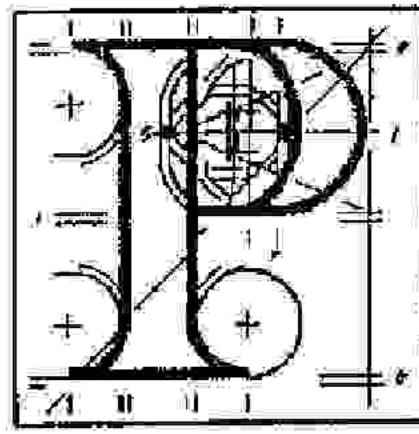


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0527	
1. Location	Riverview Business Park, New Nangor Road, Clondalkin, Dublin 12.		
2. Development	Two storey building comprising ground floor open plan, storage/warehouse, first floor office area, ancillary entrance and toilet block, off-street car parking and ancillary works		
3. Date of Application	31/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/09/2000 2.	1. 23/11/2000 2.
4. Submitted by	Name: Integrated Development Services Address: Unit 45, Coolmine Industrial Estate,		
5. Applicant	Name: Jean Byrne Address: 5A Brookfield Terrace, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 0141  Date 19/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	16/02/2001	Written Representations	
9. Appeal Decision	08/11/2001	Grant Permission	
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.	

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0527	
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12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. Registrar Date Receipt No.			

# An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0527

**APPEAL** by Richard Marsh of Unit D2 (23) Riverview Business Park, New Nangor Road, Dublin and others against the decision made on the 19<sup>th</sup> day of January, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission to Jean Byrne care of Integrated Development Services of Unit 45, Coolmine Industrial Estate, Clonsilla, Dublin for development comprising the construction of a two-storey building comprising ground floor open plan, storage/warehouse, first floor office area, ancillary entrance and toilet block, off-street car parking and ancillary works at Riverview Business Park, New Nangor Road, Clondalkin, Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

## FIRST SCHEDULE

Having regard to the zoning of the site for industrial and related purposes, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would be acceptable in terms of traffic safety and convenience, would not seriously injure the amenities of the area and would be in accordance with the proper planning and development of the area.



## SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the drawings received by the planning authority on the 23<sup>rd</sup> day of November, 2000, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. The proposed building shall be reduced in length by omitting the space between gridlines B and C on the drawings submitted in support of the application. Revised drawings showing compliance with this requirement and consequential changes to the site layout, as respects car parking, circulation and landscaping, shall be submitted to the planning authority for written agreement prior to commencement of development.

**Reason:** To improve circulation within the site for traffic and pedestrians in the interest of safety and convenience.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

4. All necessary measures shall be taken by the developer to prevent the spillage or deposit of soil, clay, rubble or other debris on adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area.

5. The off-street car parking facilities and the area for loading and unloading of trucks shall be provided in accordance with Development Plan standards. These areas shall not be used for storage or display purposes or for the parking of trucks, but must be reserved for car parking and loading/unloading respectively.

**Reason:** In the interest of the proper planning and development of the area.

6. No advertisement or advertisement structure shall be erected or displayed within the curtilage of the site without a prior grant of planning permission.

**Reason:** To protect the amenities of the area.

7. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to the planning authority for agreement.

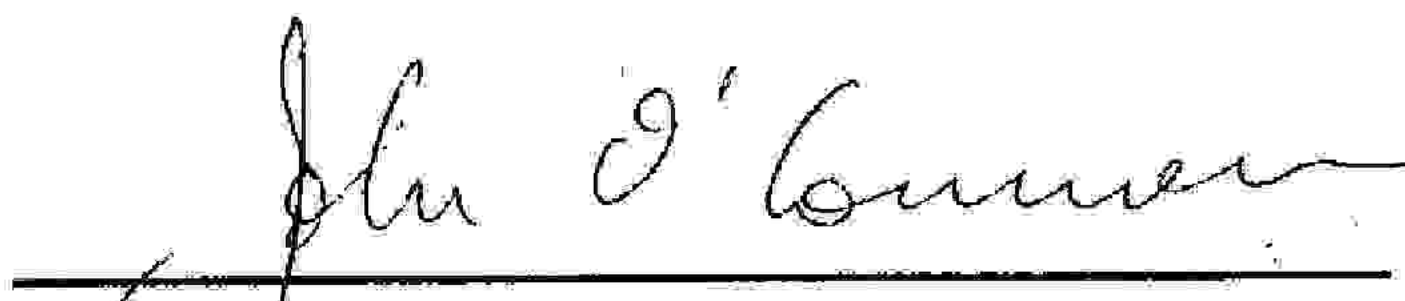
**Reason:** In the interest of orderly development and the visual amenities of the area.

