

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0108	
1. Location	Dublin Door Store/Carroll Joinery, Bluebell Ind. Est. D.12		
2. Development	Demolition of existing warehouse, new warehouse, new showroom new car park on roof with ramps, new first floor entrance lobby at Bluebell Industrial Estate.		
3. Date of Application	22/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/04/2000 2.	1. 2.
4. Submitted by	Name: Fanning Levins & Associates Address: Architects, 43 Upper Drumcondra Road,		
5. Applicant	Name: Carroll Joinery Limited, Address: P.O. Box 831, Bluebell Industrial Estate, Dublin 12		
6. Decision	O.C.M. No. 0825 Date 19/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	18/05/2000	Written Representations	
9. Appeal Decision	18/09/2000	To Amend Condition(s)	
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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Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

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Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

Fanning Levins & Associates
Architects,
43 Upper Drumcondra Road,
Dublin 9.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number	Date of Final Grant
Decision Order Number 0825	Date of Decision 19/04/2000
Register Reference S00A/0108	Date 22/02/00

Applicant Carroll Joinery Limited,

Development Demolition of existing warehouse, new warehouse, new showroom new car park on roof with ramps, new first floor entrance lobby at Bluebell Industrial Estate.

Location Dublin Door Store/Carroll Joinery, Bluebell Ind. Est. D.12

Floor Area 3974.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/04/2000 /

A Permission has been granted for the development described above,
subject to the following (6) Conditions.

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Conditions and Reasons

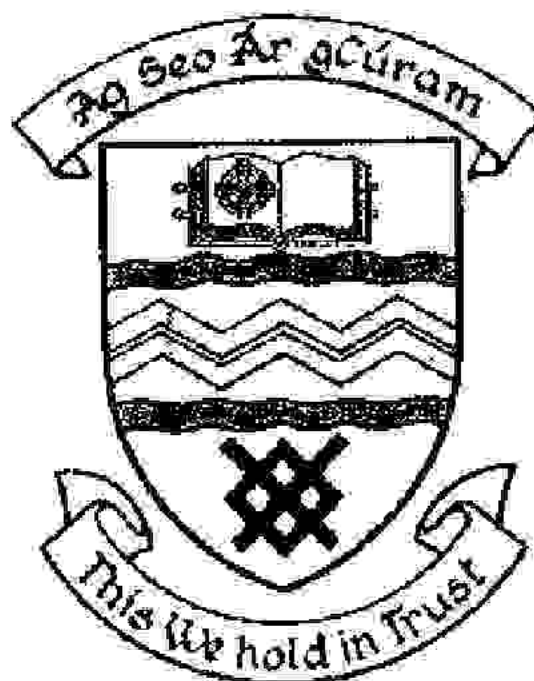
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 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.
- 3 That 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 and landscaping as shown on lodged plans.
REASON:
 In the interest of the proper planning and development of the area.
- 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 Prior to commencement of development, the developer shall pay the sum of £7,000 (Seven Thousand Pounds) EUR 8,888.17 (Eight Thousand Eight Hundred and Eighty Eight Euro and Seventeen Cents) [updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office], to the Planning Authority as a contribution towards the expenditure that is proposed to be incurred by the Planning Authority in respect of public water supply and sewerage facilities facilitating the proposed development.

Payment of this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally and in particular, the

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specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that is proposed to be incurred by the Planning Authority in respect of works facilitating the proposed development. As amended by An Bord Pleanála Ref. PL 06S.119560 dated 15th of September 2000.

- 6 Prior to commencement of development, the developer shall pay the sum of £18,000 (Eighteen Thousand Pounds) EUR 22,855.29 (Twenty Two Thousand Eight Hundred and Fifty Five Euros and Twenty Nine Cents) [updated at the time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office], to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in respect of road improvements and traffic management scheme facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2) (h) of the Local Government (Planning and Development) Act, 1963 generally and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Planning Authority in respect of works facilitating the proposed development. As amended by An Bord Pleanála Ref. PL 06S.119560 dated 15th of September 2000.

