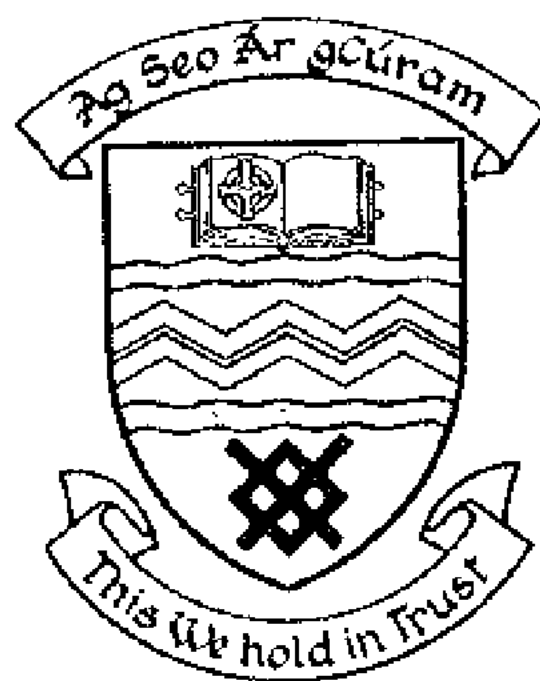


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0468	
1. Location	Riverview Business Park, New Nangor Road, Gallanstown, Dublin 12.		
2. Development	11 no. units of light industrial space with office content, car parking and service yard.		
3. Date of Application	09/07/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Muir Associates, Address: 17 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: SMB Construction Limited, Address: (acting for Riverview Business Park Ltd.), Rear 5 Lord Edward Terrace, 5a Brookfield Terrace, Blackrock Co. Dublin.		
6. Decision	O.C.M. No. 1790  Date 07/09/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2150  Date 21/10/98	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



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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**PLANNING  
DEPARTMENT**

P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9000  
Fax: 01-414 9104

Muir Associates,  
17 Fitzwilliam Place,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 2150	<b>Date of Final Grant</b> 21/10/98
<b>Decision Order Number</b> 1790	<b>Date of Decision</b> 07/09/98
<b>Register Reference</b> S98A/0468	<b>Date</b> 9th July 1998

**Applicant** SMB Construction Limited,

**Development** 11 no. units of light industrial space with office content,  
car parking and service yard.

**Location** Riverview Business Park, New Nangor Road, Gallanstown,  
Dublin 12.

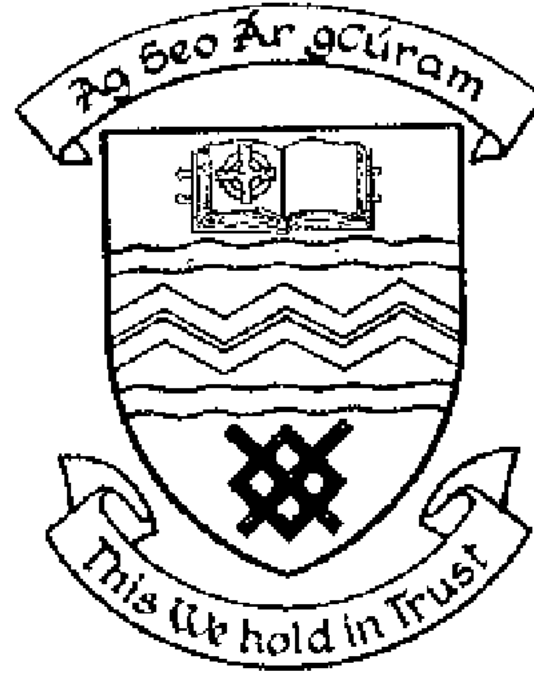
**Floor Area** 2257.000 Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** /

