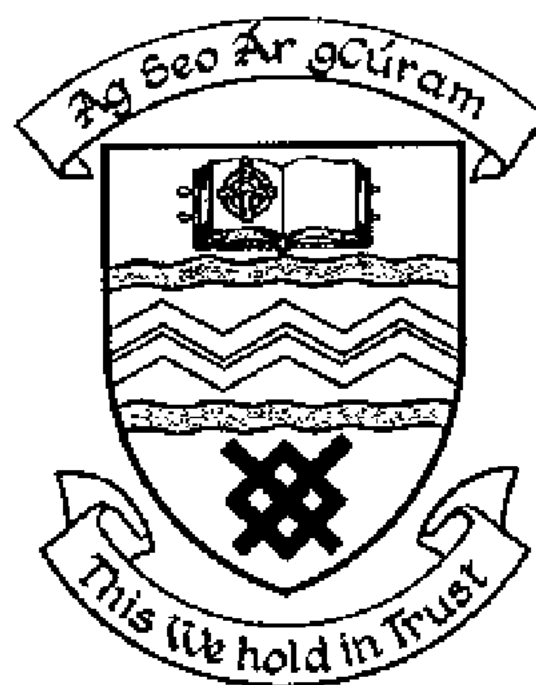


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0039	
1. Location	Site adjacent to former Tennant and Ruttle premises, Greenhills Industrial Estate, Greenhills Road, Tallaght, Dublin 24.		
2. Development	13 no. single storey light industrial/warehouse units with two storey ancillary office space at front, in two blocks, with associated siteworks including new vehicular entrances and boundary treatment.		
3. Date of Application	29/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lorcan Greene and Associates Address: 5 Thormamby Road, Howth,		
5. Applicant	Name: Wheatfield Construction Ltd Address: Unit J3 East Road Industrial Complex, East Road, Dublin 3.		
6. Decision	O.C.M. No. 0519 Date 25/03/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0909 Date 13/05/98	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: 01-462 0000
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Lorcan Greene and Associates
5 Thormamby Road,
Howth,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0909	Date of Final Grant 13/05/98
Decision Order Number 0519	Date of Decision 25/03/98
Register Reference S98A/0039	Date 29th January 1998

Applicant Wheatfield Construction Ltd

Development 13 no. single storey light industrial/warehouse units with two storey ancillary office space at front, in two blocks, with associated siteworks including new vehicular entrances and boundary treatment.

Location Site adjacent to former Tennant and Ruttle premises, Greenhills Industrial Estate, Greenhills Road, Tallaght, Dublin 24.

Floor Area 2794.000 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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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 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.
- 3 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.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
 In the interest of health.
- 5 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.
REASON:
 In the interest of the proper planning and development of the area.
- 6 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.
- 7 All surface water from truck-parking and marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharge to a public sewer.
REASON:

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

- 8 Forward of the front building line the boundary treatment between this development and units to the east and west shall be steel railings or plinth wall and railings not greater than 2.4m in height. Palisade fencing or chain-link fencing is not acceptable forward of the front building line.

REASON:

In the interest of visual amenity.

- 9 That a financial contribution in the sum of £9,000 (nine thousand 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.

- 10 That a financial contribution in the sum of money equivalent to the value of £17,600 (seventeen thousand six 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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- 11 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £8,000 (eight thousand pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- (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.

.....*AK*.....*14* May 1998
for SENIOR ADMINISTRATIVE OFFICER