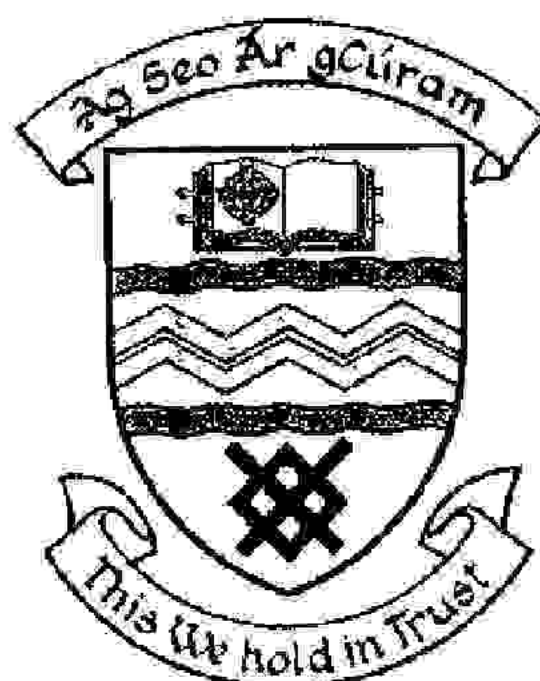
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.

REG REF. S00A/0108

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- (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.

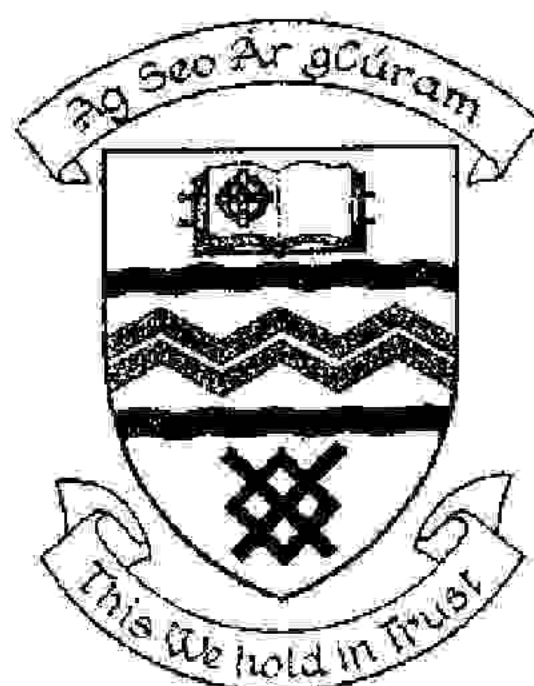
Signed on behalf of South Dublin County Council.

03/11/00
For SENIOR ADMINISTRATIVE OFFICER

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



PLANNING
DEPARTMENT
P.O. Box 4122,
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 0825	Date of Decision 19/04/2000
Register Reference S00A/0108	Date: 22/02/00

Applicant Carroll Joinery Limited,

Development Demolition of existing warehouse, new warehouse, new showroom new car park on roof with ramps, new first floor entrance lobby at Bluebell Industrial Estate.

Location Dublin Door Store/Carroll Joinery, Bluebell Ind. Est. D.12

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/04/2000 /

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 (6) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

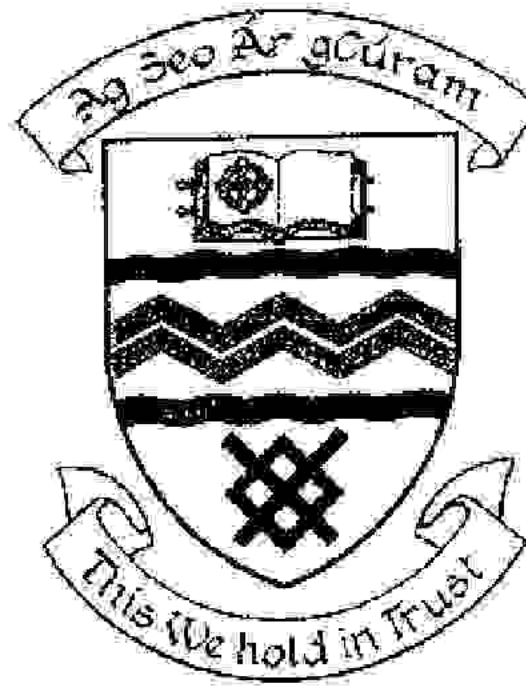
..... 20/04/00
for SENIOR ADMINISTRATIVE OFFICER

Fanning Levins & Associates
Architects,
43 Upper Drumcondra Road,
Dublin 9.

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REG REF. S00A/0108

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 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.
- 3 That 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 and landscaping as shown on lodged plans.
REASON:
In the interest of the proper planning and development of the area.
- 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 a financial contribution in the sum of £16,833 (sixteen thousand eight hundred and thirty three pounds) EUR 21,373 (twenty one thousand three hundred and seventy 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.

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Telefon: 01-414 9000
Facs: 01-414 9104



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REG. REF. S00A/0108

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.

6

That a financial contribution in the sum of €43,785 (forty three thousand seven hundred and eighty five pounds) EUR 55,595 (fifty five thousand five hundred and ninety five 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.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.