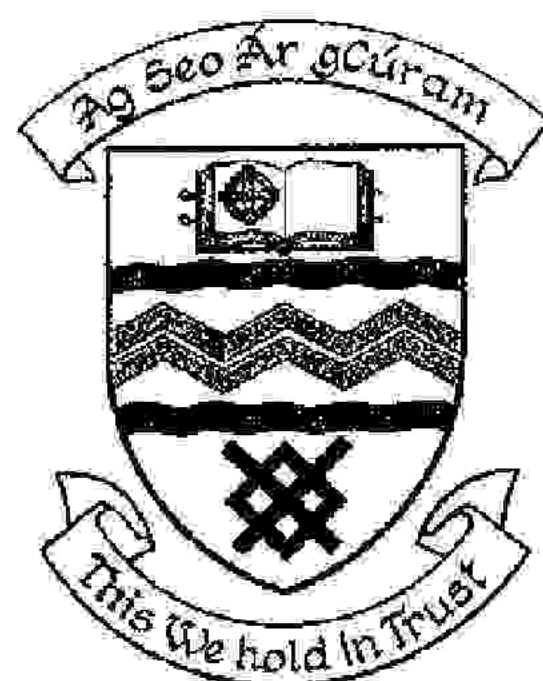


C

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

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

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

Decision Order Number 3030	Date of Decision 28/09/2001
Register Reference S01A/0508	Date: 01/08/01

Applicant Cosford Limited

Development Three buildings with an overall gross area of 7,090 sq.m. on a site extending to 2.1 hectares with associated vehicle parking, security kiosk and site works on a site known as Site F fronting the Naas Road with access from existing entrance from Barneys Lane at Baldonnell Business Park. Building A contains Spare Parts Store and ancillary offices. Building B contains vehicle workshop and training facility, vehicle sales showroom and ancillary offices. Building C contains truck service depot, parts store and ancillary offices.

Location Site 'F', Baldonnell Business Park, Brownsbarn, Co. Dublin.

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.

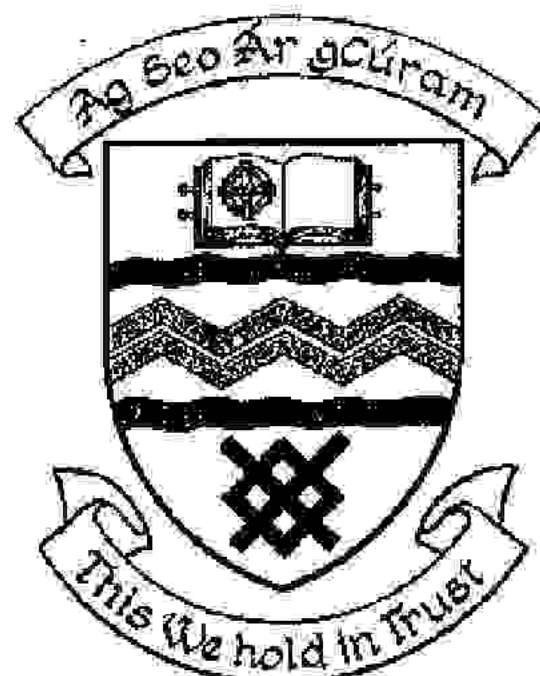
Subject to the conditions ( 11 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

C.P.M. Architecture,  
River House,  
East Wall Road,  
Dublin 3.

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..... 28/09/01  
for SENIOR ADMINISTRATIVE OFFICER

**Conditions and Reasons**

- 1 Subject to the conditions set out below, the development shall be in accordance with the submitted plans and shall otherwise accord with the relevant terms and conditions of the planning permission granted under Reg.Ref. S98A/0408.  
REASON:  
In the interest of the proper planning and development of the area.
- 2 That the car parking areas delineated on the lodged site layout plan shall be clearly marked out and made available at all times for car parking use and shall not be used for storage or display purposes.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 That details of all external finishes, including textures and colours to be submitted for agreement by the Planning Authority before development commences.  
REASON:  
In the interest of visual amenity.
- 4 That the signage on the elevations of the buildings shall be restricted to the lettering shown on the submitted front elevations. The lettering shall not be internally illuminated. Before development commences, precise details



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of the proposed signage shall be submitted for the written agreement of the Planning Authority. No flag-poles shall be erected on the site.

