

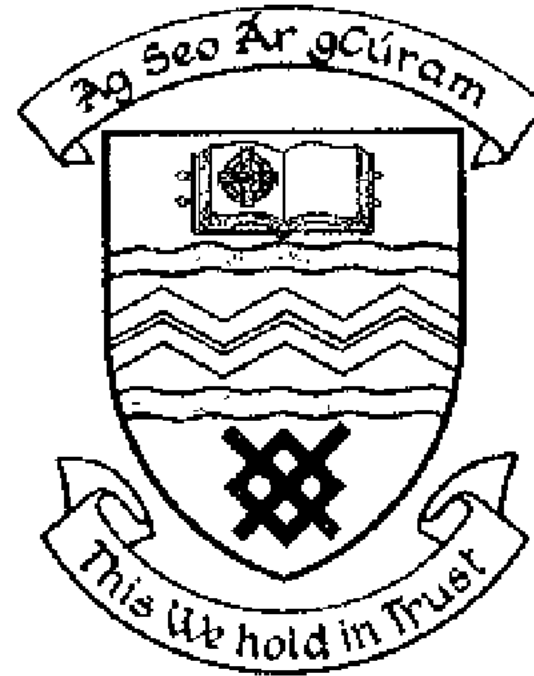
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0727	
1. Location	Block 1, Units 10-13, Weatherwell Industrial Estate, Neilstown, Clondalkin, Dublin 22.		
2. Development	2 storey office extension to the north-east corner of Unit 13, measuring 194 sq.m., a single storey extension to the south-west corner of unit 11, measuring 102 sq.m. of storage, external boundary, dwarf wall and railings including 2 no. pairs of gates, complete new external cladding to the east, north and west elevations, additional car parking and associated landscaping, internal alterations to the existing layout including new changing rooms and cloakroom facilities.		
3. Date of Application	22/10/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by 5. Applicant	Name: Architecture Design & Project Address: Management Group Ltd., St. Michaels, Dundrum Road, Name: Davenham Ltd., Address: Block 1, Units 10-13, Weatherwell Industrial Estate, Neilstown, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2529 Date 16/12/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0178 Date 29/01/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	

12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Dublin 24

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Architecture Design & Project
Management Group Ltd.,
St. Michaels,
Dundrum Road,
Dundrum,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0178	Date of Final Grant 29/01/1999
Decision Order Number 2529	Date of Decision 16/12/1998
Register Reference S98A/0727	Date 22nd October 1998

Applicant Davenham Ltd.,

Development 2 storey office extension to the north-east corner of Unit 13, measuring 194 sq.m., a single storey extension to the south-west corner of unit 11, measuring 102 sq.m. of storage, external boundary, dwarf wall and railings including 2 no. pairs of gates, complete new external cladding to the east, north and west elevations, additional car parking and associated landscaping, internal alterations to the existing layout including new changing rooms and cloakroom facilities.

Location Block 1, Units 10-13, Weatherwell Industrial Estate, Neilstown, Clondalkin, Dublin 22.

