

C

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 3652	Date of Decision 12/12/2001
Register Reference S01A/0700	Date: 19/10/01

**Applicant** Dublin Wholesale Hardware & Plumbing Ltd

**Development** Retain (1) The use of units for warehouse purposes (2) The Palisade fence enclosing the area on the Northern boundary of the site and it's use for storage purposes (3) Advertising signs on the front facade of the building.

**Location** Unit 1, Watery Lane, Clondalkin, Dublin 12.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** /

**Clarification of Additional Information Requested/Received** /

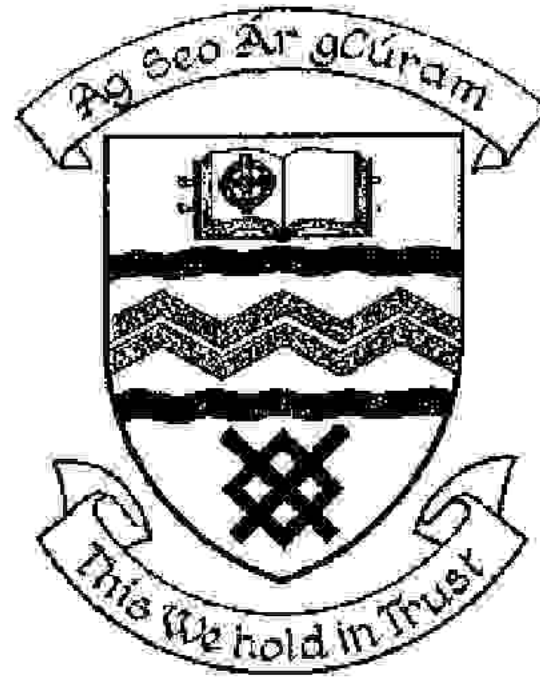
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions ( 8 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....M7..... 13/12/01  
for SENIOR ADMINISTRATIVE OFFICER

Andrew Butler,  
th,  
stown,

**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. The following requirements of the Environmental Services Department are to be met in full by the applicant:
- a) The applicant shall ensure that there is a full and complete separation of the foul and surface water systems.
  - b) All surface water runoff from new vehicle parking/ marshalling areas shall be routed via a petrol/ oil/ diesel interceptor before discharging to the surface water sewer.
  - c) If not already the case, the applicant shall insure that the water supply to the development is commercially metered. A full 24-hour water storage shall be provided.

**REASON:**

In order to comply with the Sanitary Services Acts, 1878 - 1964.

3. That the area between the building and public roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking.

**REASON:**

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

4. That no additional advertising sign or structure be erected except those which are exempted development, those previously granted planning permission and those granted permission through this application, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.

**REASON:**



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

- 5      5. The palisade fence fronting the public road shall be removed and replaced with a 2m high wall using materials that match the existing building.

REASON:

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

- 6      That a financial contribution in the sum of £2,567 (Two Thousand Five Hundred and Sixty Seven Pounds) EUR 3,260 (Three Thousand Two Hundred and Sixty Euros) 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 on receipt of final grant of permission.

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.

- 7      That a financial contribution in the sum of money equivalent to the value of £6,678 (Six Thousand Six Hundred and Seventy Eight Pounds) EUR 8,479 (Eight Thousand Four Hundred and Seventy Nine Euros) 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 on receipt of final grant of permission.

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.

- 8      That a financial contribution in the sum of £636 (Six Hundred and Thirty Six Pounds) EUR 808 (Eight Hundred and Eight Euros) be paid by the proposer to South Dublin County

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Council towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate this development; this contribution to be paid on receipt of the final grant of permission.

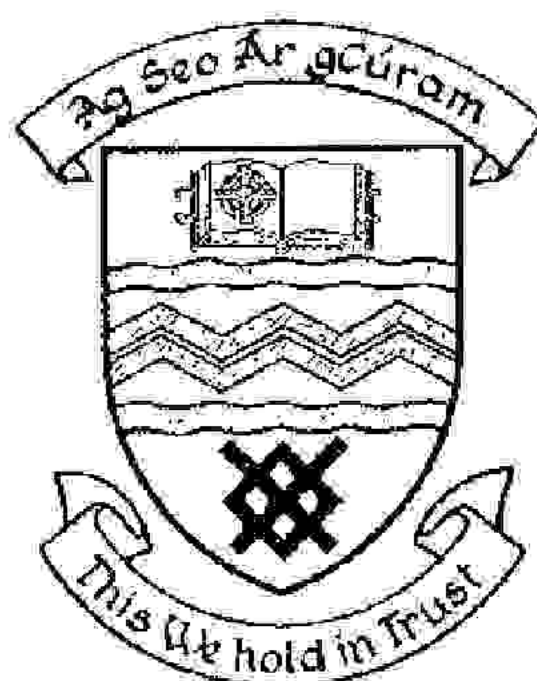
**REASON:**

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 the works.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0700	
1. Location	Unit 1, Watery Lane, Clondalkin, Dublin 12.		
2. Development	Retain (1) The use of units for warehouse purposes (2) The Palisade fence enclosing the area on the Northern boundary of the site and it's use for storage purposes (3) Advertising signs on the front facade of the building.		
3. Date of Application	19/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Andrew Butler, Address: Rath, Rolestown,		
5. Applicant	Name: Dublin Wholesale Hardware & Plumbing Ltd Address: Unit 1, Watery Lane, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 3652  Date 12/12/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0318  Date 07/02/2002	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.	