8. All planting, seeding and earthworks shown on lodged plans shall be carried out in the first planting season following completion of the development.

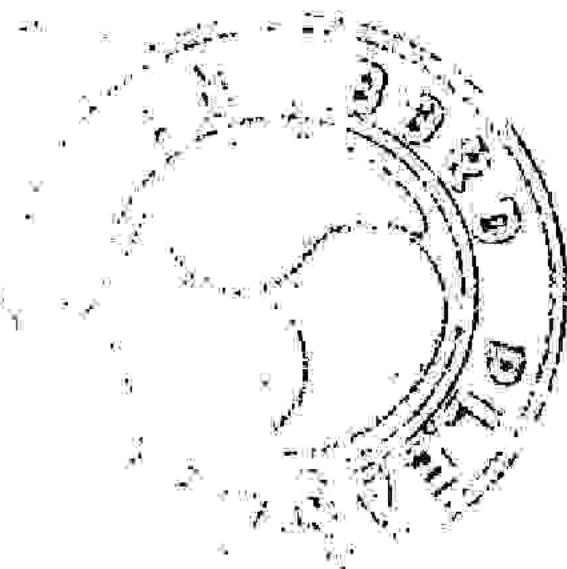
**Reason:** In the interest of visual amenity.

9. The storage/warehousing use proposed shall be confined to lock-up storage facilities for the occupiers of the Riverview Business Park or to storage facilities for the use of the applicant, or their successors in title, in connection with the development and management of Riverview Business Park.

**Reason:** To prevent the establishment of storage/warehousing uses that would generate unacceptable vehicle movements.

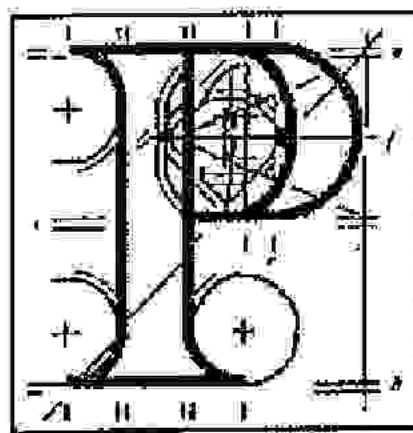
  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 8<sup>th</sup> day of November 2001.





# An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0527

**APPEAL** by Richard Marsh of Unit D2 (23) Riverview Business Park, New Nangor Road, Dublin and others against the decision made on the 19<sup>th</sup> day of January, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission to Jean Byrne care of Integrated Development Services of Unit 45, Coolmine Industrial Estate, Clonsilla, Dublin for development comprising the construction of a two-storey building comprising ground floor open plan, storage/warehouse, first floor office area, ancillary entrance and toilet block, off-street car parking and ancillary works at Riverview Business Park, New Nangor Road, Clondalkin, Dublin in accordance with plans and particulars lodged with the said Council:

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## FIRST SCHEDULE

Having regard to the zoning of the site for industrial and related purposes, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would be acceptable in terms of traffic safety and convenience, would not seriously injure the amenities of the area and would be in accordance with the proper planning and development of the area.

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1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the drawings received by the planning authority on the 23<sup>rd</sup> day of November, 2000, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. The proposed building shall be reduced in length by omitting the space between gridlines B and C on the drawings submitted in support of the application. Revised drawings showing compliance with this requirement and consequential changes to the site layout, as respects car parking, circulation and landscaping, shall be submitted to the planning authority for written agreement prior to commencement of development.

**Reason:** To improve circulation within the site for traffic and pedestrians in the interest of safety and convenience.

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**Reason:** In the interest of public health and to ensure a proper standard of development.

4. All necessary measures shall be taken by the developer to prevent the spillage or deposit of soil, clay, rubble or other debris on adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area.

