

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1962

ASSESSMENT OF FINANCIAL CONTRIBUTION

EC. REF.: 91A/958

DC. REF.:

SERVICES INVOLVED: WATER, FOGUL, SEWER, SURFACE WATER

AREA OF SITE: 4.03 AC

LOCAL AREA OF PROPOSED PROPOSAL: 16803 FT²

PREPARED BY: [Signature] 30/7/91

CHECKED BY: [Signature] 14/6/91

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S OFFICE NO: []
DATE:

ENTERED IN CONTRIBUTIONS REGISTER:

Standard
4.03 @ 6000
= £24,180

EMPLOYMENT CONTROL ASSISTANT GRADE

No report on
file at date
of assessment
[Signature] 30/7/91



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0958

Date : 18th June 1991

Dear Sir/Madam,

Development : Stores and depot facilities

LOCATION : Site 12 Crag Avenue, Clondalkin Industrial Estate

Applicant : Crag Developments Ltd.

App. Type : PERMISSION

Date Recd : 10th June 1991

Your application in relation to the above was submitted with a fee of 425.00 .

On examination of the plans submitted it would appear that the appropriate amount should be 2731.75.

I should be obliged if you would submit the balance of 2306.75 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

.....
PRINCIPAL OFFICER

Guy, Moloney & Associates,
Carrick House,
Dundrum Centre,
Dundrum,
Dublin 14

P/3500/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

ON 206541
B-530

Register Reference : 91A/0958

Date Received : 10th June 1991

Correspondence : Guy, Moloney & Associates,
Name and : Carrick House,
Address : Dundrum Centre,
Dundrum,
Dublin 14

Development : Stores and depot facilities

Location : Site 12 Crag Avenue, Clondalkin Industrial Estate

Applicant : Crag Developments Ltd.

App. Type : Permission

Zoning : E

<u>CONTRIBUTION:</u>	
Standard:	24,180
Rate:	
Open space:	
Other:	
<u>SECURITY:</u>	
Bond / C.I.F.:	
Cash:	

(MG/DK)

Report of the Dublin Planning Officer dated 25th July, 1991.

This is an application for PERMISSION for stores and depot facilities at site 12, Crag Avenue, Clondalkin Industrial Estate for Crag Developments Ltd.

The proposed site which has an area of 1.63 hectares, is located close to the entrance to the Clondalkin Industrial Estate in an area zoned 'E' - "to provide for industry and related uses" in the Dublin County Development Plan, 1983.

The proposed site adjoins existing industrial development to the east (occupied by OC Cold stores and Cappaguin chickens). There is existing housing immediately to the west. The lands opposite (site 13, Clondalkin Industrial Estate) are currently undeveloped.

The proposed site is currently overgrown. It is a flat open site which is situated at a slightly lower level than the adjoining industrial estate access road, Crag Avenue. The boundary to Crag Avenue is currently open. The western and southern boundaries are defined by the Gallanstown Stream and hedgerows beyond. The Grand Canal is located further to the south.

PLANNING HISTORY

Reg. Ref. No. SA 1049 refers to a grant of permission for 6,920 sq. m. industrial/warehousing units at this site (1979) for Crag Developments Ltd.

Reg. Ref. No. WA 2585 refers to an application for a 4,899 sq. m. cash and carry development at site 12, Clondalkin Industrial Estate for Crag Developments Ltd.

This application was withdrawn on 18th February, 1982.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0958

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Location: Site 12 Crag Avenue, Clondalkin Industrial Estate

The current application provides for stores and depot facilities for storing of building plant and minor servicing (stated).

Lodged plans indicate new stores and depot and workshop buildings (floor area 1,544 sq. m.) to be located to the east of the site. This is to be surrounded by a concrete apron. The balance of the site to the west is to have a hardcore surface for use for open storage. Lands adjoining an existing E. S. B. substation to the north east of the site are to be ceded to the E. S. B. to allow access to the substation. The proposed site entrance is to be located to the south west of this E. S. B. substation.

The proposed stores/workshop buildings are to extend 7.2 metres ^{in width} and are to have a part forticrete and part clad finish.

