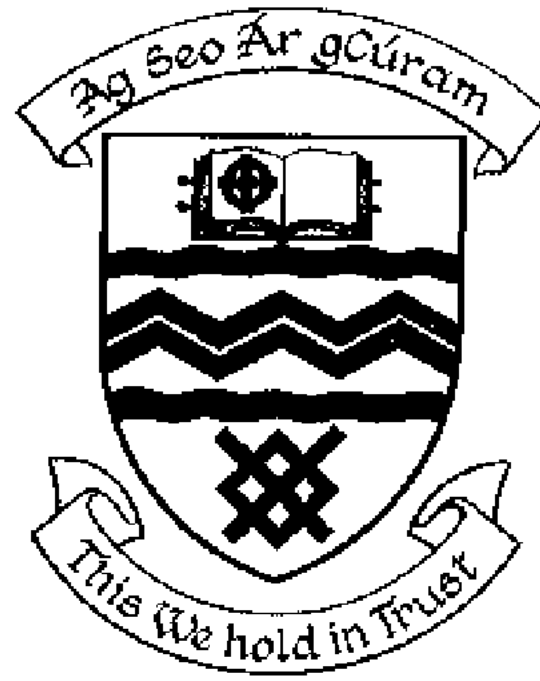


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0577	
1. Location	Club Road, off Robinhood Road, Dublin 22.		
2. Development	Demolish cottage and construct 4 no. light industrial/ warehouse units.		
3. Date of Application	18/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/10/1999 2.	1. 2.
4. Submitted by	Name: Patrick Joyce Associates, Address: Consulting Engineers, 2 Prospect Grove, Stocking Lane,		
5. Applicant	Name: Mr. Pat Anderson & Mr. Neil Nugent, Address: Glenasmole, Bohernabreena, Dublin 24.		
6. Decision	O.C.M. No. 2240 Date 13/10/1999	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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



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

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

Decision Order Number 2240	Date of Decision 13/10/1999
Register Reference S99A/0577	Date: 18/08/99

Applicant Mr. Pat Anderson & Mr. Neil Nugent,
Development Demolish cottage and construct 4 no. light industrial/
warehouse units.

Location Club Road, off Robinhood Road, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/08/99 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:

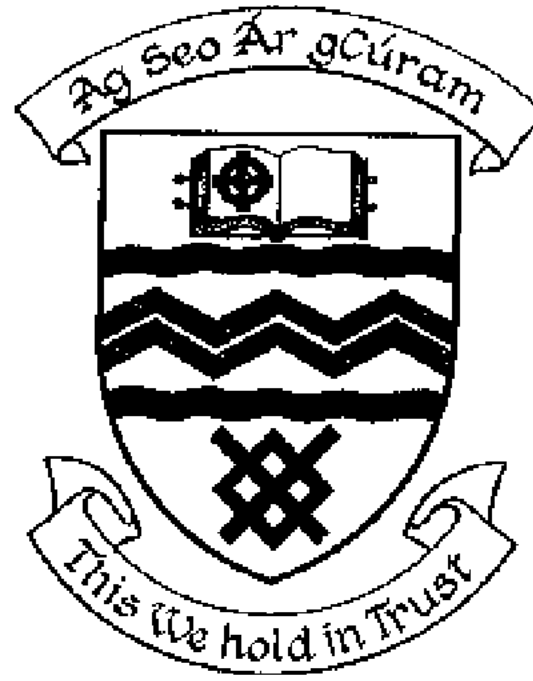
- 1 The applicant is advised that soakaways are not acceptable in urban areas. The applicant is requested to submit full details of an alternative surface water drainage system, including details of pipe sizes, gradients, cover and invert levels up to and including connection to the public sewer.
- 2 The applicant is advised that his proposals in respect of the provision of a low boundary wall and railings will have the effect of severely restricting visibility at the existing and proposed access. The applicant is requested to submit a revised proposal showing the wall/railings set back so as to provide adequate vision splays at the right of way junction with Club Road and which will allow for the provision of a 1.5 metre footpath along the full road frontage of the site.
- 3 The applicant is requested to submit a revised proposal showing one no. access (via the existing right of way) only to the proposed site.