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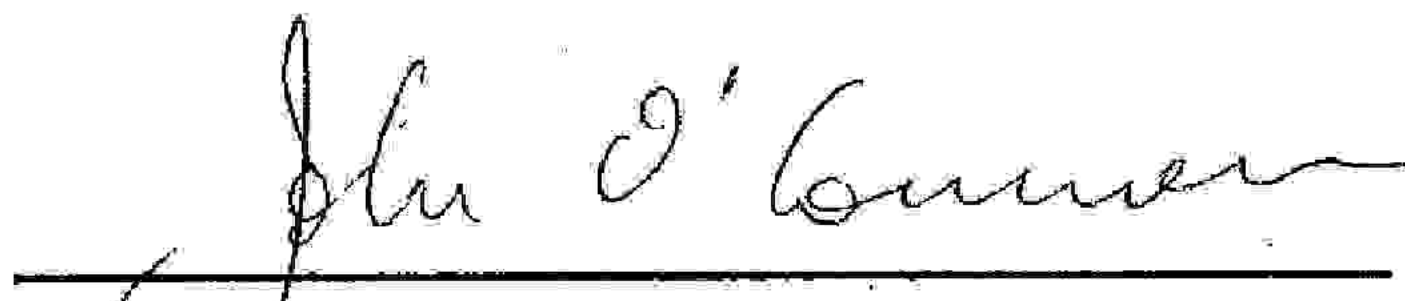
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**Reason:** To prevent the establishment of storage/warehousing uses that would generate unacceptable vehicle movements.

  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

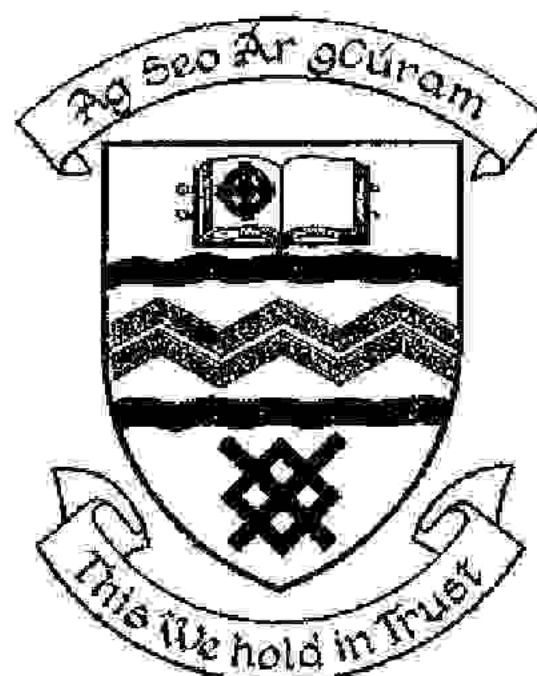
Dated this 8<sup>th</sup> day of November 2001.



**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 1993**

Decision Order Number 0141	Date of Decision 19/01/2001
Register Reference S00A/0527	Date: 31/07/00

**Applicant** Jean Byrne

**Development** Two storey building comprising ground floor open plan, storage/warehouse, first floor office area, ancillary entrance and toilet block, off-street car parking and ancillary works

**Location** Riverview Business Park, New Nangor Road, Clondalkin, Dublin 12.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 28/09/2000 /23/11/2000

**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.

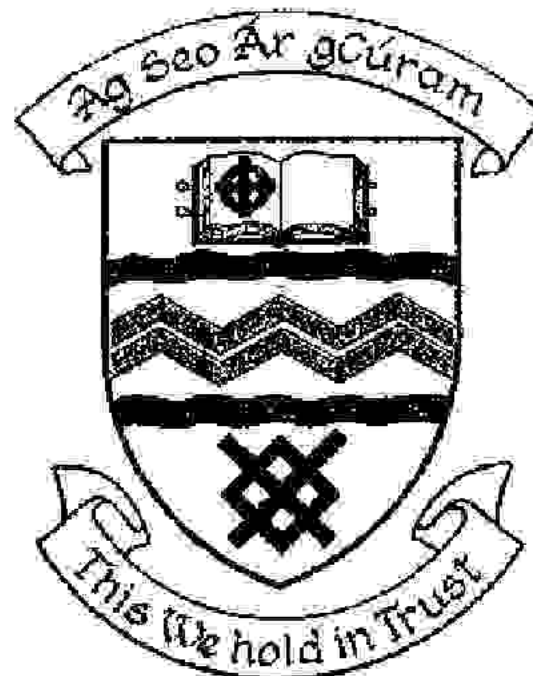
..... 19/01/01  
for SENIOR ADMINISTRATIVE OFFICER

Integrated Development Services  
Unit 45,  
Coolmine Industrial Estate,  
Clonsilla,  
Dublin 15.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0527