Drawings submitted identify boundary treatment to the site. This is to comprise a 0.6 metre split fluted forticrete block wall with 2 metre high pallisade railings along the Crag Avenue frontage. There is an existing fence along the boundary with the industrial buildings to the east. The western and southern boundaries are to comprise 2.5 metres high pallisade fencing. This is to be constructed inside the site some 4-5 metres from the Gallanstown Stream. (This would allow the Council access to the stream for piping, cleansing works, etc). No proposals have been submitted regarding landscaping/boundary treatment. It is considered that the Crag Avenue boundary should be landscaped to screen the open storage area from view. The western boundary should likewise be landscaped to protect the visual amenities of adjoining residents to the west.

Lodged plans identify the existing 38 kv power line (which traverses the eastern portion of the site) to be diverted to new route.

Lodged plans identify a small area of the site to the north west of the proposed building for car parking purposes (no layout submitted). The site is adequately large to cater for additional car parking should the need arise.

The proposed development is consistent with the industrial zoning objective for this area.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (12) conditions:-

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Site 12 Crag Avenue, Clondalkin Industrial Estate

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.

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Act, 1878-1964.

03 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of safety and the avoidance of fire hazard.

04 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of health.

05 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.

06 That no industrial effluent be permitted without prior approval from Planning Authority *and/or any necessary licences from the Sanitary Authority.* *SM*

REASON: In the interest of health.

07 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.

08 That details of landscaping and boundary treatment be submitted to and approved in writing by Planning Authority and work thereon completed prior to occupation of units.

REASON: In the interest of amenity.

09 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

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

10 That details of on-site landscaping and boundary treatment to be submitted and approved ^{in writing} by the Planning Authority prior to the occupation of the proposed stores/depot and workshop. This is to include:

(i) a scheme of planting for the western boundary of the site to screen

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Site 12 Crag Avenue, Clondalkin Industrial Estate

the proposed development from adjoining residents;

(ii) a 2 metre wide plantation strip to be provided inside the proposed boundary wall along the entire Crag Avenue frontage of the site. This plantation strip to be planted with semi-mature trees at 3 metre intervals in addition to self maintained durable shrubbery.

10 REASON: In the interest of the proper planning and development of the area.

11 That the applicant make adequate arrangements with the E. S. B. for the safe relocation of the existing power lines which traverse the site if necessary.

11 REASON: In the interest of the proper planning and development of the area.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

12. That a financial contribution in the sum of £24,180. be paid by the proposer to the 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:

12. 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Site 12 Crag Avenue, Clondalkin Industrial Estate

[Handwritten signature]
.....
for Principal Officer

[Handwritten signature]
.....
for Dublin Planning Officer

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (12) conditions set out above is hereby made.

Dated : 1 August 1991
[Handwritten signature]
.....
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated

M.C.

1767

Register Reference : 91A/0958

Date : 19th June 1991

Development : Stores and depot facilities

LOCATION : Site 12 Crag Avenue, Clondalkin Industrial Estate

Applicant : Crag Developments Ltd.

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 10th June 1991

DUBLIN COUNTY COUNCIL
27 JUN 1991
ENVIRONMENTAL HEALTH OFFICERS

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

Paul Dolan

PRINCIPAL OFFICER

The proposal is acceptable subject to

compliance with:-

- ① The Health Safety and Welfare at Work Act 1989.
- ② The Safety in Industries Act 1955/89
- ③ Office Premises Act 1958
- ④ Food Hygiene Regulations 1950/89 where relevant

for *Ma Devine*
John O'Leary
 SUPER. ENVIRON. HEALTH OFFICER,
 33 GARDINER PLACE,
 DUBLIN 1.

28/6/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 08.07.91
3.40



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
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Telephone. (01)724755
Fax. (01)724896

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 3500 /91 Date of Decision : 1st August 1991

Register Reference : 91A/0958 Date Received : 10th June 1991

Applicant : Crag Developments Ltd.

Development : Stores and depot facilities

Location : Site 12 Crag Avenue, Clondalkin Industrial Estate

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the 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 on the attached Numbered Pages.

NUMBER OF CONDITIONS:- *12*...ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal Officer

Date: *2/8/91*.....