Floor Area 296.00 Sq Metres

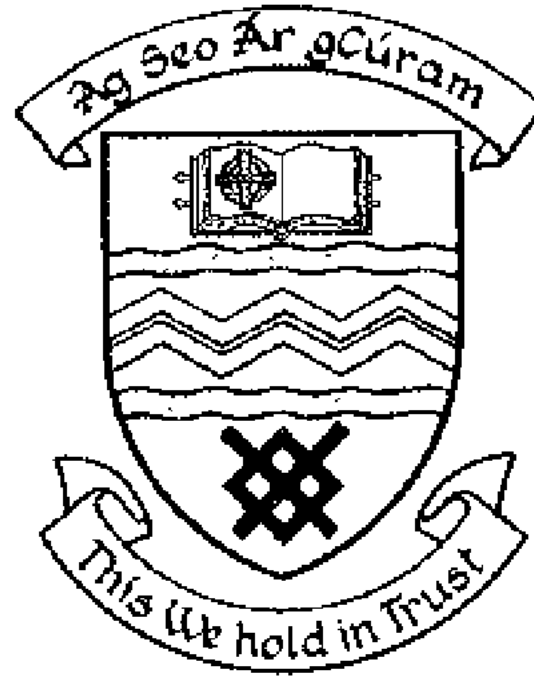
Time extension(s) up to and including

Additional Information Requested/Received /

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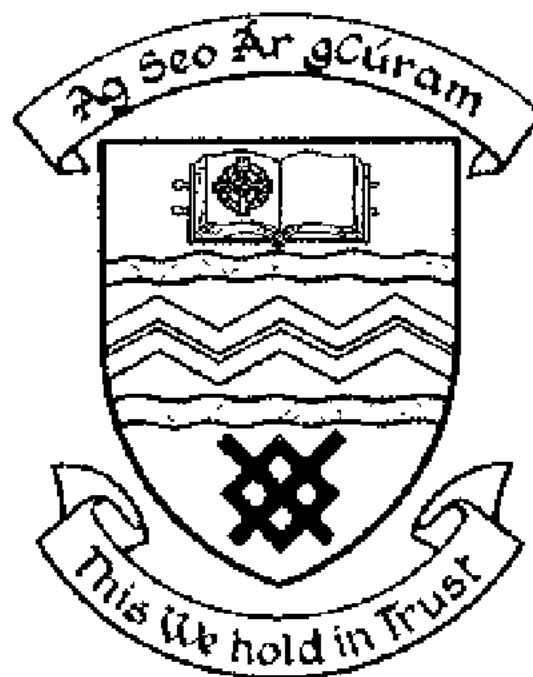
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A Permission has been granted for the development described above,
subject to the following (9) Conditions.

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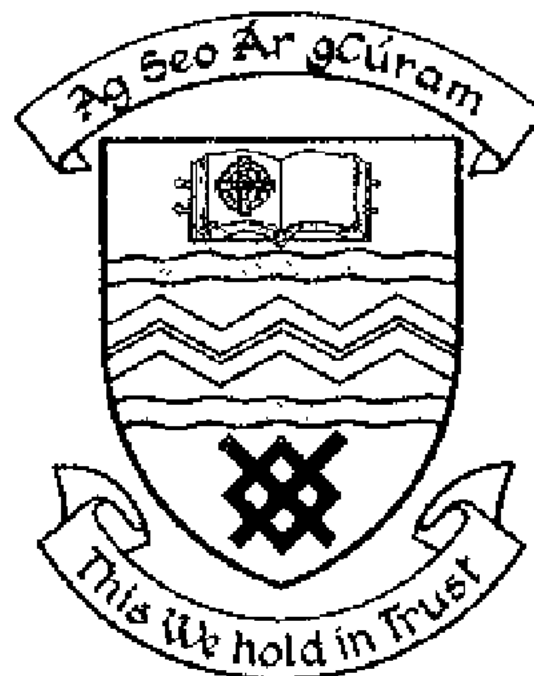
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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.
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 an area 1 metre in depth adjacent to the new proposed boundary with adjoining roads be reserved as a landscaped area. Details of the landscaping of this are to be agreed with the Planning Authority prior to occupation of new buildings.
REASON:
In the interest of the proper planning and development of the area.
- 6 That details of the proposed railings which must be provided with a stub concrete or similar wall be submitted to and agreed with the Planning Authority prior to occupation of new building. In this regard palisade fencing is unacceptable adjacent to public road.
REASON:

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

- 7 The area between buildings and roads must not be used for storage or truck parking or display purposes, but must be reserved for car parking circulation and landscaping.

REASON:

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

- 8 That a financial contribution in the sum of #2,390 (two thousand three hundred and ninety 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.

- 9 That a financial contribution in the sum of money equivalent to the value of #2,200 (two thousand two hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate this development; this contribution to be paid before the commencement of development on the site.

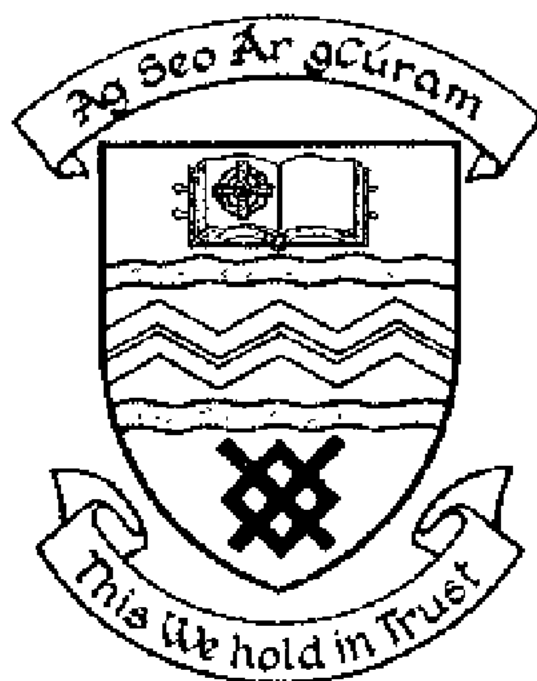
REASON:

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.

