

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0425	
1. Location	32-33 Cherry Orchard Industrial Estate, Ballyfermot, D. 10		
2. Development	Two storey office extension to side of existing warehouse building and associated site works and elevational treatment		
3. Date of Application	21/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/08/2000 2.	1. 18/09/2000 2.
4. Submitted by	Name: Stephen Molloy Architects, Address: 12 Castleknock Green, Dublin 15.		
5. Applicant	Name: Frank Flanagan Fittings, Address: 32-33 Cherry Orchard Industrial Estate, Ballyfermot, D. 10		
6. Decision	O.C.M. No. 2535 Date 15/11/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0048 Date 08/01/2001	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	Date	Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Stephen Molloy Architects,
12 Castleknock Green,
Dublin 15.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 0048	Date of Final Grant 08/01/2001
Decision Order Number 2535	Date of Decision 15/11/2000
Register Reference S00A/0425	Date 18/09/00

Applicant Frank Flanagan Fittings,

Development Two storey office extension to side of existing warehouse building and associated site works and elevational treatment

Location 32-33 Cherry Orchard Industrial Estate, Ballyfermot, D. 10

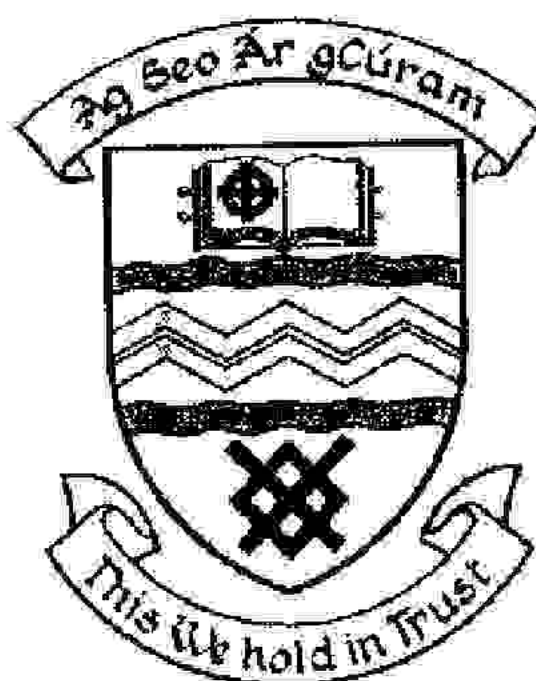
Floor Area 250.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/08/2000 /18/09/2000

A Permission has been granted for the development described above,
subject to the following (9) 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 as amended by Additional Information received by the Planning Authority on 18/09/00, 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 That no retailing to members of the general public shall take place at the premises without the benefit of planning permission. The showroom area is to be used for trade sales only.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 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 unit.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 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.
- 5 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.
- 6 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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- 7 That a financial contribution in the sum of £1,998 (One Thousand Nine Hundred and Ninety Eight Pounds) EUR 2,536 (Two Thousand Five Hundred and Thirty Six 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 £5,197 (Five Thousand One Hundred and Ninety Seven Pounds) EUR 6,598 (Six Thousand Five Hundred and Ninety Eight 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.

- 9 That a financial contribution in the sum of £1,099 (One Thousand and Ninety Nine Pounds) EUR 1,395 (One Thousand Three Hundred and Ninety Five 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:

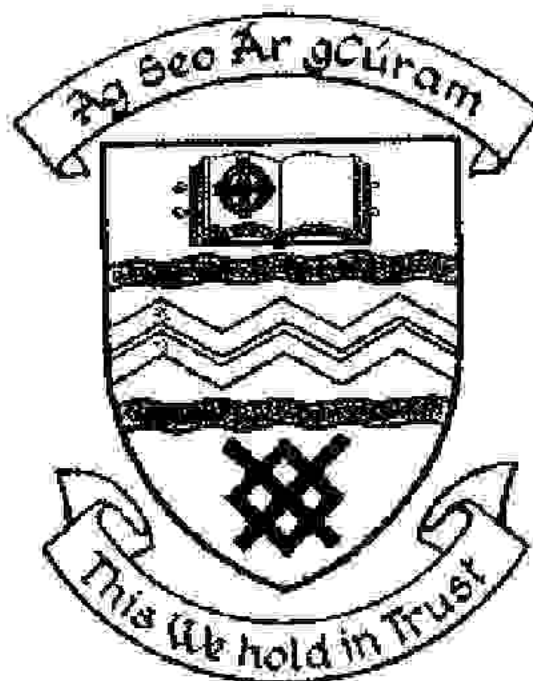
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- (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.

