

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0607	
1. Location	Unit 6, Red Cow Business Park, Robinhood Road, Dublin 22.		
2. Development	Construction of detached industrial unit with ancillary offices.		
3. Date of Application	14/11/96	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, Dublin 6W.		
5. Applicant	Name: Kato Properties Ltd., Address: Unit 6, Red Cow Business Park, Dublin 22.		
6. Decision	O.C.M. No. 0177  Date 28/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0508  Date 13/03/97	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.	



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14. .... Registrar	..... Date	..... Receipt No.



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

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

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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**

<b>Final Grant Order Number</b> 0508	<b>Date of Final Grant</b> 13/03/97
<b>Decision Order Number</b> 0177	<b>Date of Decision</b> 28/01/97
<b>Register Reference</b> S96A/0607	<b>Date</b> 14th November 1996

**Applicant** Kato Properties Ltd.,

**Development** Construction of detached industrial unit with ancillary offices.

**Location** Unit 6, Red Cow Business Park, Robinhood Road, Dublin 22.

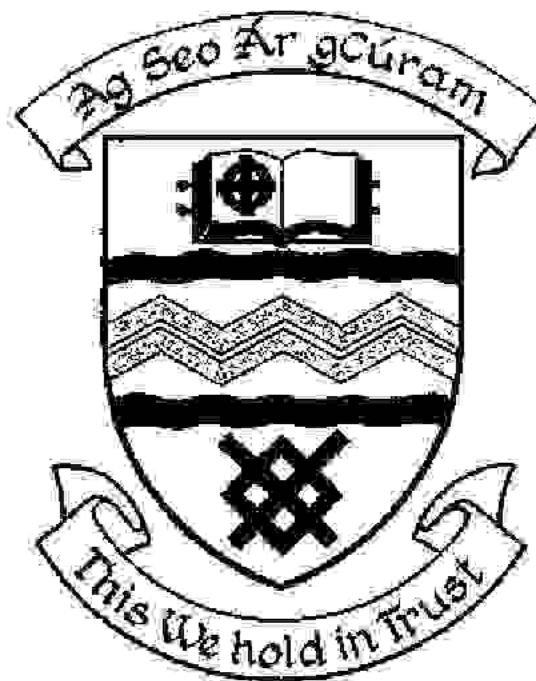
**Floor Area** 963.570 **Sq Metres**  
**Time extension(s) up to and including** 31/01/97  
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (16) Conditions.

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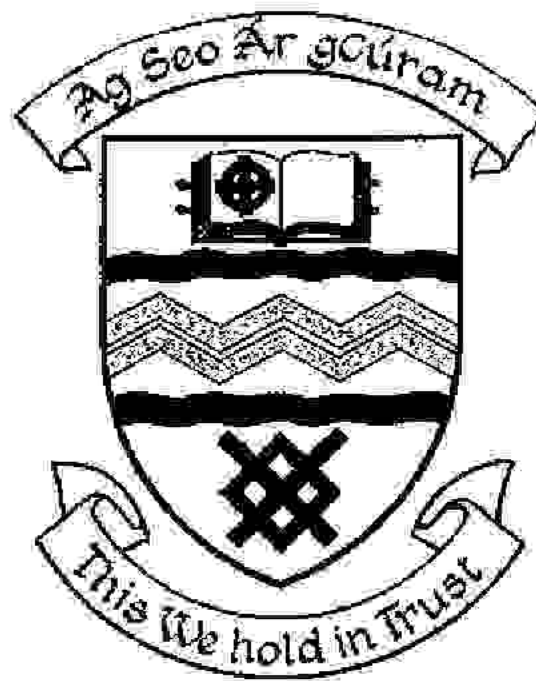
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**Conditions and Reasons**

- 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 the submitted unsolicited additional information received 16/01/97, 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 all unauthorised development cease and site to be made orderly before commencement of development on site. Details of the area intended for storage/display of vehicles and goods be submitted to the Planning Authority for prior written agreement. Details to include screening and landscaping.  
**REASON:**  
In the interest of the proper planning and development of the area.
- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
**REASON:**  
In the interest of safety and the avoidance of fire hazard.
- 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.  
**REASON:**  
In order to comply with the Sanitary Services Acts, 1878 - 1964.



