

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0752	
1. Location	Site 17A, Mulcahy Keane Industrial Estate, Greenhills Road, Dublin 12.		
2. Development	4 number two-storey, portal-framed, light industrial units with office content.		
3. Date of Application	20/11/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Campbell Conroy Hickey Partnership, Address: 3 Upper Camden Street, Dublin 2.		
5. Applicant	Name: Michael Reid, Address: 5 Castle Inn, Seabury, Malahide, Co. Dublin.		
6. Decision	O.C.M. No. 0356 Date 25/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0682 Date 09/04/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar	 Date	 Receipt No.	

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

Campbell Conroy Hickey Partnership,
3 Upper Camden Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0682	Date of Final Grant 09/04/98
Decision Order Number 0356	Date of Decision 25/02/98
Register Reference S97A/0752	Date 20th November 1997

Applicant Michael Reid,

Development 4 number two-storey, portal-framed, light industrial units
with office content.

Location Site 17A, Mulcahy Keane Industrial Estate, Greenhills Road,
Dublin 12.

Floor Area 745.000 Sq Metres

Time extension(s) up to and including 27/02/98

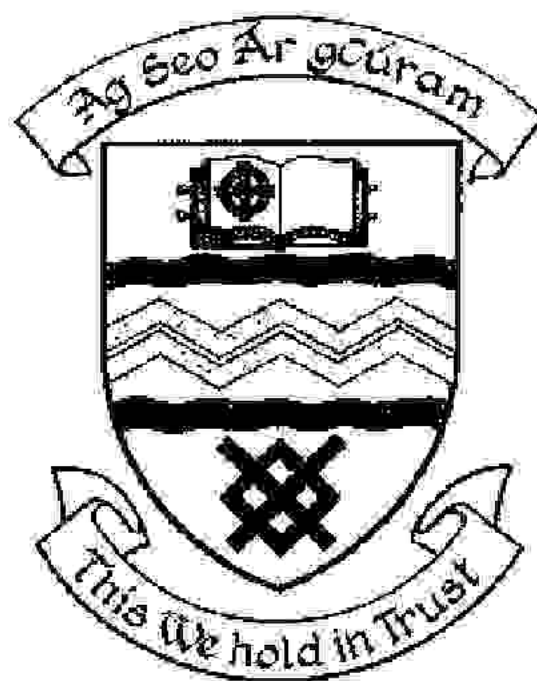
Additional Information Requested/Received /

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 and as amended by unsolicited additional information received on 19th January 1998 and 11th February 1998, 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 existing containers be removed from the site prior to commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 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 and in this regard the following shall apply:-
 - . all requirements of the Environmental Services Department to be ascertained and strictly adhered to in the development.
 - . applicant to ensure full and proper separation of foul and surface water systems.
 - . applicant to construct foundation levels below invert level of pipes within a distance of 5m from the proposed structure.
 - . all run-off for truck parking/marshalling areas to be routed via a petrol/oil/diesel interceptor. Applicant to submit details of interceptor for agreement with the Planning Authority (Environmental Services Department).
 - . applicant to submit detailed watermain layout indicating watermain sizes, valve, meter and hydrant

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Lár an Bhaile, Tamhlacht,
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Telefon: 01-462 0000
Facs: 01-462 0104



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layout proposed point of connection to existing watermains. Layout to be in accordance with Part B of the Building Regulations 1991. Applicant to submit details for the written agreement with the Planning Authority prior to commencement of development on site.

REASON:

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

- 5 That the car park and circulation area indicated in the submitted site layout plan shall be adequately surfaced and clearly marked out and available at all times for car parking use and shall not be used for the storage or display or other uses and all works to be completed prior to occupancy of proposed premises.

REASON:

In the interest of traffic safety and to ensure an adequate standard of development.

- 6 All unauthorised signage to be removed from the estate site (as indicated in unsolicited additional information 11th February 1998) prior to commencement of development and no advertising structure be erected except those which are exempted development, without a prior grant of permission by the Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interest of orderly development of the area.

- 7 That details of landscaping and boundary treatment be submitted to and agreed in writing with the Planning Authority and work to be completed thereon prior to occupancy of proposed premises.

