

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae
Lár an Bhaile, Tarnhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
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PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

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Project Architects
The Priory,
St Johns Lane West,
Dublin 8.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0941	Date of Final Grant 04/05/2001
Decision Order Number 0579	Date of Decision 21/03/2001
Register Reference S01A/0033	Date 23/01/01

Applicant Barkhill Ltd.

Development Alterations and additions to Unit 9 of previously approved permission (Reg. Ref. S99A/0463) to include the sub-division of the existing Unit to provide 2 No. Units of 910m2 and 930m2, including welfare blocks and elevational amendments to the front elevation.

Location Unit 9, Retail Pk West, Liffey Valley, Coldcut Road, Clondalkin, Dublin 22.

Floor Area 1850.00 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 (7) Conditions.

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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 development to be carried out in conformity with the terms and conditions of permission granted under S99A/0463 save as amended to conform with the plans lodged with this application.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 Prior to the occupation of each unit full details of the proposed use shall be submitted for the written agreement of the Planning Authority as in compliance with this permission. The use of each unit shall be restricted to retail warehousing which may include building materials, electrical goods, garden equipment, floor coverings, leisure/sports and D.I.Y products but shall exclude the sale of food and clothing items. No change of use shall take place, including what may be considered as exempted development without first receiving a separate permission.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 The proposed signage of each unit frontage shall be the subject of further planning applications.
 REASON:
 To ensure such development would accord with the proper planning and development of the area.
- 5 Notwithstanding the exempted development provisions of the Local Government (Planning and Development) Regulations 1994, no signs including any signs, neon or otherwise, advertising structures, banners canopies, flags, lighting fixtures or other projecting elements shall be erected or fixed to the building without a prior grant of planning permission.
 REASON:
 in the interest of visual amenity and to avoid clutter.

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- 6 The sound level of any loudspeaker announcement, music or other material projected in or from each unit shall be controlled so as to ensure the sound is not audible in adjoining premises or at two metres from the frontage of each unit.

REASON:

In the interest of visual and environmental amenity.

- 7 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No. 6,7,8,9,10,11 of Register Reference S93A/1161 (An Bord Pleanála Ref. PL 065.093483) be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the 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.

04/05/01
 for SENIOR ADMINISTRATIVE OFFICER