

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0811	
1. Location	Hazelhatch, Newcastle, Co. Dublin.		
2. Development	Open storage on site adjacent to precast concrete plant.		
3. Date of Application	02/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 29/01/1999 2.	1. 01/03/1999 2.
4. Submitted by	Name: Mark O'Reilly & Associates, Address: Greenmount House, Harolds Cross Road,		
5. Applicant	Name: Concast Holdings Ltd. Address: Hazelhatch, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0835 Date 28/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	27/05/1999	Written Representations	
9. Appeal Decision	24/09/1999	Grant Permission	
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. Registrar Date Receipt No.			

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S98A/0811

APPEAL by Eilis Kirwan and others care of Hazelhatch, Newcastle, County Dublin and by Concast Holdings Limited care of Mark O'Reilly and Associates of Greenmount House, Harold's Cross Road, Dublin against the decision made on the 28th day of April, 1999 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Concast Holdings Limited for development comprising open storage on site adjacent to precast concrete plant at Hazelhatch, Newcastle, County Dublin in accordance with plans and particulars lodged with the said Council:

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

FIRST SCHEDULE

Having regard to the existing and permitted development on the overall site and proposals to enclose concrete production on this site, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The use of the site for storage purposes shall not commence until the building enclosing precast production on the adjoining site for which permission was granted under planning register reference number S98A/0367 is fully operational.

Reason: In the interest of orderly development.

WPK/W

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 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.

8. Prior to the commencement of development, the developer shall pay the sum of £38,463 (thirty-eight thousand four hundred and sixty-three pounds) [€48,837.94 (forty-eight thousand eight hundred and thirty-seven euro and ninety-four 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 the cost of road improvements and traffic management measures 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.



Michael P. Walsh

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

Dated this 24th day of September 1999.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0835	Date of Decision 28/04/1999 <i>1/4</i>
Register Reference S98A/0811	Date: 02/12/1998

Applicant Concast Holdings Ltd.

Development Open storage on site adjacent to precast concrete plant.

Location Hazelhatch, Newcastle, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 29/01/1999 /01/03/1999

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

1/4
..... 29/04/1999
for SENIOR ADMINISTRATIVE OFFICER

Mark O'Reilly & Associates,
Greenmount House,
Harolds Cross Road,
Dublin 6W.

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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 received by the Planning Authority on the 2nd December 1998 and Additional Information lodged on 1st March 1999, 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 The hedgerow at the junction of the Hazelhatch Road and the County Road on the northern boundary of the site shall be removed and shall be set back. Details of the setback shall be submitted for the agreement with the Planning Authority prior to commencement of development.
REASON:
In the interests of traffic safety.
- 3 Notwithstanding the details submitted a revised landscaping plan incorporating a 15 metre deep planting area along all the boundaries of the site which shall consist of a 2 metre high berm and the retention and augmentation of the existing hedgerows the site, save as may be required by condition 2 shall be submitted to the Planning Authority for written agreement prior to commencement of development.
REASON:
In the interests of the visual amenities of the area.
- 4 The boundary screen planting and berm shall be in place prior to the use of the lands for storage purposes.
REASON:
In the interest of the proper planning and development of the area.
- 5 The noise level from this development outside any residences, or any site for which residential development has at least outline permission shall:-
 - (a) Not contain any pure tones;
 - (b) Not exceed 55dB(A) 1 hour Laeq between 8.00 and 22.00 hours Monday to Friday and 09.00 and 17.00 on Saturdays. At all other times the noise shall not

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exceed 40dB(A) based on 13 minute Laeq.

A correction for impulsive character of 5dB(A) shall be added to and measured or predicted level where appropriate.

REASON:

In the interest of preserving the amenities of property in the vicinity.

- 6 Best practicable means shall be employed to minimise air blown dust being emitted from the site including daily washing down of pavements or other public area and any other precautions necessary to prevent dust nuisances.

