

	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/0115	
1. Location	33 Robinhood Industrial Estate, Clondalkin, Dublin 22.		
2. Development	A 463sq.m warehouse extension and 68 sq.m proposed offices within existing 871 sq.m warehouse, to include wall cladding to front and side of existing building and a 1.8m palisade fence to north and east boundaries and all associated site works		
3. Date of Application	02/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 30/04/2001 2.	1. 10/07/2001 2.
4. Submitted by	Name: Conor Furey & Associates Ltd Address: Abbins House, Eyre Street,		
5. Applicant	Name: T.J.C. Ltd., Address: 33 Robinhood Industrial Estate, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2865 Date 06/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3207 Date 22/10/2001	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

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Date

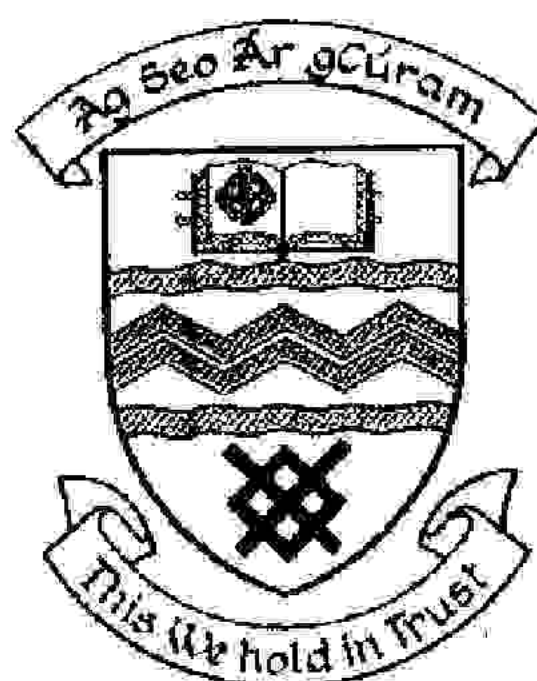
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Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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Conor Furey & Associates Ltd
Abbins House,
Eyre Street,
Newbridge,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3207	Date of Final Grant 22/10/2001
Decision Order Number 2865	Date of Decision 06/09/2001
Register Reference S01A/0115	Date 10/07/01

Applicant T.J.C. Ltd.,

Development A 463sq.m warehouse extension and 68 sq.m proposed offices within existing 871 sq.m warehouse, to include wall cladding to front and side of existing building and a 1.8m palisade fence to north and east boundaries and all associated site works

Location 33 Robinhood Industrial Estate, Clondalkin, Dublin 22.

Floor Area 1363.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 30/04/2001 /10/07/2001

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

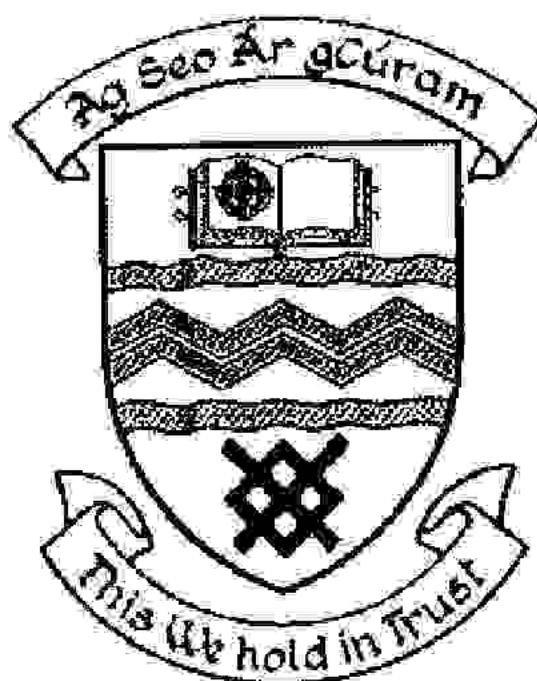
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REG REF. S017/00

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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 as amended by Additional Information received by the Planning Authority on the 10/07/2001, 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 4 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.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council and shall meet the following requirements:
 - (a) Applicant to ensure full and complete separation of foul and surface water systems.
 - (b) No building shall be within 5m of public sewer, public watermain or any sewer or watermain with the potential to be taken in charge.
 - (c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - (d) The unit shall have its own individual service connection to the public watermain and full 24-hour water storage.
 - (e) If not already the case, the applicant shall ensure that

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01700 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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the water supply to the unit be commercially metered.

(f) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 6 That car parking spaces to be provided are to be clearly marked out and lined with a thermoplastic material.

REASON:

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

- 7 The proposed boundary fencing shall be as shown in the submitted Drawing number 99-C55-DG-09. The galvanized fence or alternative metal fence shall be painted / coated in either black or green paint.

REASON:

In the interest of visual amenity.

- 8 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 9 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 10 That a financial contribution in the sum of £4,287 (Four Thousand Two Hundred and Eighty Seven Pounds) EUR 5,443 (Five Thousand Four Hundred and Forty 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.