Guy, Moloney & Associates,
Carrick House,
Dundrum Centre,
Dundrum,
Dublin 14

NOTES

1. An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.
2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Reg.Ref. 91A/0958
Decision Order No. P/ 3500 /91
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C O N D I T I O N S / R E A S O N S

- 01 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.
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- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
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- 03 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- 04 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 05 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, 1978 - 1964.
- 06 That no industrial effluent be permitted without prior approval from Planning Authority and/or any necessary licences from the Sanitary Authority.
REASON: In the interest of health.
- 07 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.
- 08 That details of landscaping and boundary treatment be submitted to and approved in writing by Planning Authority and work thereon completed prior to occupation of units.
REASON: In the interest of amenity.
- 09 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.
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Reg.Ref. 91A/0958

Decision Order No. P/ 3500 /91

Page No: 0003

occupation of the proposed stores/depot and workshop. This is to include:

(i) a scheme of planting for the western boundary of the site to screen the proposed development from adjoining residents;

(ii) a 2 metre wide plantation strip to be provided inside the proposed boundary wall along the entire Crag Avenue frontage of the site. This plantation strip to be planted with semi-mature trees at 3 metre intervals in addition to self maintaining durable shrubbery.

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COMHAIRLE CHONTAE ÁTHA CLIAITH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

PAID BY
CASH
CHEQUE
M.O.
B.L.
N.T.

This receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee.
N 41336

E2306-75

Received this 24th day of June 1991

from G. T. Campbell Ltd,
Sheehane road, Ballsbridge, Dublin 4

The sum of two thousand three hundred and six
seventy five Pounds
being the balance
of the account

Michael O'Leary Cashier

S. CAREY
Principal Officer
4

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone: (01)724755
Fax: (01)724896

Register Reference : 91A/0958

Date : 11th June 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : stores and depot facilities

LOCATION : Site 12 Crag Avenue, Clondalkin Industrial Estate

APPLICANT : Crag Developments Ltd.

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 10th June 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Guy, Moloney & Associates,
Carrick House,
Dundrum Centre,
Dundrum,
Dublin 14



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building Site no. 12 Crag Avenue
(If none, give description sufficient to identify) Clondalkin Industrial Estate, Dublin 22

3. Name of applicant (Principal not Agent) Crag Developments Ltd
Address 158 Shelbourne Road, Ballsbridge, Dublin 4 Tel. No 680691

4. Name and address of person or firm responsible for preparation of drawings Guy, Moloney & Associates, Carrick House, Dundrum Centre
Dundrum, Dublin 14 Tel. No 988033

5. Name and address to which notifications should be sent as 4. above.

6. Brief description of proposed development Stores & depot facilities for storing of building plant & minor servicing.

7. Method of drainage public drains 8. Source of Water Supply public supply.

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used N/A

(b) Proposed use of each floor Stores and depot facilities for storage of building plant and minor servicing.

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No

11.(a) Area of Site 16,308.30 Sq. m.
(b) Floor area of proposed development 1,543.81 Sq. m.
(c) Floor area of buildings proposed to be retained within site 1,543.81 Sq. m.

DUBLIN 22 Permission is sought for stores and depot facilities at site 12 Crag Ave. Clondalkin Industrial Estate. for Crag Developments Ltd

12.State applicant's legal interest or estate in site Freehold (i.e. freehold, leasehold, etc.)

13.Are you now applying also for an approval under the Building Bye Laws? Yes No Place in appropriate box.

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:

15.List of documents enclosed with application. 4 no. copies of drawings and specification together with copy of newspaper advertisement.

16.Gross floor space of proposed development (See back) 7,115.8 Sq. m.

No of dwellings proposed (if any) Class(es) of Development 7
Fee Payable £ 425.00 Basis of Calculation 1.25 x £25.00 per 0.1ha
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Guy Moloney Date 10th June 1991

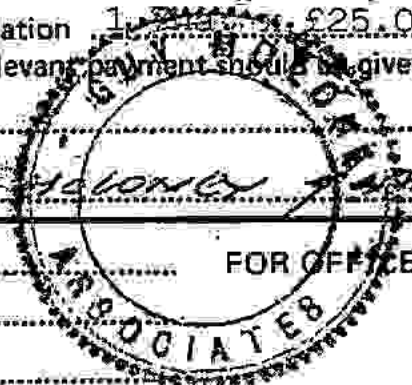
Application Type P Register Reference 91A/0958 FOR OFFICE USE ONLY 10/6 corrected plan submitted 12/6

Amount Received £ 2.8.4

Receipt No 17-16

Date

Swift
Pres
18/6/91



LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

CASH
CHEQUE
M.O.
B.L.
I.T.

DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. ~~N-41158~~

€ 425.00

Received this 10th day of June 19 91
from G. S. Crampton HD

the sum of four hundred and twenty five Pounds

Pence, being fee for

planning application at 12 Craig Ave.

