name: Larnwood Limited, Address: Lacka Cross, Ballydesmond, Co. Cork.	
6. Decision	O.C.M. No. 0626 Date 12/04/96	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 0957 Date 24/05/96	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.

REG REF. S96A/0076 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Wilfred M. Raftery, ARIBA Architect,
St. Michael's,
1, Springfield Avenue,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0957	Date of Final Grant 24/05/96
Decision Order Number 0626	Date of Decision 12/04/96
Register Reference S96A/0076	Date 16th February 1996

Applicant Larnwood Limited,

Development Erect 2 single storey extensions, floor area 1,370 sq.
metres, to existing industrial building and new railings
to road boundary of site.

Location Ballymount Road Upper, Dublin 24.

Floor Area 1370,000 Sq Metres

Time extension(s) up to and including

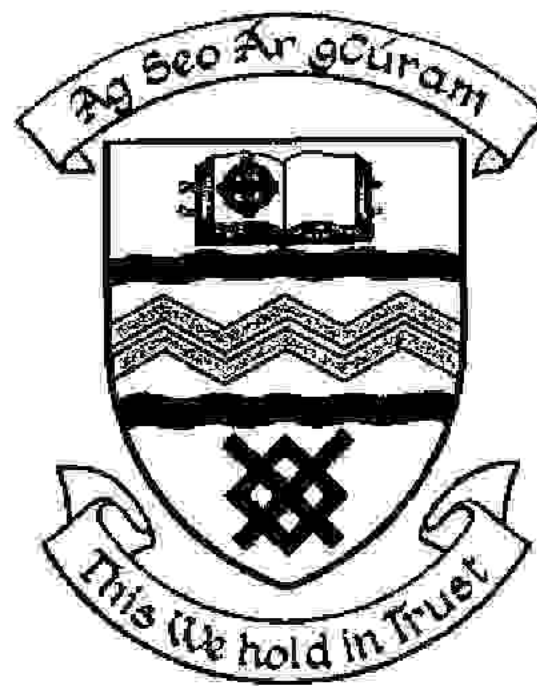
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (15) 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 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 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.
- 6 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.
- 7 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.

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REASON:

In the interest of amenity.

- 8 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.

- 9 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 displays or other uses.

REASON:

In the interest of proper planning and development.

- 10 That all car parking areas be lined in white paint prior to the commencement of use of the proposed development.

REASON:

In the interest of proper planning and development.

- 11 That the colour of the materials and finishes of the proposed development shall be agreed in writing with the planning authority prior to the commencement of the development.

REASON:

In the interest of proper planning and development.

- 12 That the proposed entrance gates shall open in an inward direction only and that details of the colour and finish of the proposed boundary fence and gates be agreed in writing with the planning authority prior to the commencement of the development.

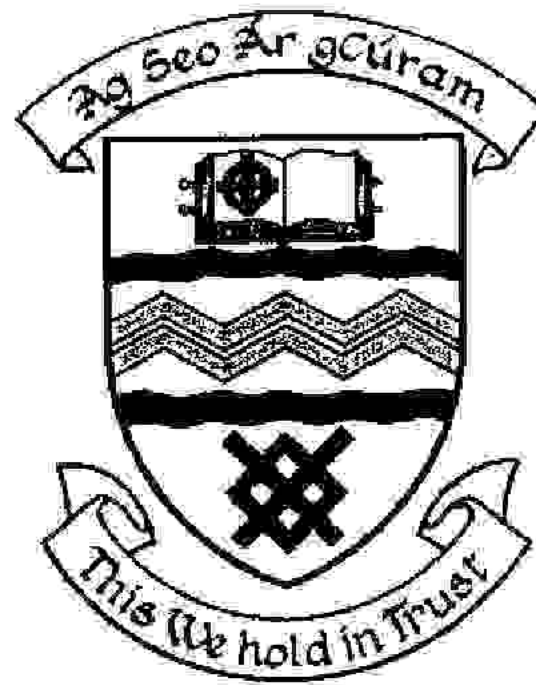
REASON:

In the interest of proper planning and development.

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- 13 That the remaining site area shall be reserved for the purpose of providing adequate off street parking, truck and trailer parking and adequate circulation space as required by the Development Plan.
REASON:
In the interest of public safety and of the proper planning and development of the area.
- 14 That a financial contribution in the sum of £11,262.00 (eleven thousand two hundred and sixty two 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.
- 15 That a financial contribution in the sum of money equivalent to the value of £20,000 (twenty 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 road 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 development.

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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.

R. O'Sullivan 28th May 1996
for SENIOR ADMINISTRATIVE OFFICER