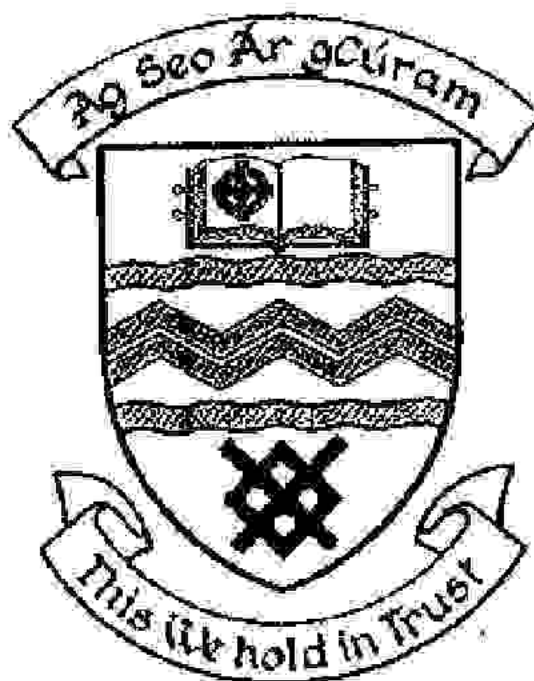
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- 11 That a financial contribution in the sum of £11,151 (Eleven Thousand One Hundred and Fifty One Pounds) EUR 14,159 (Fourteen Thousand One Hundred and Fifty Nine Euros) shall be paid by the proposer to South Dublin County Council towards the cost 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.

- (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.

.....23/10/01
for SENIOR ADMINISTRATIVE OFFICER

	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/0115	
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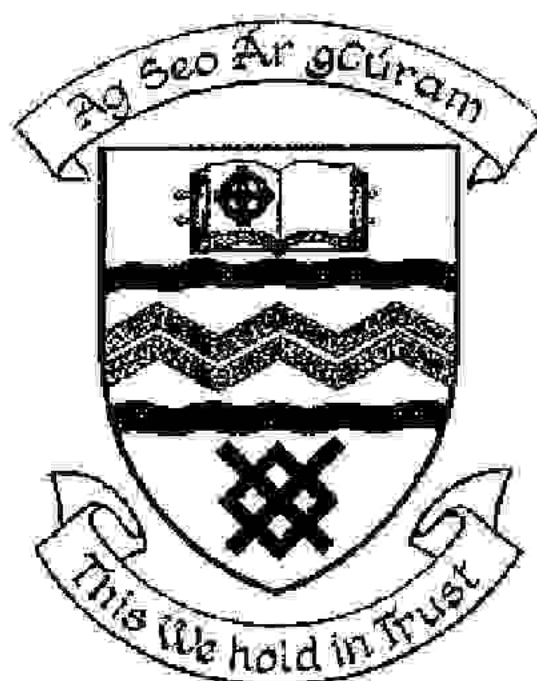
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2865	Date of Decision 06/09/2001
Register Reference S01A/0115	Date: 02/03/01

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Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 30/04/2001 /10/07/2001

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.

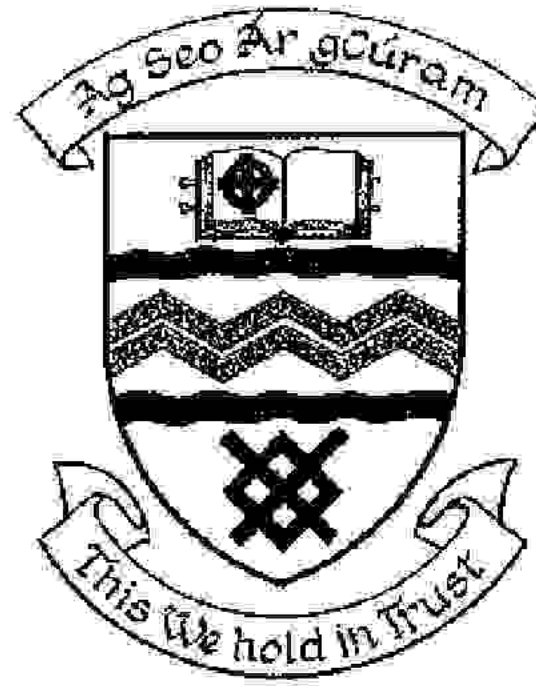
..... M7 06/09/01
for SENIOR ADMINISTRATIVE OFFICER

Conor Furey & Associates Ltd
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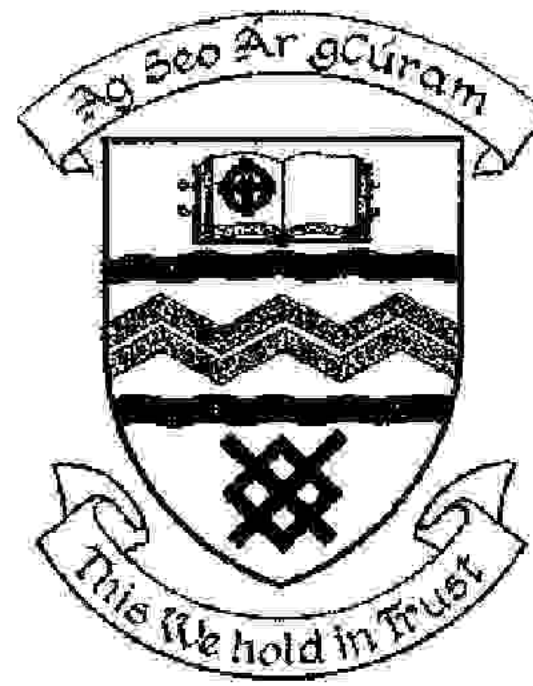
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