

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0564	
1. Location	Turnpike Road, Ballymount Road, Dublin 22.		
2. Development	Construction of an industrial unit.		
3. Date of Application	02/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mark O'Reilly & Associates, Address: Greenmount House, Harolds Cross Road,		
5. Applicant	Name: Choragus Limited, Address: Turnings, Straffan, Co. Kildare.		
6. Decision	O.C.M. No. 3033 Date 29/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4269 Date 15/12/97	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

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

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4269	Date of Final Grant 15/12/97
Decision Order Number 3033	Date of Decision 29/10/97
Register Reference S97A/0564	Date 2nd September 1997

Applicant Choragus Limited,

Development Construction of an industrial unit.

Location Turnpike Road, Ballymount Road, Dublin 22.

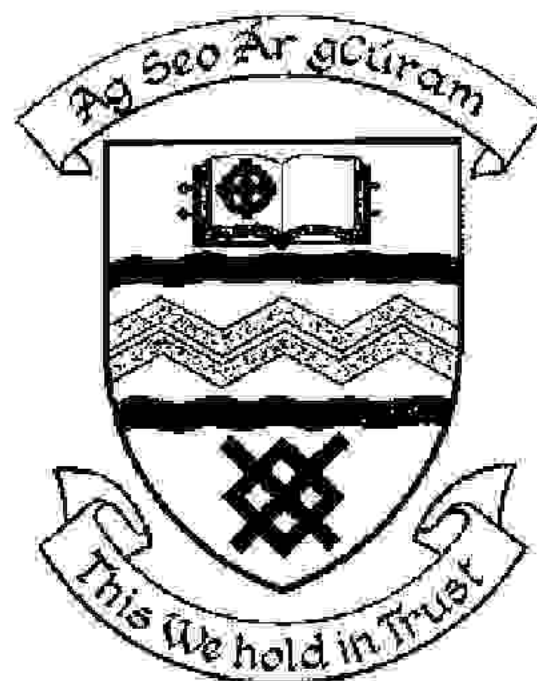
Floor Area 331.530 Sq Metres

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 (8) 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 on site the applicant shall ascertain all requirements of the Planning Authority (Environmental Services Department) in respect of water supply and foul and surface water drainage.

In this regard the following shall apply:-

- . applicant to submit full details of proposed water supply and drainage including details of layout pipe sizes, gradients, invert and cover levels up to point of connection with public sewer/watermains or those with the potential to be taken in charge by the County Council.
- . where applicable applicant to submit evidence of permission to connect to private services.
- . applicant to ensure full and proper separation of foul and surface water sewer.
- . no building to be within 5m of sewer or watermains which are public or have the potential to be taken in charge unless otherwise agreed with the Planning Authority.

REASON:

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

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

REASON:

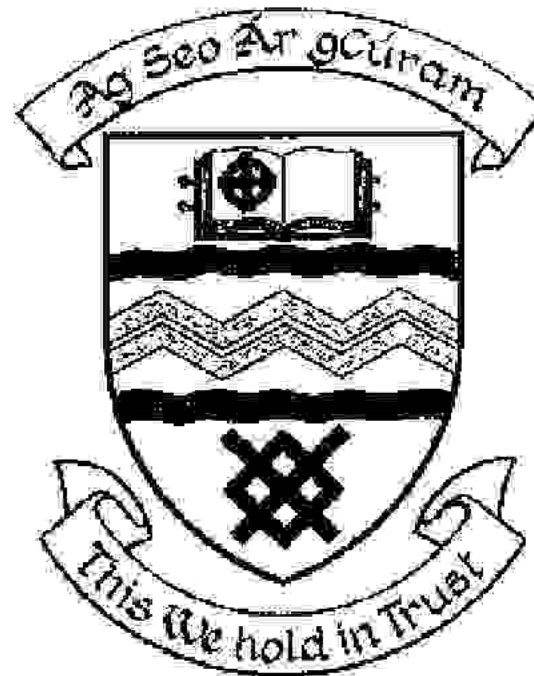
In the interest of health.

- 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.

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- 5 That a dwarf wall and railing which is harmonious with proposed premises shall be provided along the boundary which fronts Turnpike Road and the junction between Turnpike Road and Industrial Estate access road.

REASON:

In the interest of orderly development and to enhance visibility at junction in the interest of traffic safety.

- 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 That a financial contribution in the sum of £2,676 (two thousand six hundred and seventy six 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.

- 8 That a financial contribution in the sum of money equivalent to the value of £4,500 (four thousand five 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.

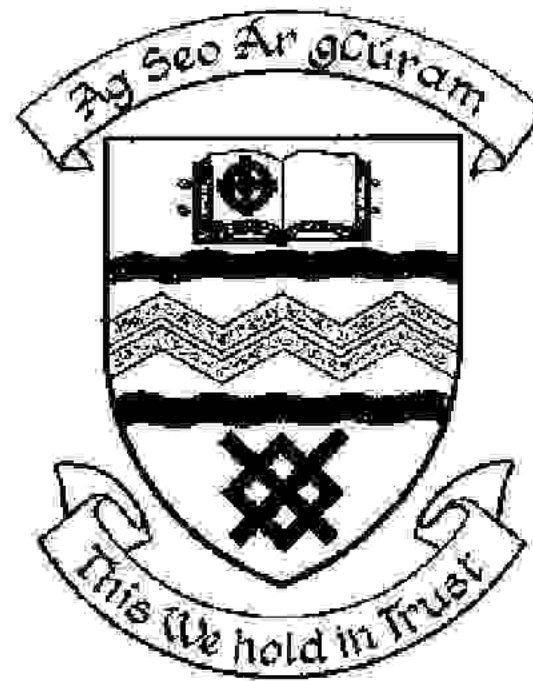
REASON:

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

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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.


.....15 December 1997
for SENIOR ADMINISTRATIVE OFFICER