**Conditions and Reasons**

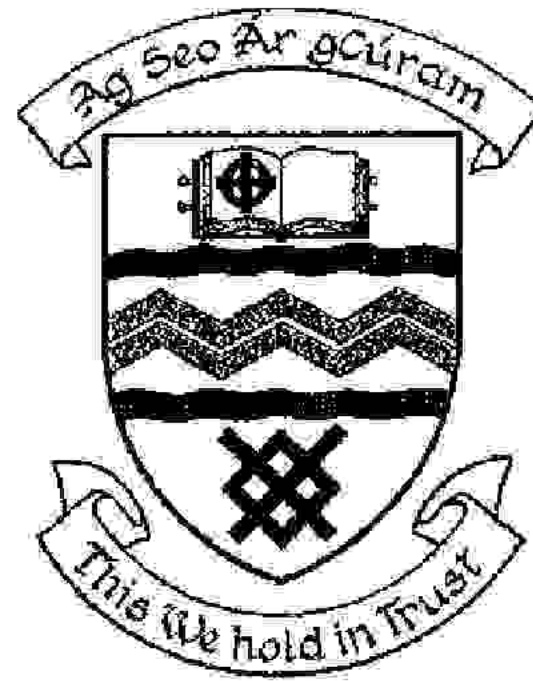
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 23/11/00, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 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.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 Applicant to ensure full and complete separation of foul and surface water systems.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 That prior to connecting into the 150mm foul drain, applicant to ensure that adequate capacity exists in the drain for the proposed development.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 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.  
REASON:  
In the interest of the proper planning and development of the area.



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REG. REF. S00A/0527

- 6 Separate metered connection required for development. All connection, swabbing chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24-hour storage for development.

**REASON:**

In the interest of pollution, control, fire safety and the proper planning and development of the area.

- 7 Prior to commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath (tel. (01) 4570784) a detailed watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations.

**REASON:**

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

- 8 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.

- 9 The area between the building and 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.

- 10 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority prior to the commencement of development and approved work thereon completed prior to the occupation of the building.

**REASON:**

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



**SOUTH DUBLIN COUNTY COUNCIL**  
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- 11 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.

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2201	Date of Decision 28/09/2000
Register Reference S00A/0527	Date: 31/07/00

**Applicant** Jean Byrne  
**Development** Two storey building comprising ground floor open plan, storage/warehouse, first floor office area, ancillary entrance and toilet block, off-street car parking and ancillary works

**Location** Riverview Business Park, New Nangor Road, Clondalkin, Dublin 12.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 31/07/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

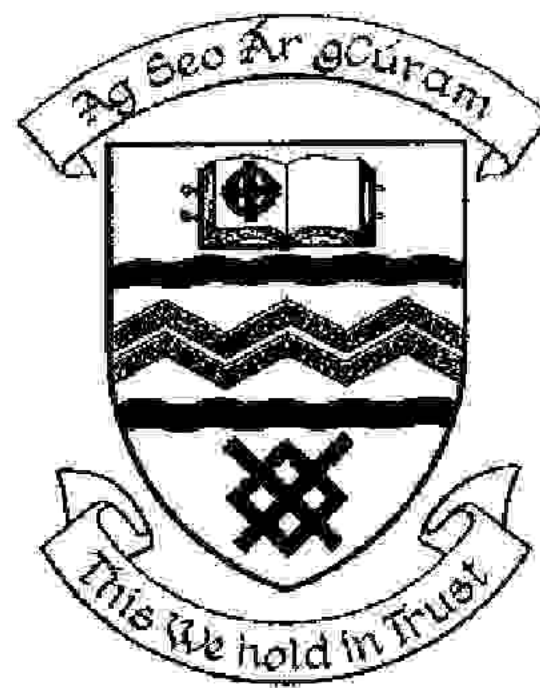
- 1 The applicant shall submit survey drawings of the western portion of the Riverview Business Park to include the proposed development and Blocks C, D, E, F and G as existing. This survey shall indicate all car-parking spaces and to which business they are allocated. This drawing shall be scaled at 1:500.
- 2 The applicant shall submit full details of loading and unloading areas and show that all-vehicular turning movements can be accommodated.
- 3 Drawing D929-109 lodged with file Reg. Ref. S96A/0293 shows the proposed site as being used to accommodate part of the necessary parking provision required for the entire site. The applicant shall clarify this issue.

Integrated Development Services  
Unit 45,  
Coolmine Industrial Estate,  
Clonsilla,  
Dublin 15.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0527

- 4 Clarification is also required in relation to an apparent overlap between the proposed site boundary and that of the development site of application Reg. Ref. S99A/0713, and conflicting car parking provision under both proposals.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

28/09/00