Noelle Doane Cashier

S. CAREY Class 7
Principal Officer

Guy, Moloney & Associates Architects

Registered Office (No. 33670), Carrick House, Dundrum Centre, Dublin 14.
Tel: 988033. Fax: 988870.

Patrick V. Moloney, B. Arch., F.R.I.A.I., A.R.I.B.A.

James O'Beirne, B. Arch., F.R.I.A.I.

Your ref.

Our ref.

GD/RQ

Date 10th June 1991

Dublin County Council
Planning Department
Irish Life Centre
Lower Abbey Street
Dublin 1

RECEIVED

10 JUN 1991

91A/0958

Reg. Sec.

Dear Sirs

Re: Proposed Stores & Depot Facilities at
Site 12 Crag Avenue, Clondalkin Industrial Estate
for Crag Developments Limited

We enclose herewith 4 no. copies of drawings and outline specification together with a copy of the newspaper advertisement and planning fee of £425.00 in connection with the above.

Yours faithfully



Guy, Moloney & Associates

encls.



OUTLINE SPECIFICATION

for

STORES & DEPOT FACILITIES

at

CLONDALKING INDUSTRIAL ESTATE

for

CRAG DEVELOPMENTS LTD

Prepared by:-

GUY, MOLONEY & ASSOCIATES
Carrick House
Dundrum Centre
Dublin 14

June 1991

-GD/RQ

NATURE OF WORK

The work consists of the erection of a light industrial type building measuring approx. 66 x 23m. The building consists of stores and depot facilities. It is to be erected in positions shown on the site plan with final setting out to be agreed with the Architects on site. The building is to be constructed of a pre-cast concrete structural frame with twin skin insulated metal cladding to roof and walls with cavity walling to cill level with single glazed colour coated aluminium windows, all as shown on the drawings.

STRUCTURAL FRAME

The structural frame will be of pre-cast concrete with 400 x 400 pre-cast concrete columns set in concrete pads set approx. 1.2 x 1.2 x 1.2 with 4° pre-cast concrete roof beams all by specialist manufacturer. The concrete pads for the pre-cast columns are to be provided by the Main Contractor to the details supplied by the Specialist sub-contractor.

EXTERNAL WALLS

The external walls are 215mm split fluted Forticrete block finish with twin skin insulated metal cladding as external finish over.

INTERNAL WALLS

The internal walls are to be 100 solid block on stiff foundations all to Engineers details.

FLOOR

The floor is to be 150mm power-floated concrete slab on 1000 gauge visqueen d.p.m on hardcore laid in 150mm compacted layers. Proprietary dust proof finish to be applied to concrete floor.

ROOF & WALL CLADDING

The external roof and wall cladding is to be Kingspan twin skin insulated metal panels p.v.f² coated or approved with Secform fascia all by Specialist sub-contract. This system is to incorporate an internal lining panel to the roof and walls and to incorporate a proprietary rainwater gutter and downpipe system.

WINDOWS

Windows are to be single glazed colour coated aluminium with louvre panels as indicated, all by Specialist sub-contractor.

EXTERNAL DOORS

Doors to Workshop to be roller shutter type doors by Specialist manufacturer.

SANITARY WARE

Allow P.C Sum of £ for provision of wc's, whb's, urinals and shower tray with curtain rail. Supply and fix complete with taps, wastes, supplies and electrically operated shower unit, supply and fix water storage tank complete with ball valve unit over washroom.

DRAINAGE

Connect all rainwater pipes to back inlet gulley traps with 100mm p.v.c pipes laid at 1:100 fall to link in with existing surface water drains.

Connect waste from w.c's to m.h as shown. Connect wastes from shower and whb's to back inlet gulley trap connect to a.j by 100mm p.v.c pipe laid to fall to link in with existing front drain.

SITE WORKS

Back fill with hardcore to required levels. Form roadway as shown along side of building to tarmacadam on well compacted hardcore. Make good to existing surfaces.

PRELIMINARIES

EXAMINATION
OF SITE,
SPECIFICATION
ETC.