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- (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.

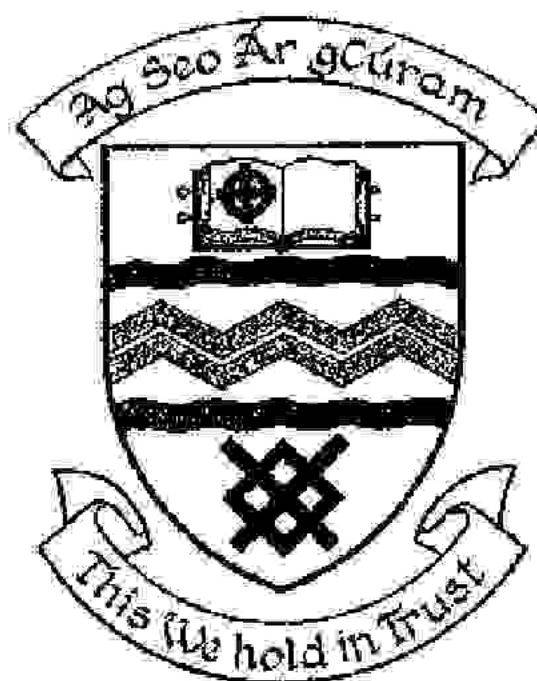
W11/01/01
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0425	
1. Location	32-33 Cherry Orchard Industrial Estate, Ballyfermot, D. 10		
2. Development	Two storey office extension to side of existing warehouse building and associated site works and elevational treatment		
3. Date of Application	21/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/08/2000 2.	1. 18/09/2000 2.
4. Submitted by	Name: Stephen Molloy Architects, Address: 12 Castleknock Green, Dublin 15.		
5. Applicant	Name: Frank Flanagan Fittings, Address: 32-33 Cherry Orchard Industrial Estate, Ballyfermot, D. 10		
6. Decision	O.C.M. No. 2535 Date 15/11/2000	Effect AP GRANT PERMISSION	
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2535	Date of Decision 15/11/2000
Register Reference S00A/0425	Date: 21/06/00

Applicant Frank Flanagan Fittings,
Development Two storey office extension to side of existing warehouse building and associated site works and elevational treatment
Location 32-33 Cherry Orchard Industrial Estate, Ballyfermot, D. 10
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 17/08/2000 /18/09/2000
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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... *MZ* 15/11/00
for SENIOR ADMINISTRATIVE OFFICER

Stephen Molloy Architects,
12 Castleknock Green,
Dublin 15.

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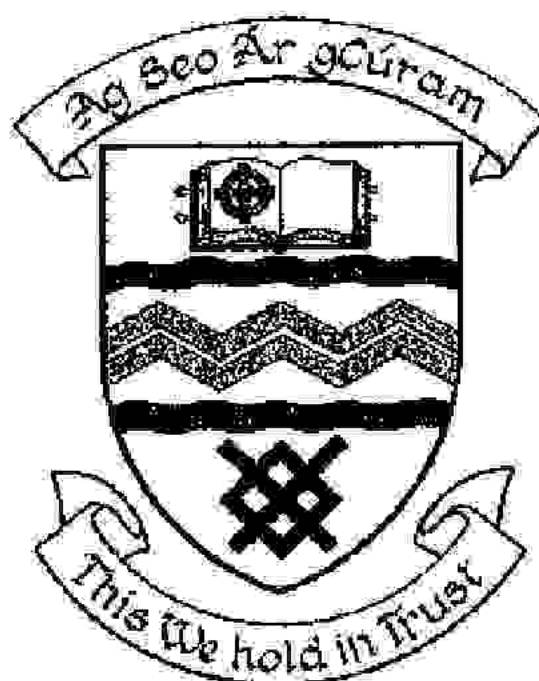
Conditions and Reasons

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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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REASON:
In the interest of the proper planning and development of the area.
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REASON:

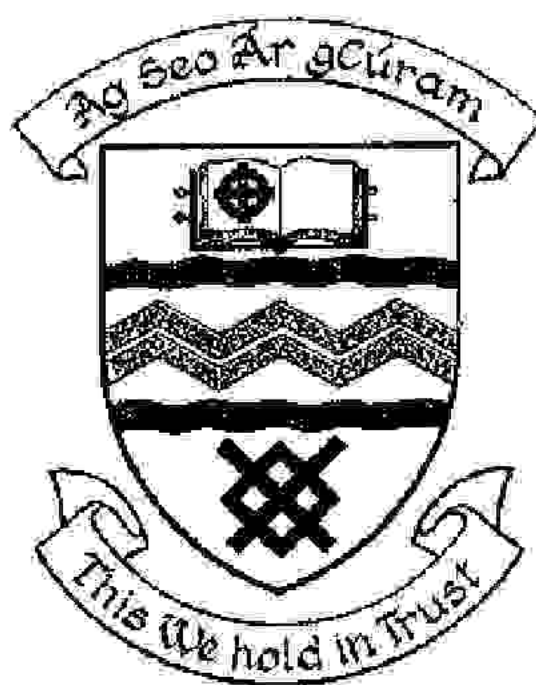
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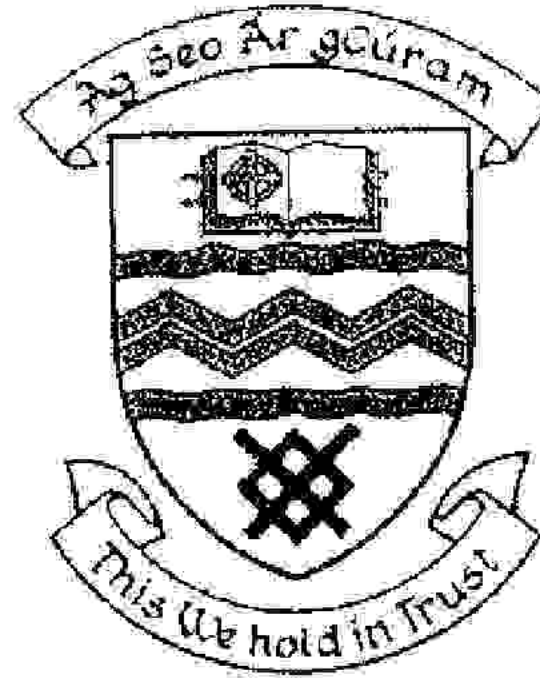
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REASON:

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.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1870	Date of Decision 17/08/2000
Register Reference S00A/0425	Date: 21/06/00

Applicant Frank Flanagan Fittings,
Development Two storey office extension to side of existing warehouse
building and associated site works and elevational treatment

Location 32-33 Cherry Orchard Industrial Estate, Ballyfermot, D. 10

App. Type Permission

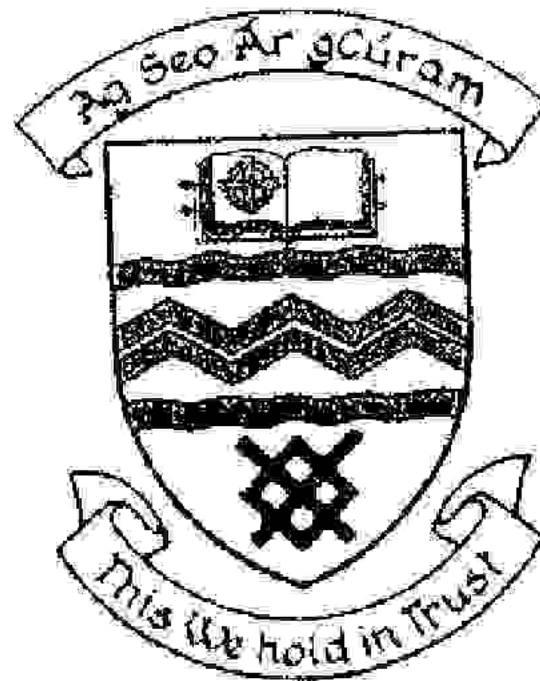
Dear Sir/Madam,

With reference to your planning application, received on 21/06/00 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 Foul Drainage: Applicant to submit full details of proposed drainage, and any amendments to existing drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- 2 Surface Water Report: Applicant to submit full details of proposed drainage and any amendments to existing drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- 3 The applicant shall confirm the proposed layout of car parking and loading arrangements to serve the premises to be implemented for the current use. While Option B is the preferred option, it is not clear from the layout how Heavy Goods vehicles can be safely manoeuvred on the site.
- 4 The applicant is requested to confirm whether the proposed showroom is intended to be used for trade sales only as indicated with correspondence attached to file.

Stephen Molloy Architects,
12 Castleknock Green,
Dublin 15.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0425

Signed on behalf of South Dublin County Council

my
.....
for Senior Administrative Officer

17/08/00