

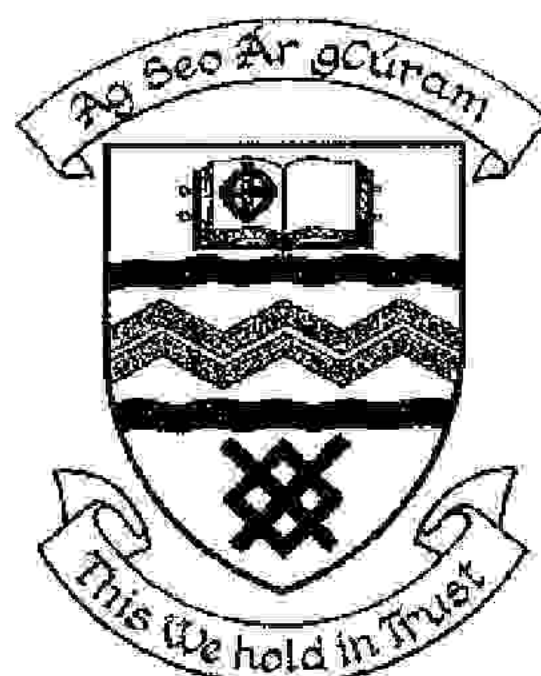
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0466	
1. Location	44 Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10.		
2. Development	Extension to existing industrial unit comprising 106 square metres.		
3. Date of Application	17/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Gerard Spillane Design Address: 163 Lower Kimmage Road, Dublin 6W.		
5. Applicant	Name: Derek Lux Address: C.A.F. Trading Limited, 44 Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10.		
6. Decision	O.C.M. No. 2904 Date 11/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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.	

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 2904	Date of Decision 11/09/2001
Register Reference S01A/0466	Date: 17/07/01

Applicant Derek Lux

Development Extension to existing industrial unit comprising 106 square metres.

Location 44 Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10.

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.

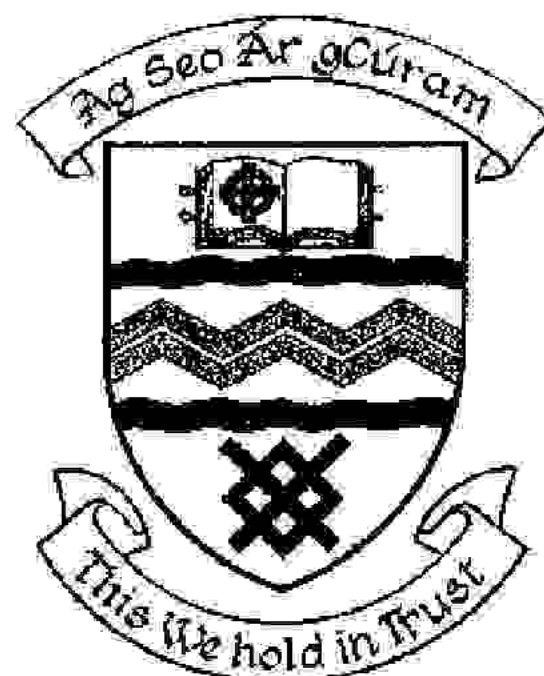
.....¹⁷..... 12/09/01
for SENIOR ADMINISTRATIVE OFFICER

Gerard Spillane Design
163 Lower Kimmage Road,
Dublin 6W.

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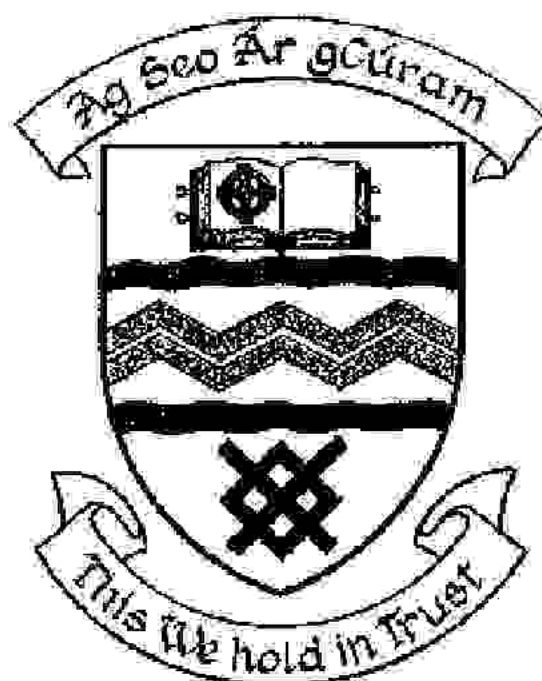
Conditions and Reasons