The Contractor must make and shall be deemed to have made a thorough examination of the drawings, specification, the site and features thereof, with all drains, mains adjoining premises, property and other things affecting proposed works to ascertain precisely the nature and extent of same and the conditions under which they will have to be executed and as practical tradesmen, satisfy themselves that the work required to be done is sufficiently shown and described and they must, of their own knowledge of the manner in which similar building work is performed supplement if necessary the information given herein so that the contingent works which they consider necessary to render the several works complete. (Contractors shall generally obtain their information on all matters which can in any way influence their tender).

CONTRACT

Form & Type of Contract

The form of agreement and conditions will be the Agreement and Conditions of Contract for Building Work R.I.A.I 1988 (Blue) (where quantities do not form part of the Contract).

Note Clause 26 shall be retained.

The tender sum will be deemed to cover the cost of complying with the clauses contained in the Agreement and Conditions of Contract, the headings of which are set out below, and which shall be read as though containing the conditions in full.

Contractors Insurances

The Contractor shall arrange all insurances as required in accordance with Clauses 21, 22, 23, of Contract Document.

Conditions of Contract

Clause:

1. Definitions
2. Scope of Contract and Architects Instructions.
3. Bill of Quantities; Schedule of Rates.
4. Cost adjustments arising from Legislative Enactments.
5. Contractor to provide everything necessary.
6. Local and other Authorities' Notices and Fees.
7. Setting out of Works.
8. Materials and Workmanship to conform to Description.
9. Work to be opened up.
10. Foreman.

11.	Access for Architect to Works.	-
12.	Clock of Works.	-
13.	Ascertainment of Prices for Variations.	-
14.	Vesting of Materials and Plant.	-
15.	Assignment or Subletting.	-
16.	Nominated Sub-Contractors.	-
17.	Nominated Suppliers.	-
18.	Provisional Sums.	-
19.	Prime Cost Sums.	-
20.	Artists and Tradesmen.	-
21.	Liability for Damage to Persons and Property and Public Liability and Employers Liability Insurance by the Contractor.	-
22.	All risks Insurance by the Contractor.	-
23.	Contractor's Insurance Policies and Exclusions.	-
24.	Loss or Damage to Works and Ancillary items due to Excluded Risk.	-
25.	Loss or Damage to the Works due to Contractor's or Sub-Contractor's design.	-
26.	Responsibility for Existing Structures.	-
27.	War Damage.	-
28.	Dates for Possession, Practical Completion and Final Completion.	-
29.	Non-Completion.	-
30.	Delay and Extension of Time.	-
31.	Defects Liability.	-
32.	Partial Possession.	-
33.	Determination of Contract by Employer.	-
34.	Determination of Contract by Contractor.	-
35.	Certificates and Payments.	-
36.	Wages and Price Variations.	-
37.	Collateral Agreements	-
38.	Arbitration	-

**CONTRACT
DRAWINGS**

The Contract drawings are to be signed by the Contractor and the works are to be executed in conformity therewith also in accordance with such further drawings and instructions as may be provided for the elucidation thereof. Half-inch scale or full size drawings will be supplied to the Contractor for various parts of the work and the Contractor shall obtain these drawings before putting the work in hand.

Any description or particulars written on the drawings are to be actually binding as if contained in the specification and everything is to be done that is usual and necessary for the completion of works comprehending what may be reasonably implied by or inferred from the drawings and specification although the same may not be specially mentioned. In case any stipulation or provision shall be wholly or partially repeated or contained in the Conditions of Contract and specification and on drawings, the Employers may at their option chose either of such stipulations or provisions.

Should there appear on the face of the drawings any works not described in the specification or if described therein is now shown on the drawings such work shall be taken as if described and work contracted for and in case of any discrepancy between the drawings and specification the Architects shall decide which shall be followed.

COMMENCEMENT

The Contractor whose tender is accepted will be required to commence the work within seven days of being given possession of the site and received instructions to commence work and is to proceed continually without hindrance and complete the works within the time agreed upon at the signing of the Contract. When the Architects have certified the work complete the Contractor is to hand over possession of the site and building to the Employers and forthwith remove all tools, scaffolding, plant and surplus materials and rubbish from the site.

FOREMAN

Allow for keeping of the works during the whole of its progress a competent Foreman experienced in reinforced concrete work. The Foreman shall represent the Contractor and all directions given to him shall be binding as given to the Contractor. The Contractor shall give personal supervision to the work and compare all drawings, specifications and other instructions and shall at once report to the Architects any error or inconsistency or omission which he may discover. The Contractor shall keep accurate measurements of excavations, concrete, etc., in accessible parts and shall furnish the Quantity Surveyors with all particulars demanded.