REASON:

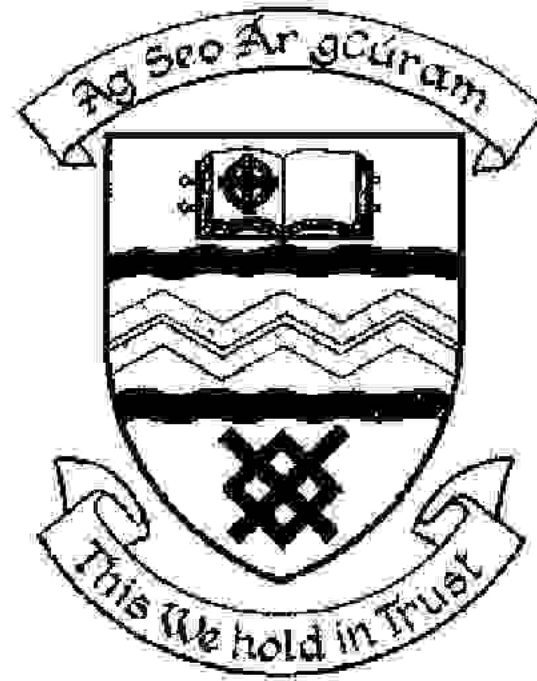
In the interest of the proper planning and development of the area.

- 8 That a financial contribution in the sum of £6,104 (six thousand one hundred and four 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

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Telefon: 01-462 0000
Facs: 01-462 0104



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DEPARTMENT
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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 £4,400 (four 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.

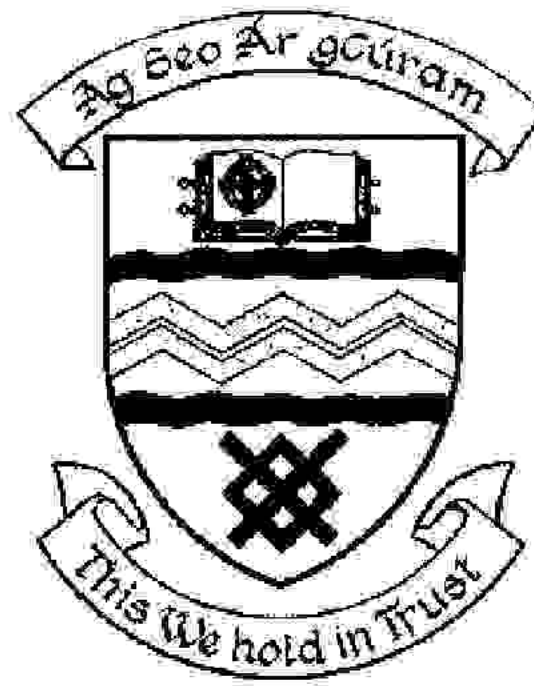
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control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

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamlacht,
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Telefon: 01-462 0000
Facs: 01-462 0104



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P.O. Box 4122,
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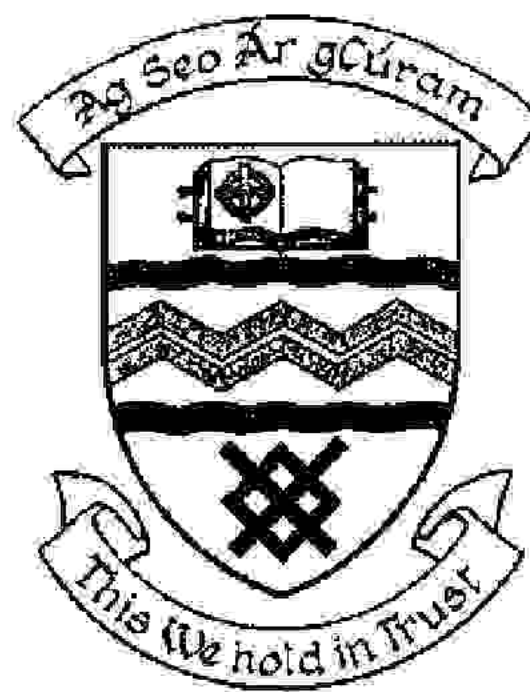
Telephone: 01-462 0000
Fax: 01-462 0104

.....*JSK* April 1998
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

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

Decision Order Number 0250	Date of Decision 12/02/98
Register Reference S97A/0752	Date 20th November 1997

Applicant Michael Reid,
App. Type Permission
Development 4 number two-storey, portal-framed, light industrial units
with office content.