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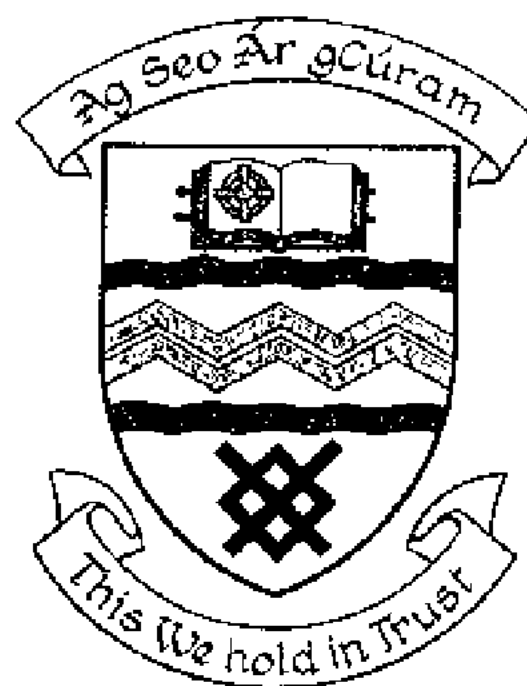
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety 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.

.....February 1999
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2529	Date of Decision 16/12/98
Register Reference S98A/0727	Date 22nd October 1998

Applicant Davenham Ltd.,

Development 2 storey office extension to the north-east corner of Unit 13, measuring 194 sq.m., a single storey extension to the south-west corner of unit 11, measuring 102 sq.m. of storage, external boundary, dwarf wall and railings including 2 no. pairs of gates, complete new external cladding to the east, north and west elevations, additional car parking and associated landscaping, internal alterations to the existing layout including new changing rooms and cloakroom facilities.

Location Block 1, Units 10-13, Weatherwell Industrial Estate, Neilstown, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

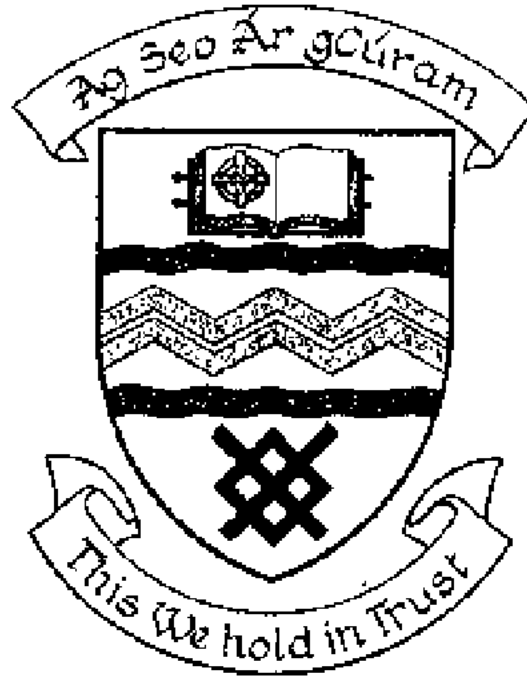
..... 16/12/98
for SENIOR ADMINISTRATIVE OFFICER

Architecture Design & Project
Management Group Ltd.,
St. Michaels,
Dundrum Road,
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Dublin 14.

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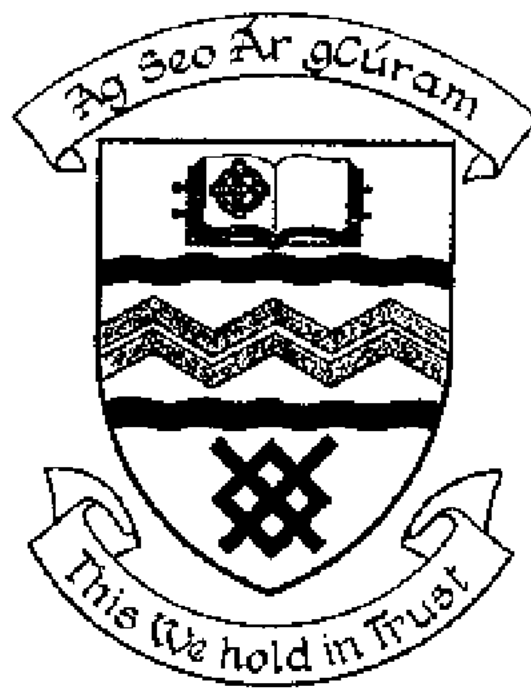
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REASON:
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reasonable that the developer should contribute towards the cost of providing the services.

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