RESPONSIBILITY OF CONTRACTOR

Allow for taking entire charge of the building works from commencement of the work to completion of same and being responsible for and making good all injuries, damages and repairs occasioned or rendered necessary to same over which the Contractor shall have control and take all risks and hold the Employers harmless from any blames for injuries to persons, animals and things or for structural damage to property happening from any neglect, default, want of proper care or misconduct on the part of the Contractor or anyone in his employment during the execution of the work.

ACCESS TO WORK

The Architects shall have at all times access to the works or to materials intended for the works, whether they are in preparation or progress and the Contractor shall provide facilities for inspection. The Clerk of works shall be provided with similar facilities for inspection.

**MATERIALS &
WORKMANSHIP**

All materials shall be of the best of their respective kinds and the works shall be done by thoroughly competent workmen and the work "best" shall mean that in the opinion of the Architect there is no superior article or materials on the market and no better class of workmanship. The Contractor shall upon the request of the Architects, furnish vouchers to prove that the materials are such as are specified.

**EXECUTION TO
THE WORK**

The Contractor shall provide everything necessary for the proper execution of the works according to the true intent and meaning of the drawings and specification taken together, though the same may or may not be particularly shown on the drawing, or described on the specification provided same is reasonably inferred therefrom.

P.C. SUMS

The work Prime Cost or the initials P.C. applied herein to goods fixed by the Contractor shall mean, unless otherwise stated, the sum paid to the merchant after deducting all trade or other discount for such goods in the ordinary course delivery and shall be inclusive of package and carriage and a maximum of 5% cash discount to the Contractor where such discount is allowed by the Merchant to the Contractors. In case of a greater cash discount being allowed by the Merchant, the Employers shall benefit by the difference. It shall be exclusive of the cost of fixing.

**PROVISIONAL
AMOUNTS**

All provisional amounts contained in the Specification whether in money or quantities are to be at the entire disposal of the Architects who may add to or deduct from same or make any alterations they think fit. Any difference to be adjusted at the settlement of accounts.

TRADESMEN

None but fully qualified and competent tradesmen together with their necessary labourers and helpers shall be employed by the Contractors on the whole of same shall be carried out and completed in the best and most substantial manner.

**SCAFFOLDING,
PLANT, ETC.**

The Contractor is to provide all and every kind of scaffolding, platforms, ladders, tools, hoists, machinery rods, tackle and stakes, properly constructed wooden measuring boxes and shuttering and everything else of the nature of plant, also pay all freightage, duties, costs, charges and expences incidental to the complete performance of the works unless special exemption shall have been given. The scaffolding used throughout the work is to be of the safest make.

NOT TO LOCAL AUTHORITIES ETC.

Allow for giving all notices required whether to Authorities or any other person, make all necessary application to such and pay all fees legally demanded by them.

INSURANCES

The Contractor shall notify the Fire Insurance Co. of the Employer of the nature and extent of the works so that an extension of the existing Fire Insurance Policy may be procured to cover the new extension during the course of the job.

ACTS OF PARLIAMENT, BYE-LAW ETC

The Contractor shall conform to the provision of all Acts passed or adopted by the Oireachtas of Ireland which may in any way affect the works and shall observe all orders, rules and regulations and Bye-Laws of the Local Authorities and of any sanitary water or lighting Authorities or companies with whose system the structures are connected and shall indemnify the Employers against all claims or liabilities.

SETTING OUT

Allow for setting out and keeping correct the work. Errors in setting out including all consequential works are to be put right at the Contractors own expense.

INCLEMENT WEATHER

Allow for protecting the work for inclement weather as directed or as necessary including covering walls, concrete or other materials requiring protection supplying all requisite watershoots, temporary screens to openings etc., and make good, reinstate all works in any way damaged by inclement weather etc., and especially make good all pointing after injury from frost. (Note: The walls and concrete flat surface are to be covered with strong felt or tarpaulins at all times when the work is not taking place, also every evening after work is finished for the day. The felt or tarpaulins etc., to be renewed from time to time as necessary during the progress of the works) If the Contractor fails in such protection the Architects may have it done and deduct the cost from their next Certificate.

INSPECTION OF WORK

No work shall be covered up before being inspected and passed by the Architects and any variation therein measured by the Quantity Surveyors. Work covered up in contravention of this instruction must be uncovered etc., at the Contractors expense as set out in Conditions of Contract.