REASON:

In the interest of visual amenity.

- 5 A landscaping plan and detailed boundary treatment plan for the site to be submitted for agreement by the Planning Authority prior to the commencement of works on site.

REASON:

In the interest of visual amenity.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 7 That a financial contribution in the sum of £31,080 (thirty one thousand and eighty pounds) EUR 39,463 (thirty nine thousand four hundred and sixty three 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 before the commencement of development on the site.

REASON:

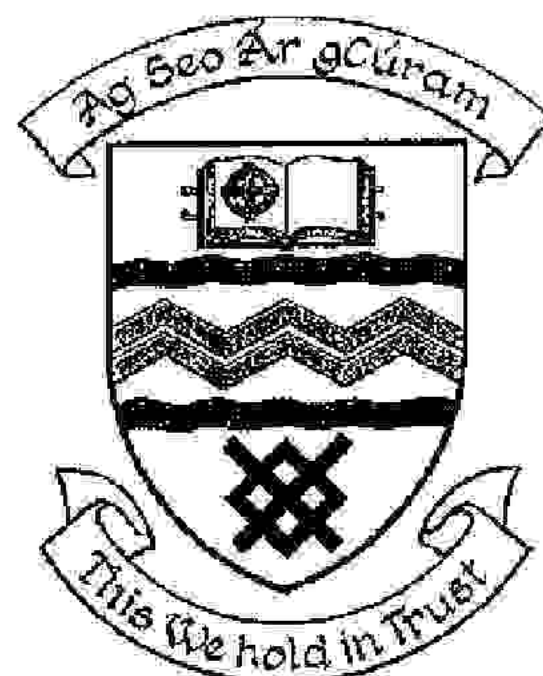
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 8 That a financial contribution in the sum of money equivalent to the value of £51,800 (fifty one thousand eight hundred pounds) EUR 65,772 (sixty five thousand seven hundred and seventy two euros) 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

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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.

- 9 That a financial contribution in the sum of £13,825 (thirteen thousand eight hundred and twenty five pounds) EUR 17,554 (seventeen thousand five hundred and fifty four euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- 10 That a financial contribution in the sum of £28,714 (twenty eight thousand seven hundred and fourteen pounds) EUR 36,459 (thirty six thousand four hundred and fifty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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.

- 11 That the arrangements made with regard to the lodgement of security in respect of the overall development, as required by Condition No. 23 of Register Reference S98A/0408 be strictly adhered to in respect of this development.

REASON:

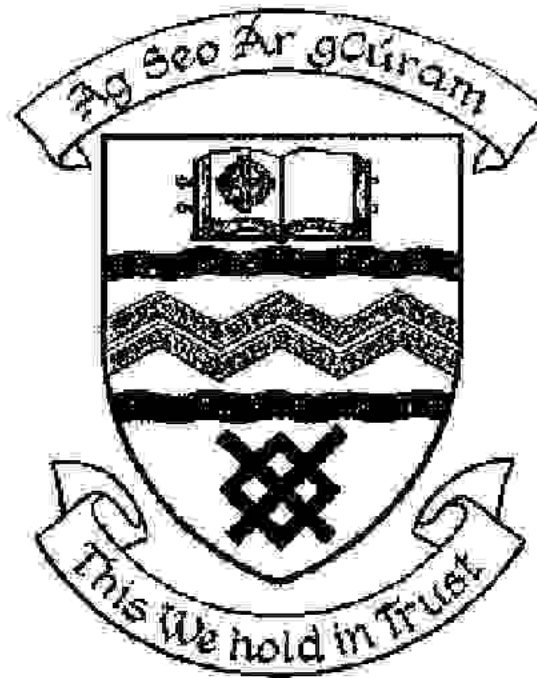
To ensure that a ready sanction may be available to the



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Council to induce the provision of services and prevent  
disamenity in the development.