

REG REF. S96A/0017 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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Paul A. Flanagan,
27 Kilnarnagh Road, Walkinstown, Dublin 12.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1441	Date of Final Grant 23/07/96
Decision Order Number 1112	Date of Decision 13/06/96
Register Reference S96A/0017	Date 16th April 1996

Applicant Downtown Enterprises Ltd.,

Development 12 no. light industrial units for small businesses, ancillary services, altered site entrances and change of use of present dwellings to security guard accommodation and office to the front.

Location Nos. 5 & 6 Greenhills Road, Walkinstown, Dublin 12.

Floor Area 682.000 Sq Metres

Time extension(s) up to and including

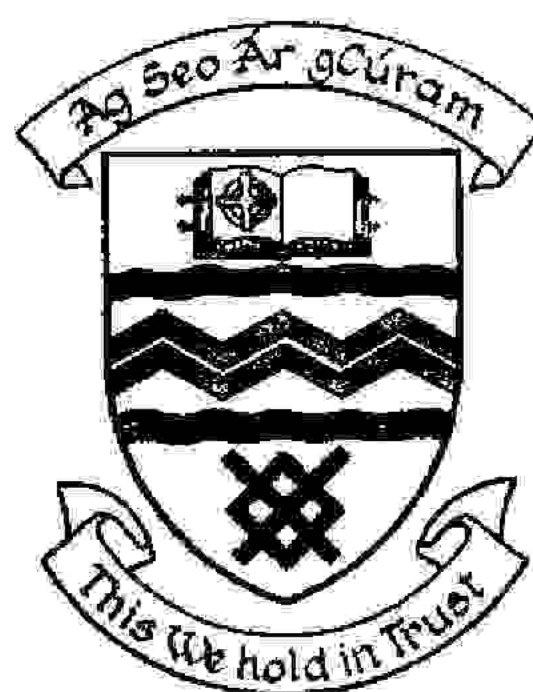
Additional Information Requested/Received 07/03/96 /16/04/96

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

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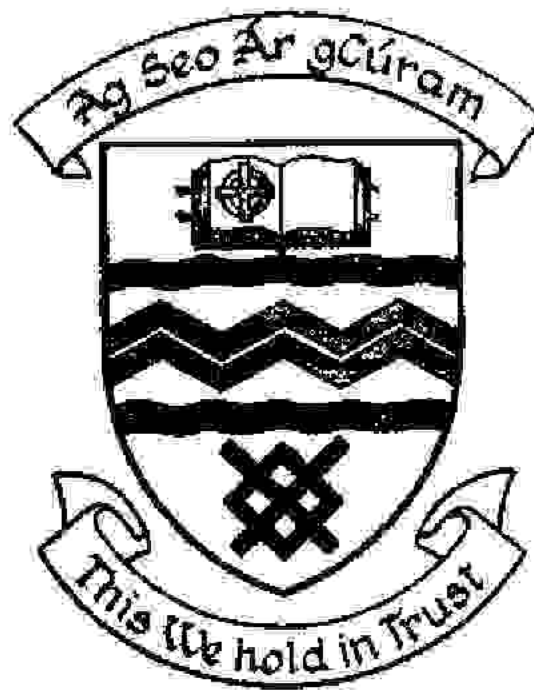
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Conditions and Reasons

- 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 layout of the development is carried out in accordance with the site layout plan received on 16.04.96 in reply to the additional information request.
REASON:
In the interest of proper planning and development of the area.
- 3 That a financial contribution in the sum of £4,080 (four thousand and eighty 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.
- 4 The applicant shall submit written evidence of permission to connect to a Roads Department drain prior to the commencement of the development.
REASON:
In the interest of proper planning and development of the area.
- 5 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.

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- 6 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.
- 7 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 8 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.
- 9 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.
- 10 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.
- 11 The car parking area indicated on the site layout plan 95/204/04 received on the 16/4/96 shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.
REASON:
To ensure orderly development.
- 12 Full details of the roof cladding and treatment of external walls to include colour and texture, should be submitted to and agreed with the Planning Authority prior to the commencement of development.

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REASON:

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

NOTE: Applicant is advised that in the event of encroachment of oversailing of the adjoining property, the consent of the adjoining property owner is required.

- 13 That a financial contribution in the sum of money equivalent to the value of £3,600 (three thousand six 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.

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.....*B. Connolly*..... July 1996
for SENIOR ADMINISTRATIVE OFFICER