Patrick Joyce Associates,
Consulting Engineers,
2 Prospect Grove,
Stocking Lane,
Rathfarnham,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
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

REG REF. S99A/0577

- 4 The applicant is requested to submit a revised site layout plan at a scale of not less than 1:500 showing the provision of a minimum of 28 no. car parking spaces on the site in order to comply with the requirements of the Development Plan.

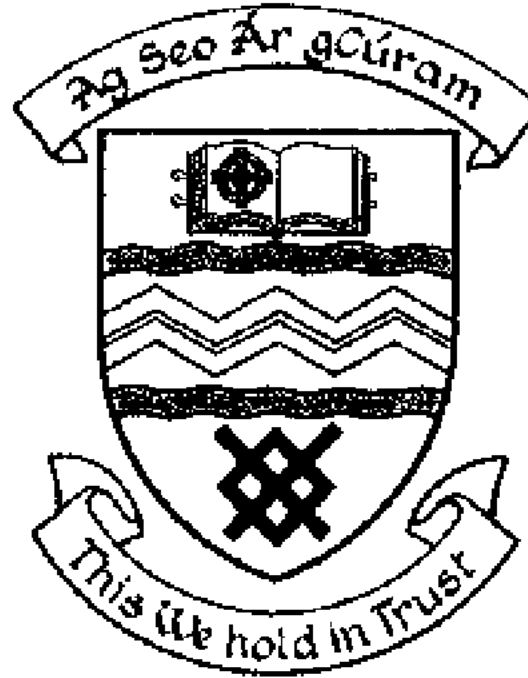
Signed on behalf of South Dublin County Council

LM
.....
for Senior Administrative Officer

13/10/99

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0577	
1. Location	Club Road, off Robinhood Road, Dublin 22.		
2. Development	Demolish cottage and construct 4 no. light industrial/ warehouse units.		
3. Date of Application	18/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/10/1999 2.	1. 27/10/2000 2.
4. Submitted by	Name: Patrick Joyce Associates, Address: Consulting Engineers, 2 Prospect Grove, Stocking Lane,		
5. Applicant	Name: Mr. Pat Anderson & Mr. Neil Nugent, Address: Glenasmole, Bohernabreena, Dublin 24.		
6. Decision	O.C.M. No. 2801 Date 20/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0271 Date 06/02/2001	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



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

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

PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

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

Patrick Joyce Associates,
Consulting Engineers,
2 Prospect Grove,
Stocking Lane,
Rathfarnham,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0271	Date of Final Grant 06/02/2001
Decision Order Number 2801	Date of Decision 20/12/2000
Register Reference S99A/0577	Date 27/10/00

Applicant Mr. Pat Anderson & Mr. Neil Nugent,

Development Demolish cottage and construct 4 no. light industrial/
warehouse units.

Location Club Road, off Robinhood Road, Dublin 22.

Floor Area 990.00 Sq Metres

Time extension(s) up to and including

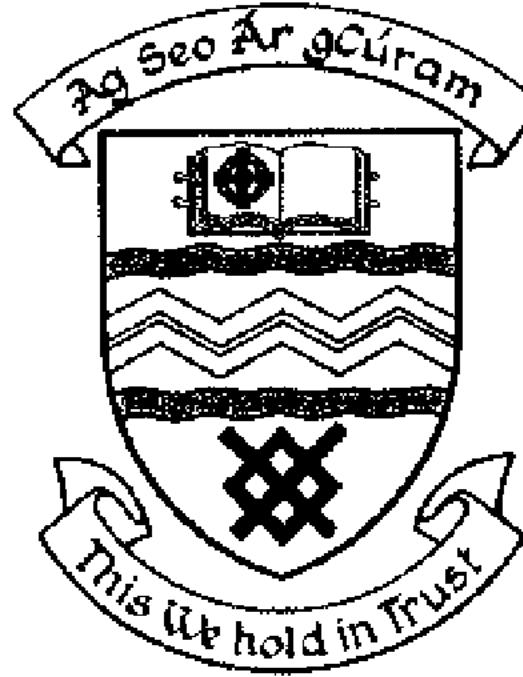
Additional Information Requested/Received 13/10/1999 /27/10/2000