WATCHING AND LIGHTING

Allow for all requisite watching and lighting during progress of works and be responsible for any damage occasioned by want of sufficient watching and lighting. The regulations of the Fire Insurance Co. are to be strictly complied with.

ATTENDANCES
ON SUB-
CONTRACTORS

Provide all general and other attendances by way of access, scaffolding, hoisting and provision of temporary power and water supplies to Sub-Contractors. Provide sheds for storage and welfare facilities.

SPECIAL
ATTENDANCES

Provide for unloading, storing, hoisting, placing in position of all materials, providing special scaffolding, power as necessary for the work and affording all necessary facilities.

DETAILED
ESTIMATE

Before appointment, the successful contractor must submit for examination a detailed break-down of his estimate.

TIMES OF
WORKING

No working will be permitted outside the normal hours of work without the written consent of the Employer and Architect. Contractors are asked to note that this Clause will be fully implemented.

LATRINES

Provide and maintain toilet for the use of the workmen in an approved position and so arrange that the connections to the existing manhole be re-used or made good on completion.

FOREMAN'S
OFFICE

Provide, erect and maintain an office for the general foreman with desk, drawers etc., and adequate heating, lighting and attendance.

VARIATIONS

No variations shall vitiate the Contract and any authorised alterations, additions or deductions which it may be found expedient to make shall be measured by the Architect and valued at the process set forth in the priced Bill of Quantities or in the cases where these do not apply at proportionate rates.

MAINTENANCE

The work shall be maintained by the Contractor in perfect condition for 12 months after the issue of the Architect's Certificate and that the works are complete and any work exhibiting defects which are due to faulty materials or workmanship during that period shall be made good by the Contractor at his own expense.

**WATER LIGHT
& POWER**

Provide all necessary water, light and power for the works. All power supplies to be required E.S.B. Standards.

**SITE
BOUNDARIES**

The Contractor will take care to confine the building operations within the area designated on drawing and provide adequate temporary fencing to protect the works, bearing in mind the nature of the setting and the degree of handicap of the residents. Particular care is required with deliveries and any damage caused to existing road surfaces is to be repaired at the Contractors expense.

**MAINTENANCE
OF PUBLIC &
PRIVATE
ROADS**

The Contractor shall be responsible for maintaining all public and private roads used, and to make good any damage caused by the general building operation.

**TAX
CLEARANCE**

The Contractor shall comply with all current requirements with regard to obtaining and production of all certificates or documentary evidence of the above.

**OWNERSHIP
OF GOODS
DELIVERED
ON SITE**

To be in accordance with Clause 35C of Contract Document.

**LOCAL
LABOUR**

Local labour to be availed of in all circumstances where suitable.

**SPECIAL
VISIT**

The Contractor is advised to visit the site and examine the existing buildings, etc., in order to ascertain the nature and extent of removals and the condition of the existing buildings.

PAINTING & DECORATING**MATERIALS**

Materials shall generally comply with the following:-

Emulsion paint	I.S.129
Priming Paint for Wood	I.S. 18
Priming Paint for Metals	I.S. 18, I.S.33 & B.S.3698
Oil based undercoating	I.S. 115
Undercoating	I.S. 32
Oil based finishing	I.S. 115
Hard Gloss & Enamel	I.S. 32
Varnish, undercoating & finishing	I.S. 10, I.S. 103, B.S.104, I.S.16

WORKMANSHIP

Generally all painting shall be carried out in accordance with B.S. 231.

GENERAL APPEARANCE

Visual judgement will include the following points:-

1. Uniformity of colour and finish.
2. Brushmarks.
3. Freedom from runs, sags, wrinkling, tackiness.
4. No disfigurement of adjacent surfaces.

APPLICATIONS

Prepare all surfaces properly. Apply all coatings in accordance with manufacturers instructions. All coatings shall be distinct tints building up to final colour.

Ironmongery shall be removed and replaced on completion.

Filling shall be carried out to provide a smooth surface for subsequent painting.

Priming shall be applied as per manufacturers instructions and shall be well worked into all crevices and joints.

Undercoatings shall be applied in an even film over all surfaces.

Finishing coats shall be applied in similar fashion.

DOORS & JOINERY GENERALLY

Knot prime stop and paint 2 undercoats and finishing coat in gloss.