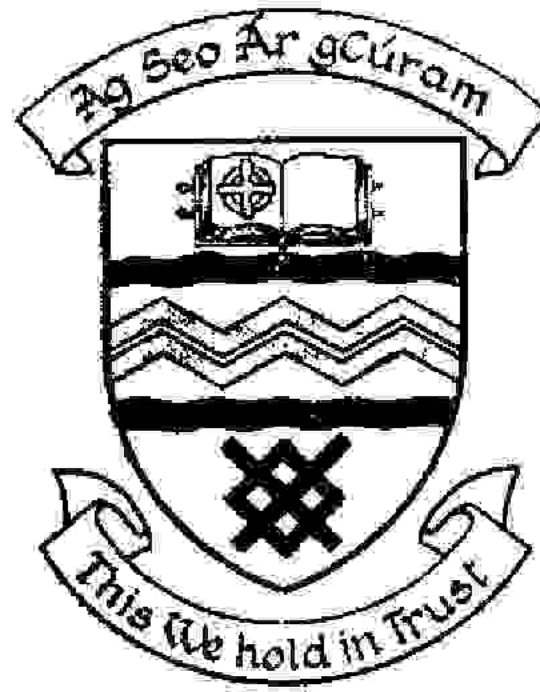


SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 0617	Date of Decision 11/04/96
Register Reference S96A/0072	Date 15th February 1996

**Applicant** Nolan Kitchens Ltd.,  
**Development** Rear extension to industrial unit.  
**Location** 70/80 Hawthorn Road, Western Industrial Estate, Dublin 12.  
**App. Type** Permission

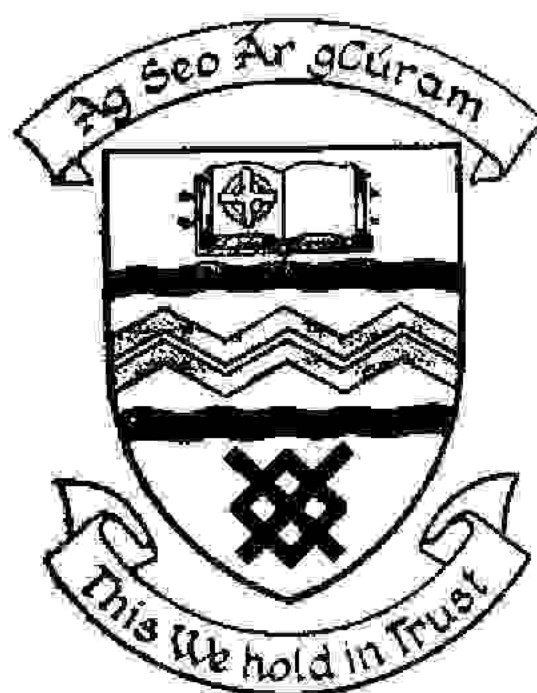
Dear Sir/Madam,

With reference to your planning application, received on 15/02/96 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 submit a revised newspaper notice which includes a reference to the demolition of a house as part of the description. The revised notice should be advertised in a locally circulating newspaper. The applicant is also requested to display a revised site notice for a period of 1 month from date of submission of further information. Two copies of the public notice to be submitted to the Planning Authority in response to this request. Date of erection of site notice also to be indicated in response to this request.
- 2 It was noted during a site visit on the 8th April, 1996, that the twenty four car parking spaces shown as existing on ~~arg.~~ no. 01 (Job No. W24) submitted as part of the application are not marked. The access gate to the rear of the site located to the north of Unit 70 interferes with two of the spaces outlined. The applicant is requested to submit revised drawings which include the existing gates and is to clarify the intention of the applicant in relation to

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Greenmount House,  
Harolds Cross Road,  
Dublin 6W.

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REG REF: S95A/0072

the future of the gateway and its impact on the car parking  
spaces shown.

3 The applicant is requested to submit the details of the  
following:

- (a) The precise process to be carried out in the proposed extension and shown that the omissions of sawdust and other wood particles will be contained within the premises.
- (b) The precise acoustic arrangements of machinery to ensure compliance within the E. C. (Protection of workers) (exposure to noise) Regulations 1990.
- (c) Precise acoustic arrangements of machinery and extension building to ensure that the background level of noise is not exceeded by 10db (A) or more at any boundary of this development.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

11/04/96



		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No.  S96A/0072
1. Location	70/80 Hawthorn Road, Western Industrial Estate, Dublin 12.			
2. Development	Demolition of house and for construction of rear extension to industrial unit.			
3. Date of Application	15/02/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 11/04/96 2.	1. 19/04/96 2.	
4. Submitted by	Name: Mark O'Reilly & Associates, Address: Greenmount House, Harolds Cross Road,			
5. Applicant	Name: Nolan Kitchens Ltd., Address: Unit 80, Western Industrial Estate, Dublin 12.			
6. Decision	O.C.M. No. 1132  Date 17/06/96	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 1486  Date 01/08/96	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 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Greenmount House,  
Harolds Cross Road,  
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## NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1486	Date of Final Grant 01/08/96
Decision Order Number 1132	Date of Decision 17/06/96
Register Reference S96A/0072	Date 19th April 1996

**Applicant** Nolan Kitchens Ltd.,

**Development** Demolition of house and for construction of rear extension to industrial unit.

**Location** 70/80 Hawthorn Road, Western Industrial Estate, Dublin 12.

**Floor Area** 352.300 Sq Metres

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

**Additional Information Requested/Received** 11/04/96 /19/04/96

A Permission has been granted for the development described above,  
subject to the following (13) Conditions.

**SOUTH DUBLIN COUNTY COUNCIL**  
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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, drawing no W24/01/C received as additional information on the 19/4/1996, 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 to 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 a financial contribution in the sum of £2,845.00 (two thousand eight hundred and forty five 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 £2,000 (10 x £200) 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

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Dublin County Council towards the cost of roads improvements and traffic management proposals in the area serving this site. This contribution to be paid before the commencement of development.

REASON:

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

- 13 That the materials and finishes of the proposed development harmonise with the finishes on the existing building.

REASON:

In the interest of proper planning and 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.

*Blair Cosgrove* ..... 7th August 1996  
for SENIOR ADMINISTRATIVE OFFICER