

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0367/C2	
1. Location	Hazelhatch, Newcastle, Co. Dublin.		
2. Development	Building to enclose existing precast concrete production facility. Compliance re condition no. 7.		
3. Date of Application	08/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1.  2.	1.  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. 0409  Date 24/02/2000	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
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.	

REG. REF. : S98A/0367/C2

DATE : 25.02.2000

RE: Building to enclose existing precast concrete production facility at Hazelhatch, Newcastle, Co. Dublin for Concast Holdings Ltd.

Dear Sir/Madam,

I refer to your submission received on 08.11.1999 to comply with Condition No. 7 of decision to grant permission, Order No. 1928, dated 24.09.1998, in connection with the above.

In this regard I wish to inform you that while the revised car parking layout is considered to be acceptable to the Roads Department, the Parks and Landscape Services Department state that the details relating to planting are unsatisfactory in that little or no additional planting is proposed and that the extent of planting indicated already exists and is insufficient.

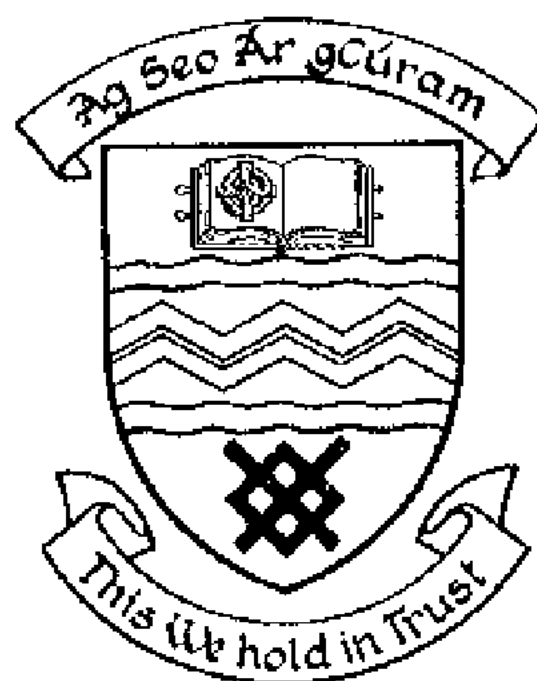
In this regard I wish to inform you that Condition No. 7 remains to be complied with in respect to the landscape proposals.

Yours faithfully,

  
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for Senior Administrative Officer

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

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Greenmount House,  
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**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1928	<b>Date of Final Grant</b> 24/09/98
<b>Decision Order Number</b> 1534	<b>Date of Decision</b> 05/08/98
<b>Register Reference</b> S98A/0367	<b>Date</b> 8th June 1998

**Applicant** Concast Holdings Ltd.,

**Development** Building to enclose existing precast concrete production facility.

**Location** Hazelhatch, Newcastle, Co. Dublin.

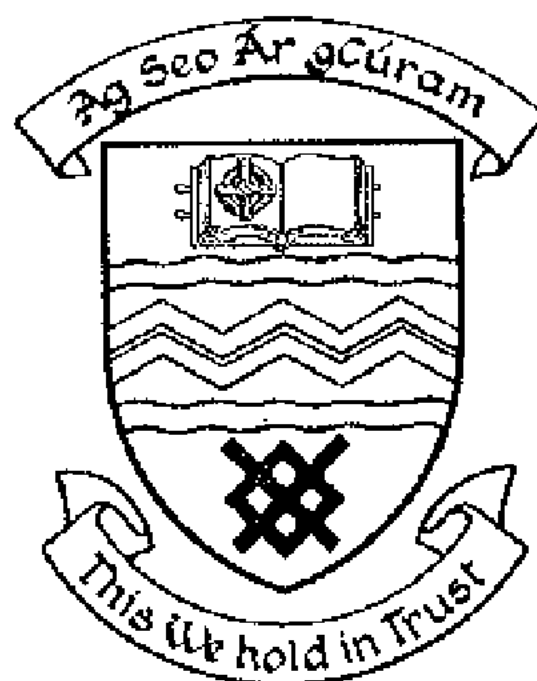
**Floor Area** 6135.000 Sq Metres

**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 (12) 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. In this regard any change of use from the production of precast concrete units shall be subject to a grant of planning permission.