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



PLANNING DEPARTMENT
Applications/Registry/Appeals
 County Hall
 Town Centre, Tallaght
 Dublin 24

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

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 27/10/00, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
 - (a) The developer shall ensure full and complete separation of foul and surface water systems.
 - (b) Prior to the commencement of any development on the site the applicant shall submit evidence that the surface water sewer to which he proposes to discharge is functional and is capable of discharging the proposed flow. The applicant shall submit sufficient information to show this including any necessary investigation of the existing sewer line. Details shall be agreed in writing with the Planning Authority.
 - (c) The applicant shall submit and agree watermain layout with the Area Engineer, Deansrath Depot. Details to be submitted to the Planning Authority prior to commencement of development.
 - (d) The applicant shall revise the line of the proposed 100mm PVC watermain, the main to lie not less than 6 metres from the building.
 - (e) The proposed watermain shall terminate in a loop with hydrant to facilitate self-cleansing of the main.
 - (f) The proposed watermain shall be protected from the boundary wall loading by means of an arch support to wall. Details shall be agreed in writing with the Planning Authority prior to development being carried out on the site.
 - (g) All water connections, swabbings, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at the applicant's expense.
 - (h) 24 hour water storage shall be provided.

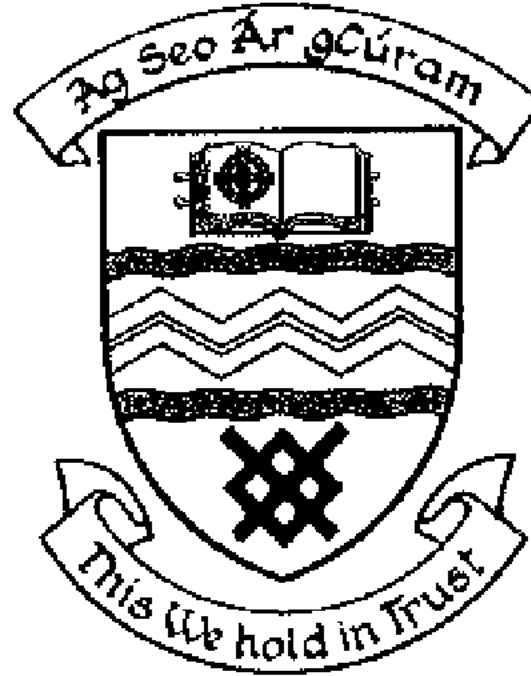
REASON:

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

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

- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 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 no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

- 6 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan standards.

REASON:

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

- 7 The boundary wall/railing in the vicinity of car space no's. 2, 3 and 4 shall be rounded off and the footpath widened in order to provide adequate vision on the right hand side of the access point (when exiting). Details shall be agreed in writing with the Planning Authority prior to the commencement of development.

REASON:

In the interests of traffic safety.

- 8 Road gullies shall be provided at not less than 25m centres along the footpath connected to the surface water drainage system.

REASON:

In the interests of traffic safety.

- 9 The first floor windows to the front elevation shall be fitted with clouded/opaque glass.

REASON:

In the interest of the residential amenity of adjoining property.

- 10 That a financial contribution in the sum of £8,094 (eight thousand and ninety five pounds) EUR 10,277 (ten thousand

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

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

two hundred and seventy seven 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.