- 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 offices shall not be let, sold or leased separately from the main unit, and shall be ancillary to the main use as a warehouse/industrial unit.
REASON:
In the interest of the proper planning and development of the area.
- 3 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed foul and surface water drainage details, to include plans showing the exact location of all existing and proposed drains, manholes, AJs etc., within the site. The layout to comply with the Building Regulations and to show full and complete separation of foul and surface water systems. No building to be erected within 5 metres of a public sewer.
REASON:
To comply with the requirements of Sanitary Services legislation.
- 4 That details of landscaping and boundary treatment be submitted for agreement by the Planning Authority before development commences.
REASON:
In the interest of visual amenity.
- 5 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.

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REG. REF. S01A/0466

- 6 That a financial contribution in the sum of £893 (eight hundred and ninety three pounds) EUR 1,134 (one thousand one hundred and thirty four 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.

- 7 That a financial contribution in the sum of £2,323 (two thousand three hundred and twenty three pounds) EUR 2,949 (two thousand nine hundred and forty nine euros) 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 facilitates 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.

- 8 That a financial contribution in the sum of £269 (two hundred and sixty nine pounds) EUR 341 (three hundred and forty one euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves 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 development should contribute towards the cost of the works.

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163 Lower Kimmage Road,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3230	Date of Final Grant 25/10/2001
Decision Order Number 2904	Date of Decision 11/09/2001
Register Reference S01A/0466	Date 17/07/01

Applicant Derek Lux

Development Extension to existing industrial unit comprising 106 square metres.

Location 44 Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10.

Floor Area 462.00 Sq Metres

Time extension(s) up to and including

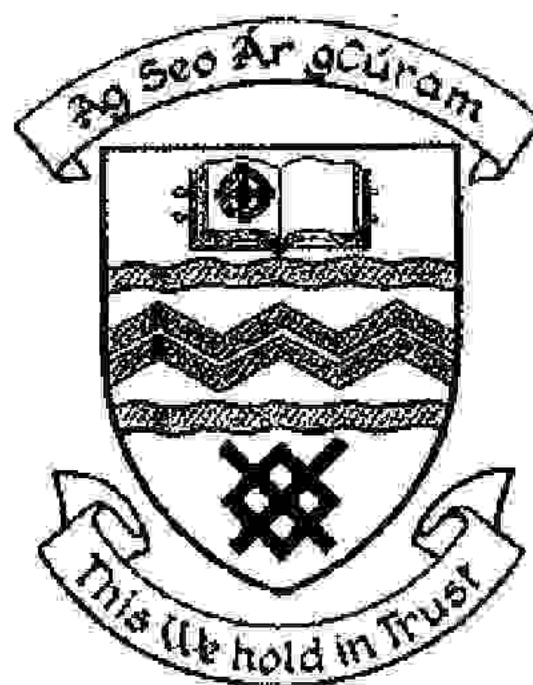
Additional Information Requested/Received /

A Permission has been granted for the development described above,

subject to the following (8) Conditions.

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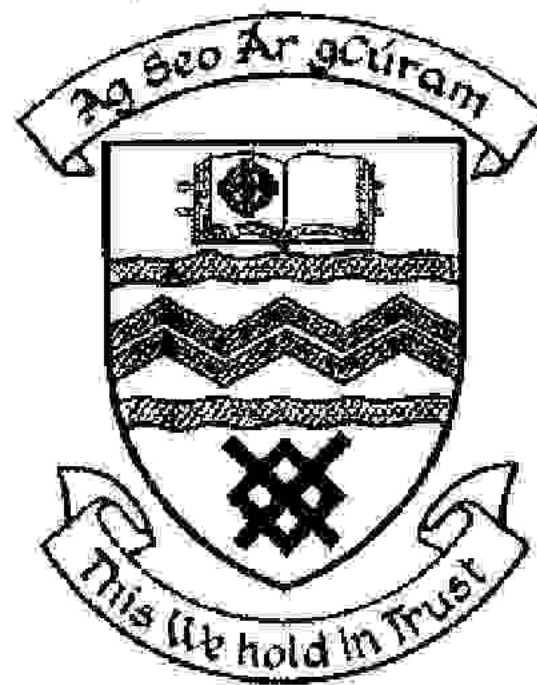
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paid before the commencement of development on the site.

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REASON:

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

- (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

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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.

25/10/01
for SENIOR ADMINISTRATIVE OFFICER