**REASON:**

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That prior to commencement of development 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.

- 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.

**REASON:**

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

- 5 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:**

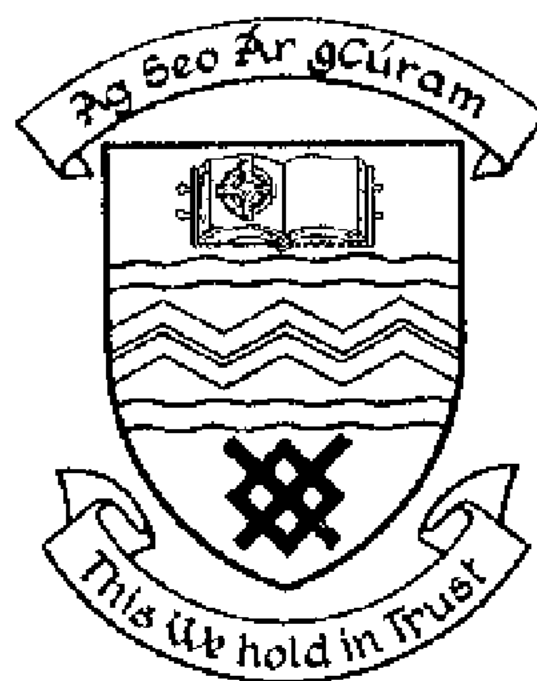
In the interest of the proper planning and development of the area.

- 6 That the requirements of Kildare County Council regarding the proposed arrangements for public water supply shall be ascertained and adhered to in the development.

**REASON:**

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

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- 7 That prior to the commencement of the development the applicant shall submit a site layout plan showing proposals for a vehicle parking layout and landscaping proposals for the entrance area for agreement with Planning Authority. The parking layout and landscaping proposals shall be completed within one year of the completion the building.

**REASON:**

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

**NOTE :** The applicant is advised to consult with the Roads Department prior to submission.

- 8 That the metal cladding to be used in the external finishes for the building, including the roof shall be painted dark green and shall be maintained in good condition.

**REASON:**

In the interest of visual amenity.

- 9 That the gantry crane shall be removed from the site on completion of the construction of the building.

**REASON:**

In the interest of visual amenity.

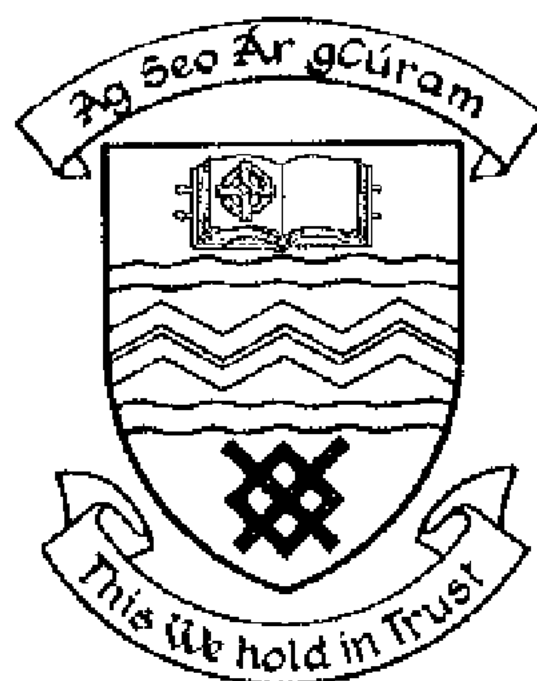
- 10 That a financial contribution in the sum of money equivalent to the value of £35,000 (thirty five thousand pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value 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.

- 11 In the event of a connection to South Dublin County Council's public the water supply, a further

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financial contribution in the sum of £24,764 (twenty four thousand, seven hundred and sixty four pounds) to be paid by the proposer to South Dublin County Council towards the cost of public water supply in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

- 12 That a financial contribution in the sum of £24,764 (twenty four thousand, seven hundred and sixty four pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage service 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 service 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.

- (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.

REG REF. S98A/0367

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.....*[Signature]*.....*25* September 1998  
for SENIOR ADMINISTRATIVE OFFICER