- 11 That a financial contribution in the sum of £21,054 (twenty one thousand and fifty four pounds) EUR 26,733 (twenty six thousand seven hundred and thirty three 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.

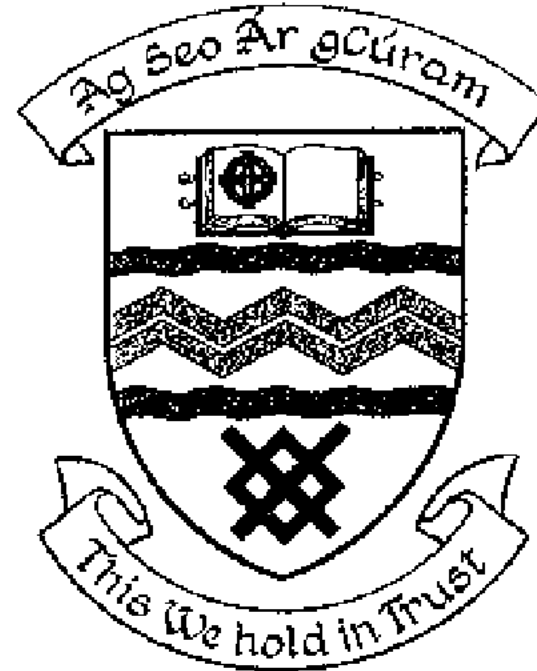

.....08/02/01
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0577	
1. Location	Club Road, off Robinhood Road, Dublin 22.		
2. Development	Demolish cottage and construct 4 no. light industrial/ warehouse units.		
3. Date of Application	18/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/10/1999 2.	1. 27/10/2000 2.
4. Submitted by	Name: Patrick Joyce Associates, Address: Consulting Engineers, 2 Prospect Grove, Stocking Lane,		
5. Applicant	Name: Mr. Pat Anderson & Mr. Neil Nugent, Address: Glenasmole, Bohernabreena, Dublin 24.		
6. Decision	O.C.M. No. 2801 Date 20/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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

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 2801	Date of Decision 20/12/2000
Register Reference S99A/0577	Date: 18/08/99

Applicant Mr. Pat Anderson & Mr. Neil Nugent,
Development Demolish cottage and construct 4 no. light industrial/
warehouse units.
Location Club Road, off Robinhood Road, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 13/10/1999 /27/10/2000
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.

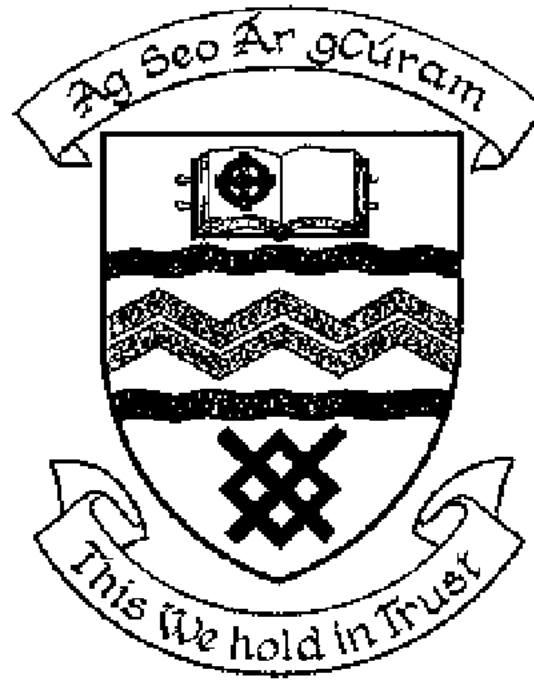
.....*MY*..... 20/12/00
for SENIOR ADMINISTRATIVE OFFICER

Patrick Joyce Associates,
Consulting Engineers,
2 Prospect Grove,
Stocking Lane,
Rathfarnham,
Dublin 16.

