

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000

Facs: 01-462 0104

REG. REF. S96A/0003

PLANNING  
DEPARTMENT

P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000

Fax: 01-462 0104

REASON:

In the interest of public health.

- 6 The applicant shall consult with the Area Engineer, Deansrath Depot in relation to connection to the watermain system. All connections to mains shall be made by South Dublin County Council at the applicants expense.

REASON:

In the interest of public health.

- 7 That a minimum of 120 car parking spaces be provided within the curtilage of the site if required by the Planning Authority.

REASON:

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

- 8 The existing concrete post and chain-link fence on the Belgard Road boundary of the site shall be dismantled and replaced by a plinth wall and railings along the entire Belgard Road frontage to match the existing Belgard Road frontage of The Irish Biscuits site to the south. This work shall be carried out prior to first occupation of any part of this development.

REASON:

In the interest of visual amenity.

- 9 The applicant shall submit for the written agreement of the Planning Authority a detailed landscaping plan for the entire site to include number and type of species to be used.

REASON:

In the interest of visual amenity.

- 10 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.

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- 11 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.

- 12 The existing FREE-STANDING 'JACOBS' sign inside the Belgard Road boundary shall be removed permanently.

REASON:

in the interest of visual amenity.

- 13 That a financial contribution in the sum of money equivalent to the value of £18,000 (eighteen 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 developer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed 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.