

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0274	
1. Location	Site off St. Dominic's Road, Avonbeg, Tallaght, Dublin 24.		
2. Development	10 no. small enterprise units plus office space (total floor area 1046 sq.m.)		
3. Date of Application	01/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Sean Forrest, Address: T14 Stillorgan Industrial Park, Blackrock, Co. Dublin.		
5. Applicant	Name: Rathcoole Products Ltd., Address: Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1276 Date 27/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1576 Date 06/08/97	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.	

REG. REF. S97A/0274 SOUTH DUBLIN COUNTY COUNCIL
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

Sean Forrest,
T14 Stillorgan Industrial Park,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1576	Date of Final Grant 06/08/97
Decision Order Number 1276	Date of Decision 27/06/97
Register Reference S97A/0274	Date 1st May 1997

Applicant Rathcoole Products Ltd.,

Development 10 no. small enterprise units plus office space (total floor area 1046 sq.m.)

Location Site off St. Dominic's Road, Avonbeg, Tallaght, Dublin 24.

Floor Area 1046.000 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 (13) conditions.

REG REF. S97A/0274 SOUTH DUBLIN COUNTY COUNCIL
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

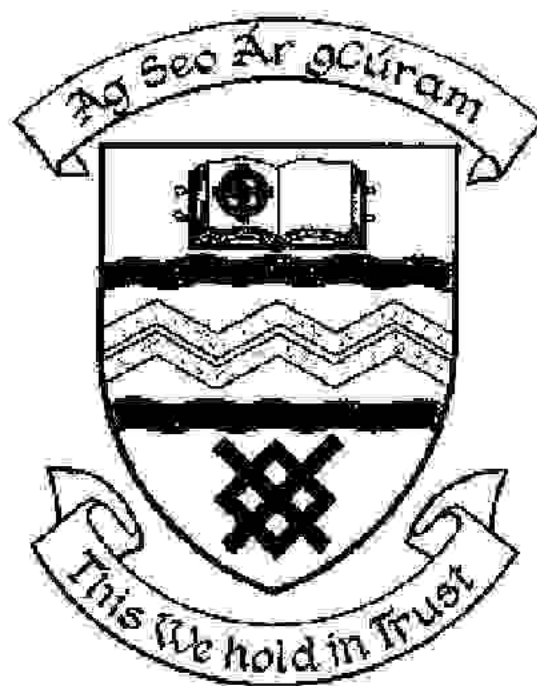
Conditions and Reasons

- 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 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.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 4 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.
- 5 Any re-routing of public sewers or watermains shall be carried out by South Dublin County Council at the applicants expense.
REASON:
In the interest of public health and the proper planning and development of the area.
- 6 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of

REG. REF. S97A/0274 SOUTH DUBLIN COUNTY COUNCIL
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

these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 8 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 9 That no unit be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 10 The footpath at the proposed entrance shall be dished to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.
REASON:
In the interest of traffic safety and the proper planning and development of the area.
- 11 A minimum of 30 car-parking spaces shall be provided within the curtilage of this site.
REASON:
To comply with the 1993 Dublin County Development Plan standards and to reduce possible on-street parking on St. Dominic's Road which is already subject to on-street parking associated with the shopping centre, in the interest of traffic safety.

REG REF. S97A/0274 SOUTH DUBLIN COUNTY COUNCIL
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

- 12 The proposed entrance gates and railings on the eastern and southern boundary walls shall be solid steel type and painted. Palisade fencing and anti-climbing devices are not acceptable at this location.

REASON:

In the interest of visual amenity.

- 13 Where the proposed boundary wall crosses sewers and watermains suitable bridging shall be constructed.

REASON:

In the interest of proper planning and development.

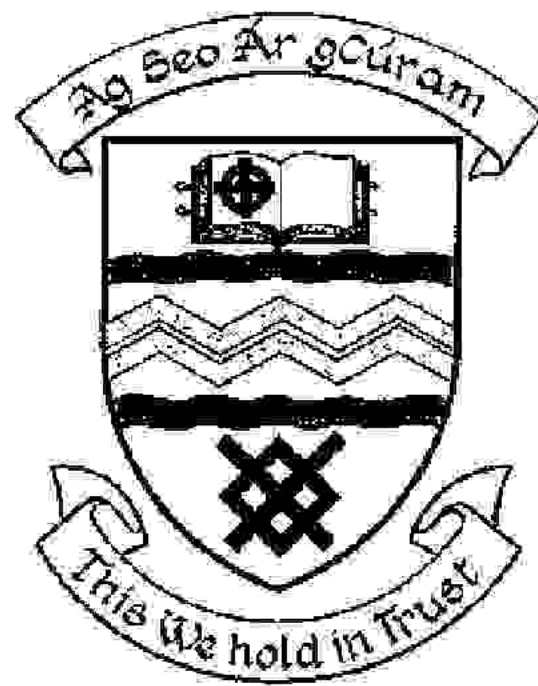
NOTE; The applicant is advised that adequate provision is to be made to facilitate access to and the use of development, buildings, facilities and services by disabled persons. The level of provision for disabled people described in Part M of the Building Regulations, 1991 Technical Guidance Document is the minimum which should be provided.

- (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.

REG. REF. S97A/0274 SOUTH DUBLIN COUNTY COUNCIL
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

signed on behalf of South Dublin County Council.

.....*7*.....August 1997
for SENIOR ADMINISTRATIVE OFFICER