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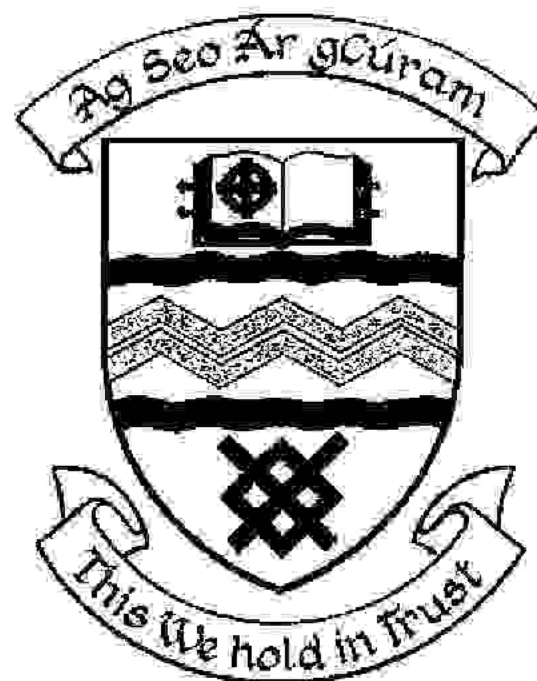
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- 6 That no industrial effluent be permitted without prior approval from Planning Authority.  
 REASON:  
 In the interest of health.
  
  - 7 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.  
 REASON:  
 In the interest of the proper planning and development of the area.
  
  - 8 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of unit. Boundary details to include a dwarf wall with railings/fencing.  
 REASON:  
 In the interest of amenity.
  
  - 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 car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display purposes unless otherwise agreed in writing with the Planning Authority.  
 REASON:  
 In the interest of the proper planning and development of the area.
  
  - 11 Wayleave of 10m wide for over the 525 surface water sewer to be agreed in writing between the applicant and the County Council prior to commencement of development on site.  
 REASON:  
 in the interest of public health and safety.
  
  - 12 Wayleave of 10m wide for over the 225 foul sewer to be agreed in writing between the applicant and the County

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Council prior to commencement of development on site.

**REASON:**

In the interest of public health and safety.

- 13 Oil/petrol/diesel interceptor shall be provided on surface water sewer from truck parking and marshalling areas.

**REASON:**

In the interest of public health.

- 14 Prior to commencement of development on site the developer shall submit to the satisfaction of the Planning Authority the following details:

- A. Details showing the clear distance of the proposed northern end of the building from existing 225mm surface water sewer north of site shown on County Council drawing No. SW21-4. No building/structure to be within 5m of this sewer and in the event of encroachment revised drawings shall be submitted for the prior written agreement of the Planning Authority.
- B. Details showing the location of existing 525 mm surface water which is shown on site on County Council drawing No. 21-4. No building/structure to be within 5m of this sewer and in the event of encroachment revised drawings shall be submitted for the prior written agreement of the Planning Authority.
- C. Details showing protection of existing 525mm surface water sewer.
- D. Details of location of existing 225 foul sewer which in on site. No building/structure to be within 5m of this sewer and in the event of encroachment revised drawings shall be submitted for the prior written agreement of the Planning Authority.
- E. Details showing protection of existing 225mm foul sewer.

**REASON:**

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

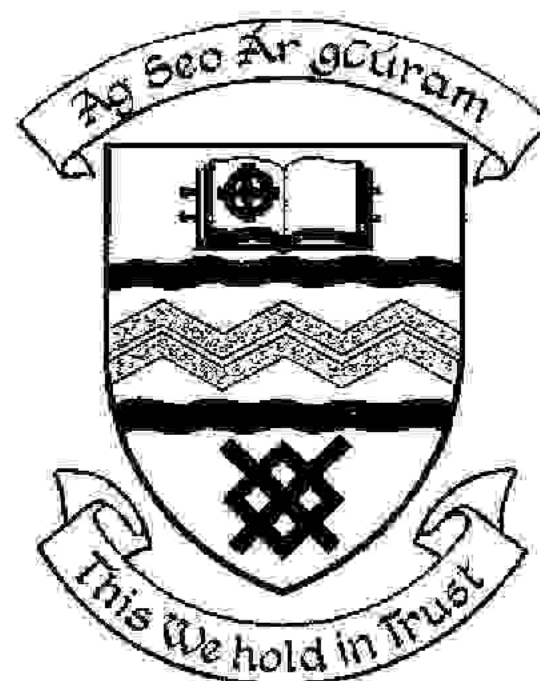


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- 15 That a financial contribution in the sum of £9,000 (nine thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this 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.

