

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0206	
1. Location	Unit 30, Prodieco Ltd., Cookstown Square, Cookstown Ind. Estate, Belgard Road, Tallaght, Dublin 24.		
2. Development	Double height entrance foyer extension, signage, railings and associated site works, with alterations to existing ground floor and first floor layouts, to existing Prodieco buildings.		
3. Date of Application	07/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Fleming Architects, Address: 69-71 St. Stephens Green, Dublin 2.		
5. Applicant	Name: Prodieco Ltd., Address: Unit 30, Cookstown Square, Cookstown Industrial Estate, Belgard Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1071 Date 04/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1420 Date 16/07/97	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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John Fleming Architects,
69-71 St. Stephens Green,
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1420	Date of Final Grant 16/07/97
Decision Order Number 1071	Date of Decision 04/06/97
Register Reference S97A/0206	Date 7th April 1997

Applicant Prodieco Ltd.,

Development Double height entrance foyer extension, signage, railings and associated site works, with alterations to existing ground floor and first floor layouts, to existing Prodieco buildings.

Location Unit 30, Prodieco Ltd., Cookstown Square, Cookstown Ind. Estate, Belgard Road, Tallaght, Dublin 24.

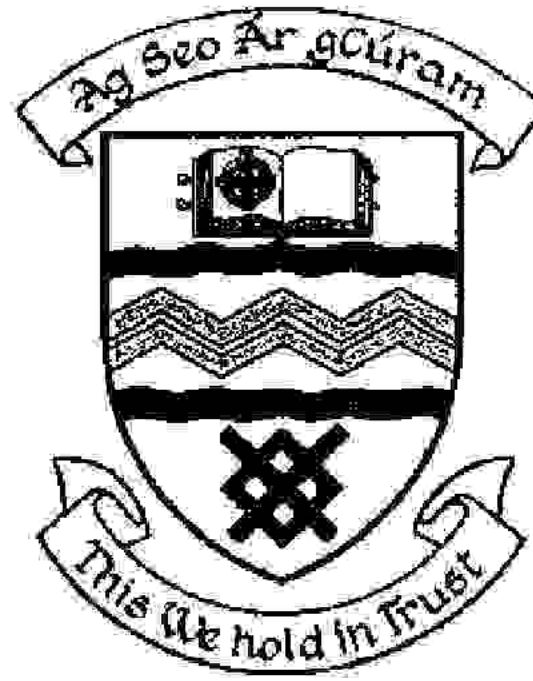
Floor Area 1750.000 Sq Metres

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 (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, 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 The car parking spaces lost through construction of the entrance foyer shall be replaced with an equal number of spaces provided to the rear of the building.
REASON:
 In the interest of traffic safety and proper planning and development of the area.
- 4 No further advertising signs, devices or structures other than those shown on drawings accompanying this application shall be erected on this site, except those which are exempted development, without prior specific grant of permission by the Planning Authority or An Bord Pleanála on appeal.
REASON:
 In the interest of visual amenity.
- 5 The proposed plinth wall and railings on the roadside boundary shall not exceed 2.4m in height. Railings shall be of solid steel type. Palisade fencing is not permitted forward of the front building line. Palisade fencing is permitted to the rear of the front building line.
REASON:
 In the interest of visual amenity.
- 6 If illumination of signage is required, then it shall be such as not to cause dazzle or glare to users of the roadway.
REASON:
 In the interest of traffic safety.

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- 7 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.

- 8 That a financial contribution in the sum of £484 (four hundred and eighty 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 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 £600 (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:

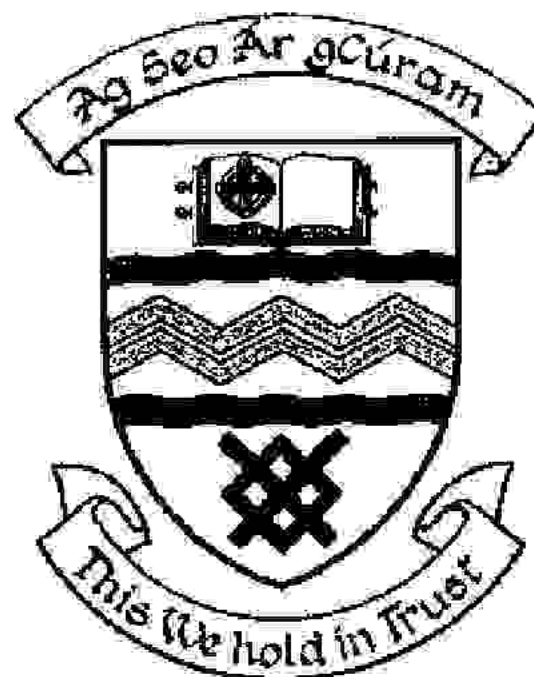
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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- (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.

..... July 1997
for SENIOR ADMINISTRATIVE OFFICER

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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1071	Date of Decision 04/06/97
Register Reference S97A/0206	Date 7th April 1997

Applicant Prodieco Ltd.,

Development Double height entrance foyer extension, signage, railings and associated site works, with alterations to existing ground floor and first floor layouts, to existing Prodieco buildings.

Location Unit 30, Prodieco Ltd., Cookstown Square, Cookstown Ind. Estate, Belgard Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin county council.

.....
for SENIOR ADMINISTRATIVE OFFICER

05/06/97

John Fleming Architects,
69-71 St. Stephens Green,
Dublin 2.

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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 The car parking spaces lost through construction of the entrance foyer shall be replaced with an equal number of spaces provided to the rear of the building.
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REASON:
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permitted to the rear of the front building line.

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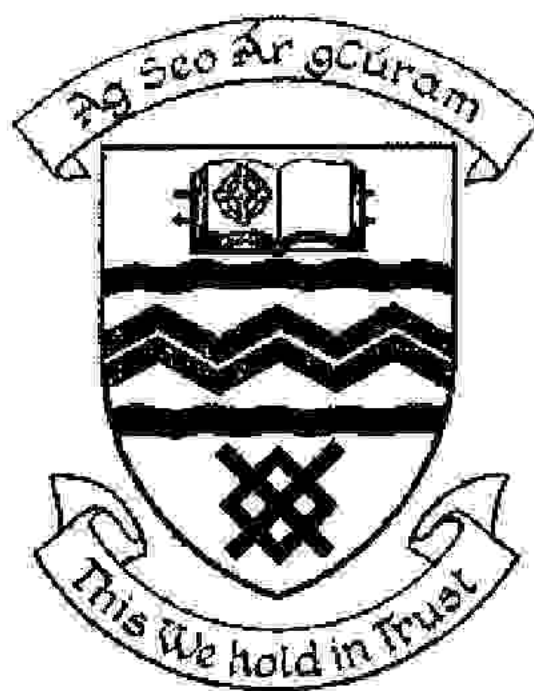
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