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 Facs: 01-414 9104

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Andrew Butler,  
 Rath,  
 Rostown,  
 Swords,  
 Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
 AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 0318	Date of Final Grant 07/02/2002
Decision Order Number 3652	Date of Decision 12/12/2001
Register Reference S01A/0700	Date 19/10/01

**Applicant** Dublin Wholesale Hardware & Plumbing Ltd

**Development** Retain (1) The use of units for warehouse purposes (2) The Palisade fence enclosing the area on the Northern boundary of the site and it's use for storage purposes (3) Advertising signs on the front facade of the building.

**Location** Unit 1, Watery Lane, Clondalkin, Dublin 12.

**Floor Area** 318.89 Sq Metres

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

**Additional Information Requested/Received** /

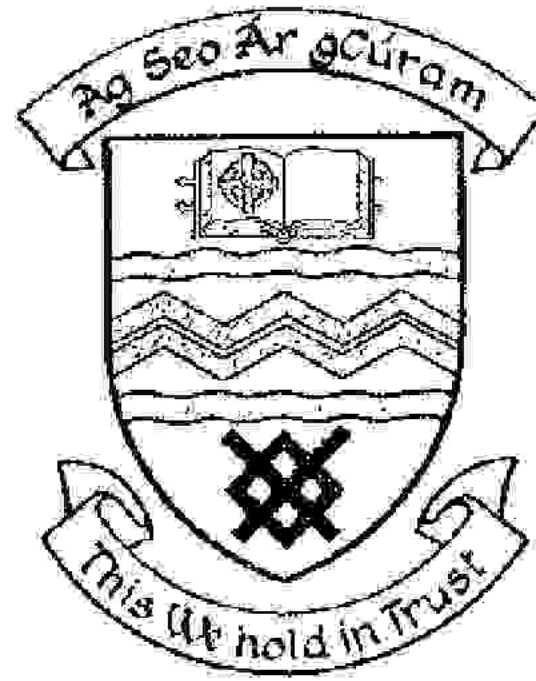
A Permission has been granted for the development described above,  
 subject to the following (8) Conditions.

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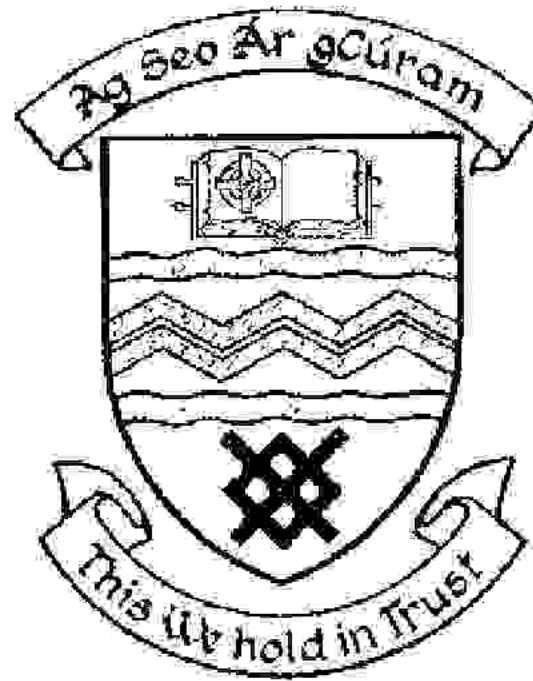
Conditions and Reasons

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- 2 The following requirements of the Environmental Services Department are to be met in full by the applicant:
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- 3 That the area between the building and public roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 That no additional advertising sign or structure be erected except those which are exempted development, those previously granted planning permission and those granted permission through this application, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.  
REASON:  
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- 5 5. The palisade fence fronting the public road shall be removed and replaced with a 2m high wall using materials that match the existing building.  
REASON:



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

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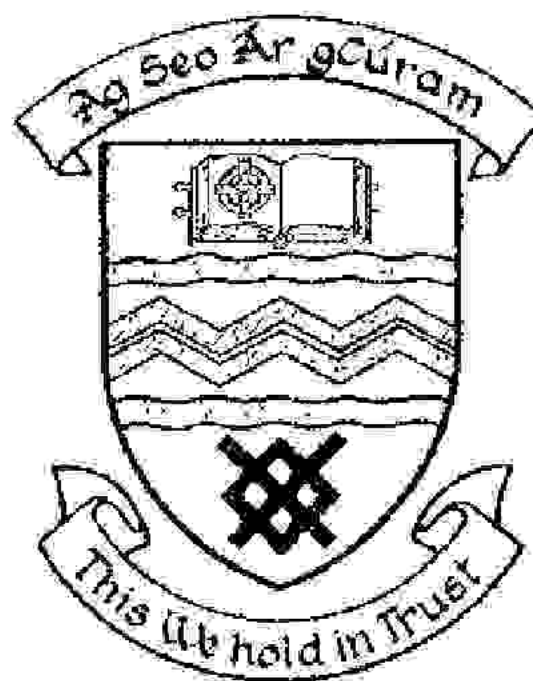


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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

*JPP*  
.....12/02/02  
for SENIOR ADMINISTRATIVE OFFICER