REASON:

In the interests of preserving the amenities of property in the vicinity.

- 7 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.

- 8 No production process or activity shall be carried out on the storage site.

REASON:

In the interests of clarity and the proper planning and development of the area.

- 9 That the hours of operation shall accord with the details submitted in support of the application received by the Planning Authority on the 1st March 1999. Any alteration of the hours of operation shall be the subject of a separation planning application to South Dublin County Council.

REASON:

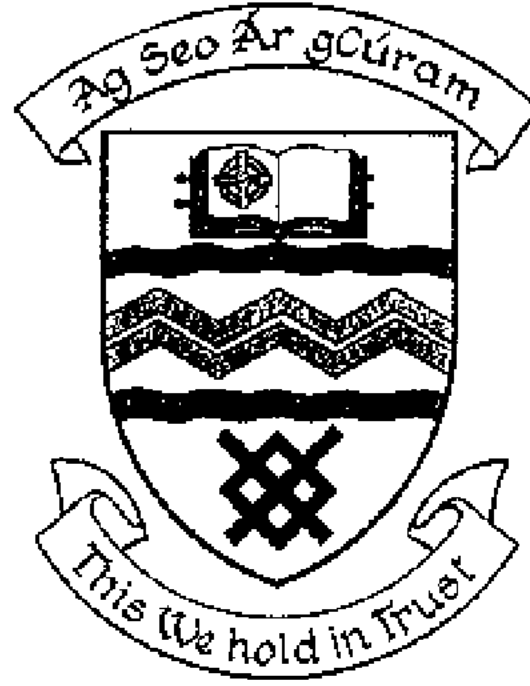
In the interest of clarity and the amenities of property in the vicinity.

NOTE: The applicant is advised to consult with the Parks and Landscape Services Department prior to submission of the revised landscaping plan.

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- 10 That a financial contribution in the sum of £22,179 (twenty two thousand one hundred and seventy nine pounds) 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 £115,390 (one hundred and fifteen thousand three hundred and ninety pounds) 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.

- 12 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 10, 11 and 12 of Register Reference S98A/0367, arrangements to be made prior to commencement of development.

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 these services.

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

Decision Order Number 0177	Date of Decision 29/01/1999
Register Reference S98A/0811	2nd December 1998 : Date 2002

Applicant Concast Holdings Ltd.
Development Open storage on site adjacent to precast concrete plant.

Location Hazelhatch, Newcastle, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 02/12/1998 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 requested to submit a detailed justification for the size of the proposed storage area which should include details on
 - (a) existing manufacturing operation on the adjoining site including location of existing storage areas for product/materials and waste
 - (b) any change in this operation as a consequence of the proposed storage area including hours of operation
 - (c) whether storage facilities for products other than those manufactured in the existing operation is to be provided
 - (d) whether any manufacturing process is to be carried out within the proposed storage area
- 2 The applicant is requested to submit details of the number and type of vehicular movements that will be generated by the proposed development, the resultant noise levels from same and hours of operation proposed.

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Greenmount House,
Harolds Cross Road,
Dublin 6W.

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- 3 The applicant is requested to submit details of proposals for the treatment of air blown dust on the site and for the management of scrap metal storage and disposal associated with the main activity on the site.

NOTE: The applicant is advised that the existing manufacturing use as it exists is a non-conforming use within an agricultural zone. Extensions to and improvement of such premises may be permitted where the proposed development would not be seriously injurious to the amenities of the area and would not prejudice the proper planning and development of the area (Paragraph 3.1.3, South Dublin County Development Plan, 1998). It is the opinion of the Planning Authority that the proposed development by virtue of its size and the resultant increased activity on the site will alter, materially, the nature of the existing use which could be seriously injurious to the amenities of property in the vicinity and would prejudice the proper planning and development of the area. Re-evaluation of the proposal is advised.

Signed on behalf of South Dublin County Council

UH
.....
for Senior Administrative Officer

29/01/1999