

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0601	
1. Location	junction of Brookfield Road and Rossfield Road, Tallaght, at rear of Rossfield Gardens and adjoining St. Brigid's National School.		
2. Development	Enterprise Centre, floor area 2,430 sq. metres; comprising single storey workshops/light industrial units; two storey offices/seminar rooms/daycare centre; and two storey with mezzanine management suite.		
3. Date of Application	12/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Michael McDonagh, Address: Senior Executive Architect, South Dublin County Council, Tallaght,		
5. Applicant	Name: Get Tallaght Working, Address: Enterprise Centre, Main Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0225 Date 03/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0532 Date 24/03/97	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.	

REG REF. S96A/0601 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
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Michael McDonagh,
Senior Executive Architect,
South Dublin County Council,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0532	Date of Final Grant 24/03/97
Decision Order Number 0225	Date of Decision 03/02/97
Register Reference S96A/0601	Date 12th November 1996

Applicant Get Tallaght Working,

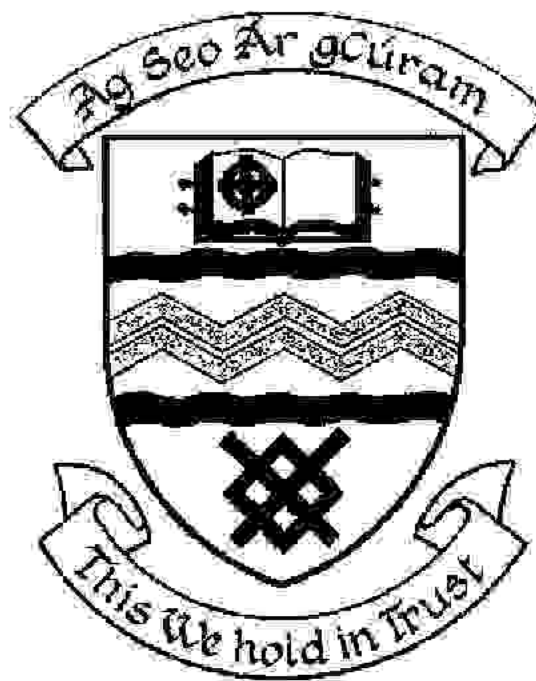
Development Enterprise Centre, floor area 2,430 sq. metres; comprising single storey workshops/light industrial units; two storey offices/seminar rooms/daycare centre; and two storey with mezzanine management suite.

Location junction of Brookfield Road and Rossfield Road, Tallaght, at rear of Rossfield Gardens and adjoining St. Brigids National School.

Floor Area 2430.000 Sq Metres
Time extension(s) up to and including 05/02/97
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (13) 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 as amended by unsolicited additional information received by the Planning Authority on 10/01/97, 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 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.
- 3 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.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
 In the interest of health.
- 5 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.
- 6 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.
- 7 Any noise emanating from the development measured at the boundary of the development where it adjoins residential

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property shall not exceed 65dB(A) by day and 45dB(A) by night.

REASON:

To protect the amenities of adjoining property.

- 8 Prior to the commencement of development on site the applicant shall submit for the written agreement of the planning authority a detailed hard and soft landscape plan for the entire site with full works specification and bill of quantities. This plan should include details of proposed boundary treatments and entrance gates.

REASON:

In the interest of visual amenity.

- 9 If the number of parking spaces proposed should prove insufficient for the proposed development additional parking spaces shall be provided if required by South Dublin County Council. The provision of the said spaces to be agreed in writing by the Planning Authority.

REASON:

To allow for the provision of extra car-parking spaces should they be required in the interest of traffic safety.

- 10 Prior to the commencement of development on site a sample of the proposed roof cladding shall be submitted for the written agreement of the planning authority.

REASON:

In the interest of visual amenity.

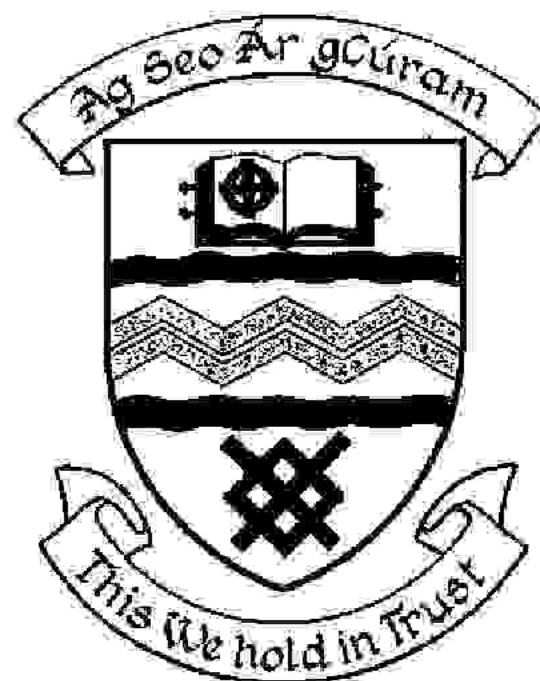
- 11 All first floor windows in the north-west facade of the administration office building shall be in obscure glazing.

REASON:

To preserve the privacy and residential amenities of proposed sheltered housing.

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- 12 That a financial contribution in the sum of £8,820 (eight thousand eight hundred and twenty 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.

- 13 That a financial contribution in the sum of money equivalent to the value of £14,400 (fourteen 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

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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.

.....*ADfina*.....*24/2*.....March 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0053	Date of Decision 10/01/97
Register Reference S96A/0601	Date 12th November 1996

Applicant Get Tallaght Working,
App. Type Permission
Development Enterprise Centre, floor area 2,430 sq. metres; comprising single storey workshops/light industrial units; two storey offices/seminar rooms/daycare centre; and two storey with mezzanine management suite.

Location junction of Brookfield Road and Rossfield Road, Tallaght, at rear of Rossfield Gardens and adjoining St. Brigid's National School.

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 05/02/97

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

10/01/97

Michael McDonagh,
Senior Executive Architect,
South Dublin County Council,
Tallaght,
Dublin 24.