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

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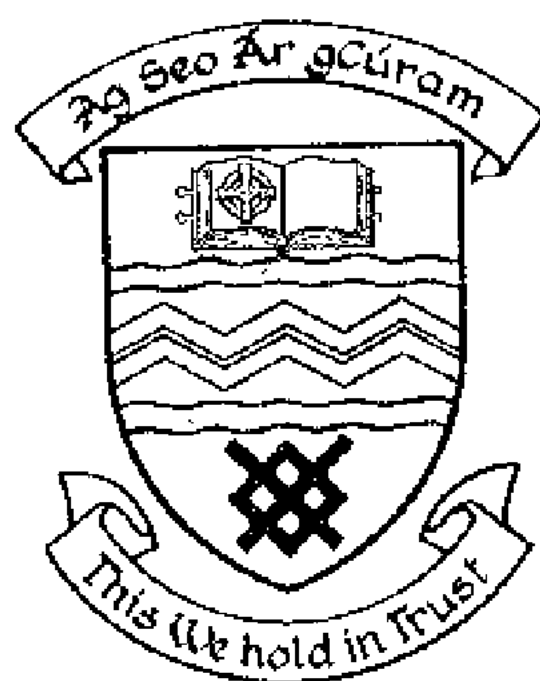
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**Conditions and Reasons**

- 1 subject to the conditions set out below, the proposed development shall be undertaken strictly in accordance with the submitted plans and details as amended by revised plans and details submitted as unsolicited additional information and received by the planning authority on 29/07/98 and 17/08/98.  
**REASON:**  
In the interest of the proper planning and development of the area.
- 2 The office content of the proposed first floor shall be limited to an area of 350sq.m. revised plans and details to provide for same shall be submitted to and be to the satisfaction of the planning authority prior to the commencement of development.  
**REASON:**  
To ensure that the development accords with the zoning objective for the area and that the proposed office accommodation is ancillary to the main use of the development which is industrial.
- 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard the following shall apply:-
  - (a) Applicant to ensure full and complete separation of foul and surface water systems;
  - (b) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer;
  - (c) No trade effluent without prior permission;
  - (d) All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/

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diesel interceptor before discharging to the public  
sewer;

- (e) A separate connection shall be provided for each unit;
- (f) Each commercial unit connection shall be metered;
- (g) 24 hour water storage shall be provided per unit.

**REASON:**

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

- 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 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 That the colour of the proposed external finishes shall match those of the existing blocks on the site.

**REASON:**

In the interests of visual amenity.

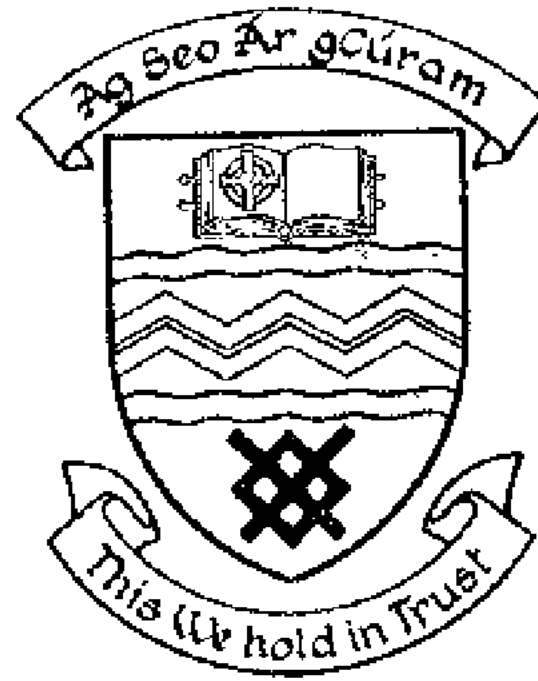
- 9 Prior to the commencement of development the applicant shall submit details of proposed boundary treatment to that part of the boundary which abuts the River Camac, details shall include landscaping proposals for the riverbank.

**REASON:**

In the interests of visual amenity and the proper planning and development of the area.

- 10 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly

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adhered to in the development.

**REASON:**

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

- 11 That the arrangements made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 9 and 10 of Register Reference S96A/0293 (An Bord Pleanála Order No. PL.06S.100131) be strictly adhered to in respect of this 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.

- (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.

.....October 1998  
for SENIOR ADMINISTRATIVE OFFICER