- 16 That a financial contribution in the sum of money equivalent to the value of £14,000 (fourteen thousand 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:**

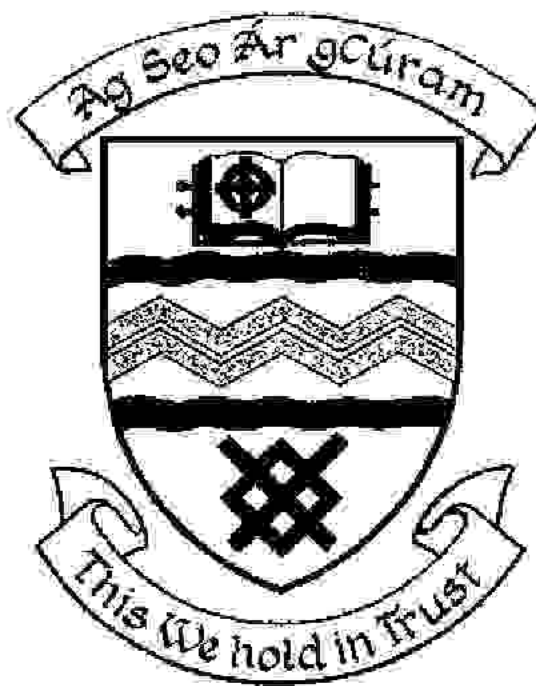
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

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- (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.

.....*Adhuna*.....<sup>18th</sup> March 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 0177	Date of Decision 28/01/97
Register Reference S96A/0607	Date 14th November 1996

**Applicant** Kato Properties Ltd.,

**Development** Construction of detached industrial unit with ancillary offices.

**Location** Unit 6, Red Cow Business Park, Robinhood Road, Dublin 22.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 31/01/97

**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 ( 16 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

28/01/97

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



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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 the submitted unsolicited additional information received 16/01/97, 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 all unauthorised development cease and site to be made orderly before commencement of development on site. Details of the area intended for storage/display of vehicles and goods be submitted to the Planning Authority for prior written agreement. Details to include screening and landscaping.  
REASON:  
In the interest of the proper planning and development of the area.
  
- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of safety and the avoidance of fire hazard.
  
- 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 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:  
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- 6 That no industrial effluent be permitted without prior approval from Planning Authority.  
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- 8 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of unit. Boundary details to include a dwarf wall with railings/fencing.  
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- 10 That car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display purposes unless otherwise agreed in writing with the Planning Authority.  
REASON:  
In the interest of the proper planning and development of the area.



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REASON:

in the interest of public health and safety.

- 12 Wayleave of 10m wide for over the 225mm foul sewer to be agreed in writing between the applicant and the County Council prior to commencement of development on site. MS.

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- B. Details showing the location of existing 525 mm surface water which is shown on site on County Council drawing No. 21-4. No building/structure to



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be within 5m of this sewer and in the event of encroachment revised drawings shall be submitted for the prior written agreement of the Planning Authority.

- C. Details showing protection of existing 525mm surface water sewer.
- D. Details of location of existing 225mm foul sewer which is on site. No building/structure to be within 5m of this sewer and in the event of encroachment revised drawings shall be submitted for the prior written agreement of the Planning Authority.
- E. Details showing protection of existing 225mm foul sewer.

REASON:

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

- 15 That a financial contribution in the sum of £9,000 (nine thousand 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.

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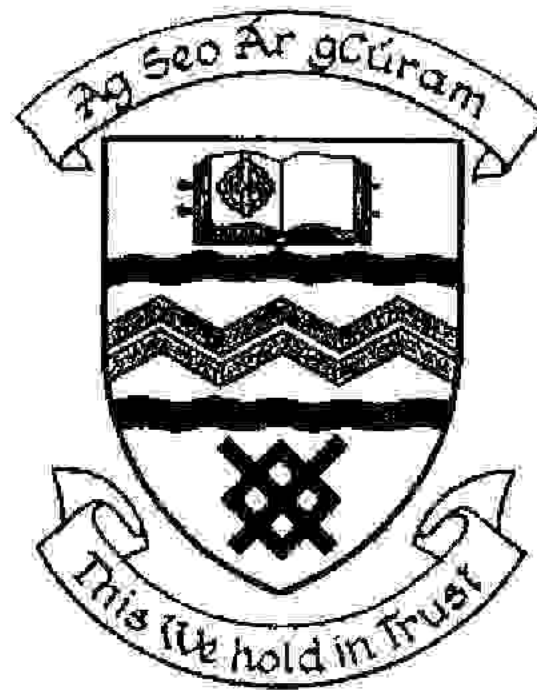
proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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

Decision Order Number 0015	Date of Decision 09/01/97
Register Reference S96A/0607	Date 14th November 1996

**Applicant** Kato Properties Ltd.,  
**App. Type** Permission  
**Development** Construction of detached industrial unit with ancillary offices.  
  
**Location** Unit 6, Red Cow Business Park, Robinhood Road, Dublin 22.

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 applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 31/01/97

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

09/01/97

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