

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0790	
1. Location	Mulcahy Keane Industrial Estate, Greenhills Road, Dublin 12.		
2. Development	Extension to existing factory, two commercial units each with two-storey offices, associated site works including car parking.		
3. Date of Application	04/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: B. Molloy & Associates, Address: 45 Nutley Avenue, Dublin 4.		
5. Applicant	Name: Caffreys Ltd. & NTC Properties Ltd., Address: c/o Caffreys, Mulcahy keane Industrial Estate, Greenhills Road, Dublin 12.		
6. Decision	O.C.M. No. 0196 Date 02/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0480 Date 19/03/98	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
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B. Molloy & Associates,
 45 Nutley Avenue,
 Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0480	Date of Final Grant 19/03/98
Decision Order Number 0196	Date of Decision 02/02/98
Register Reference S97A/0790	Date 4th December 1997

Applicant Caffreys Ltd. & NTC Properties Ltd.,

Development Extension to existing factory, two commercial units each with two-storey offices, associated site works including car parking.

Location Mulcahy Keane Industrial Estate, Greenhills Road, Dublin 12.

Floor Area 1352.000 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 and as amended by unsolicited additional information received on 12/01/98 and 28/01/98, 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.

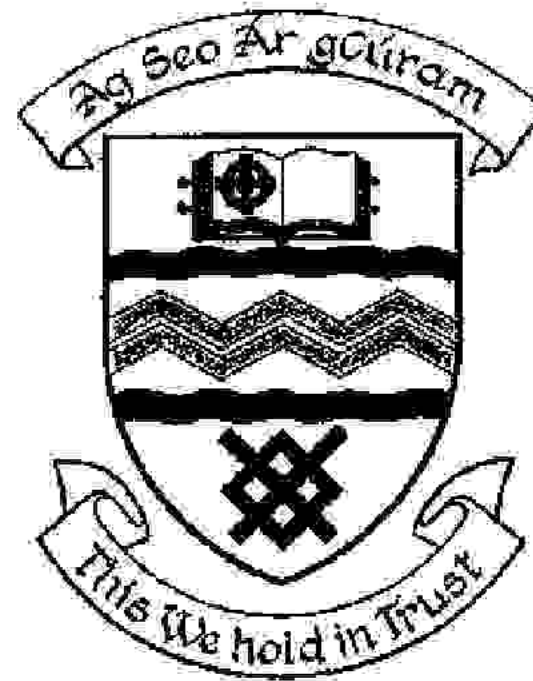
- 2 That revised floor plans in accordance with the site layout plan (received on 28/01/98) shall be submitted for written agreement with the Planning Authority prior to commencement of development.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 3 That the proposed units shall be used for industrial/warehousing activities only.
REASON:
To clarify the scope of permission in the interest of the proper planning and development of the area.

- 4 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.

- 5 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 and in this regard the following shall apply:
 - a) applicant to ensure full and complete separation of foul and surface water systems.
 - b) all pipes to be laid with a minimum cover of 1.2m where it is not possible to achieve this minimum

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cover and pipes shall be bedded and surrounded in
150mm thick concrete.

REASON:

In order to comply with the sanitary services Acts, 1878 -
1964.

- 6 That no industrial effluent be permitted without prior
approval from Planning Authority.

REASON:

In the interest of health.

- 7 That off-street car parking facilities and parking for
trucks be provided in accordance with the Development Plan
standards and in this regard all car park spaces indicated
on the submitted plans shall be clearly marked out prior to
occupancy of proposed premises and all spaces shall be
available at all times for car parking and shall not be used
for storage or display or other uses.

REASON:

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

- 8 That one car park space shall be omitted from the
development in the vicinity of the vehicular entrance to the
Caffrey's site so as to provide for a safe circulation.
Details shall be submitted for the written agreement with
the Planning Authority prior to commencement of development.

REASON:

In the interest of safety.

- 9 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.

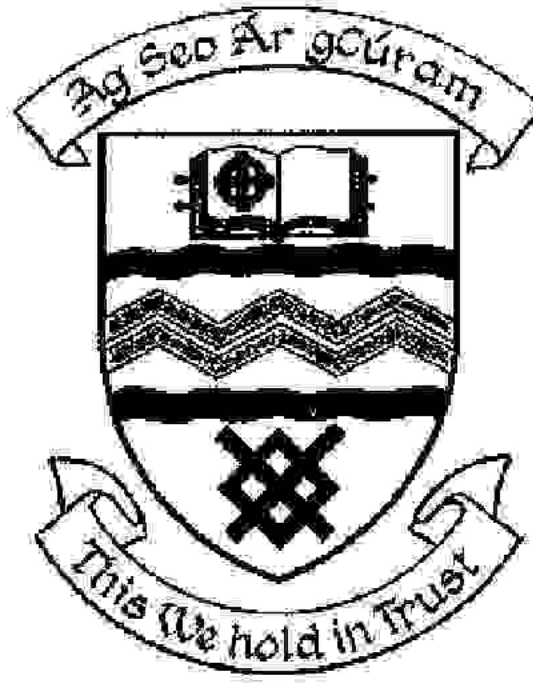
REASON:

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

- 10 That a financial contribution in the sum of £10,915 (ten
thousand nine hundred and fifteen 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:

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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 money equivalent to the value of £6,400 (six thousand four 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.

- (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.

[Signature]
.....*[Signature]* March 1998
for SENIOR ADMINISTRATIVE OFFICER