Location Site 17A, Mulcahy Keane Industrial Estate, Greenhills Road,
Dublin 12.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 27/02/98

Yours faithfully

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for SENIOR ADMINISTRATIVE OFFICER

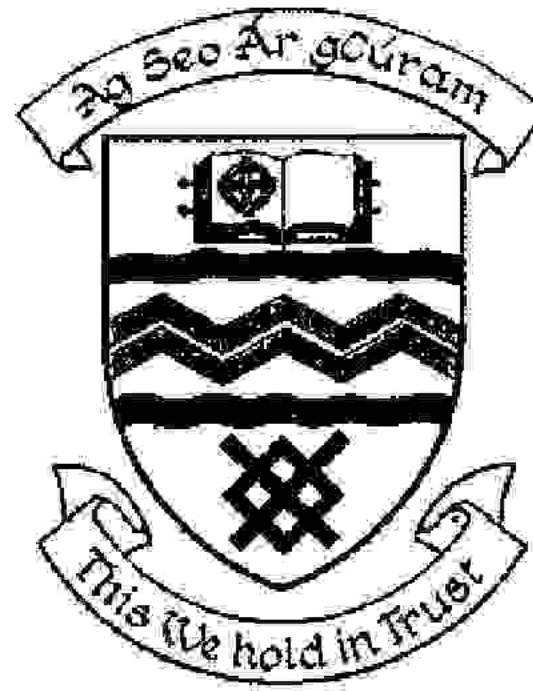
12/02/98

Campbell Conroy Hickey Partnership,
3 Upper Camden Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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

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

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

Decision Order Number 0144	Date of Decision 23/01/98
Register Reference S97A/0752	Date 20th November 1997

Applicant Michael Reid,
App. Type Permission
Development 4 number two-storey, portal-framed, light industrial units
with office content.

Location Site 17A, Mulcahy Keane Industrial Estate, Greenhills Road,
Dublin 12.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 13/02/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

23/01/98

Campbell Conroy Hickey Partnership,
3 Upper Camden Street,
Dublin 2.

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Bosca 4122,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0112	Date of Decision 16/01/98
Register Reference S97A/0752	Date 20th November 1997

Applicant Michael Reid,
App. Type Permission
Development 4 number two-storey, portal-framed, light industrial units
with office content.

Location Site 17A, Mulcahy Keane Industrial Estate, Greenhills Road,
Dublin 12.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 26/01/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER 16/01/98

Campbell Conroy Hickey Partnership,
3 Upper Camden Street,
Dublin 2.

Ms. Suzanne Nolan,
Planning Department,
South Dublin County Council,
Town Centre,
Tallaght,
Dublin 24

**THE CAMPBELL CONROY HICKEY PARTNERSHIP
ARCHITECTS**

3 UPPER CAMDEN STREET
DUBLIN 2
TELEPHONE 475 2997/478 2466
FAX 478 2015
E-MAIL cchp@iol.ie



DATE 12th January, 1998.

YOUR REFERENCE

OUR REFERENCE

2087 /CM

Partners
BRIAN CONROY B ARCH FR IAI RIBA
ARTHUR HICKEY B ARCH MR IAI RIBA

Partners
DAVID JORDAN B ARCH MR IAI RIBA

Industrial Units for Mike Reid,
Greenhills Road, Walkinstown.

S97A/0752

Dear Suzanne,



Re: Planning Permission sought to erect 4 no. two-storey, portal-framed, light industrial units with office content at site 17A, Mulcahy Keane Estate, Greenhills Road, Dublin 12.

Further to our telephone conversation of 9th January last, we are happy to approve a one week extension to the time permitted in which to consider the above application.

28/1/98

We have spoken to our client who has undertaken to clarify the following information, as discussed:

- Car parking spaces 80 to 84, inclusive (Refer to Dwg. No. 2257/PI-01);
- Complete foul sewer details, including location, size, invert levels and proposed connection;
- Complete proposals for surface water treatment;
- Complete water supply details.

We hope to confirm all such above information before the end of this week.

We trust this is satisfactory and look forward to hearing from you.

Should you have any queries, please do not hesitate to contact us.

Yours sincerely,

COLIN MARKEY

The Campbell Conroy Hickey Partnership.
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