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

REG REF. S99A/0577

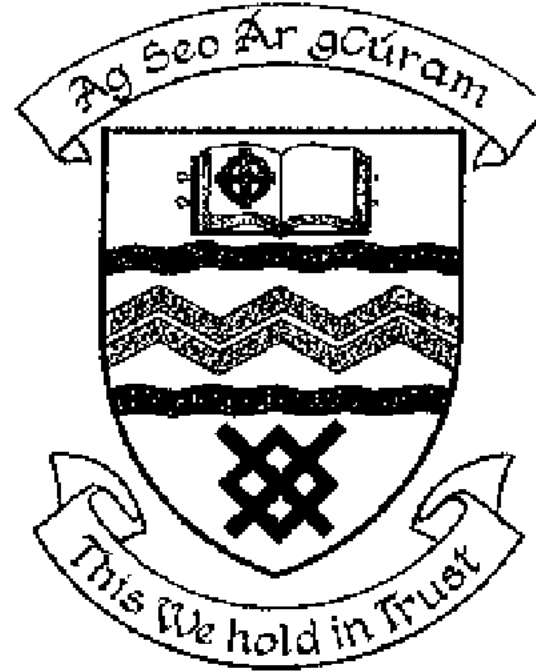
Conditions and Reasons

- 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 27/10/00, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
 - (a) The developer shall ensure full and complete separation of foul and surface water systems.
 - (b) Prior to the commencement of any development on the site the applicant shall submit evidence that the surface water sewer to which he proposes to discharge is functional and is capable of discharging the proposed flow. The applicant shall submit sufficient information to show this including any necessary investigation of the existing sewer line. Details shall be agreed in writing with the Planning Authority.
 - (c) The applicant shall submit and agree watermain layout with the Area Engineer, Deansrath Depot. Details to be submitted to the Planning Authority prior to commencement of development.
 - (d) The applicant shall revise the line of the proposed 100mm PVC watermain, the main to lie not less than 6 metres from the building.
 - (e) The proposed watermain shall terminate in a loop with hydrant to facilitate self-cleansing of the main.
 - (f) The proposed watermain shall be protected from the boundary wall loading by means of an arch support to wall. Details shall be agreed in writing with the Planning Authority prior to development being carried out on the site.
 - (g) All water connections, swabbings, chlorination and

**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

REG. REF. S99A/0577

tappings of County Council mains to be carried out
by South Dublin County Council personnel at the
applicant's expense.

(h) 24 hour water storage shall be provided.

REASON:

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

- 3 That prior to commencement of development the requirements
of the Principal Environmental Health Officer be ascertained
and strictly adhered to in the development.

REASON:

In the interest of health.

- 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 no industrial effluent be permitted without prior
approval from Planning Authority.

REASON:

In the interest of health.

- 6 That off-street car parking facilities and parking for
trucks be provided in accordance with the Development Plan
standards.

REASON:

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

- 7 The boundary wall/railing in the vicinity of car space no's.
2, 3 and 4 shall be rounded off and the footpath widened in
order to provide adequate vision on the right hand side of
the access point (when exiting). Details shall be agreed in
writing with the Planning Authority prior to the
commencement of development.

REASON:

In the interests of traffic safety.

**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

REG REF. S99A/0577

- 8 Road gullies shall be provided at not less than 25m centres along the footpath connected to the surface water drainage system.
REASON:
In the interests of traffic safety.
- 9 The first floor windows to the front elevation shall be fitted with clouded/opaque glass.
REASON:
In the interest of the residential amenity of adjoining property.
- 10 That a financial contribution in the sum of £8,094 (eight thousand and ninety five pounds) EUR 10,277 (ten thousand two hundred and seventy seven 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.
- 11 That a financial contribution in the sum of £21,054 (twenty one thousand and fifty four pounds) EUR 26,733 (twenty six thousand seven hundred and thirty three 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.