

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0420	
1. Location	Knockmitten Lane, Western Industrial Estate, Dublin 12.			
2. Development	Construction of 2 blocks containing 5 industrial units.			
3. Date of Application	24/07/96		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission		1.	1.
			2.	2.
4. Submitted by	Name: Mark O'Reilly & Associates, Address: Greenmount House, Harolds Cross Rd.,			
5. Applicant	Name: Sourcewell Ltd., Address: 20, Sandymount Green, Dublin 4.			
6. Decision	O.C.M. No. 1862 Date 20/09/96		Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date		Effect	
8. Appeal Lodged				
9. Appeal Decision				
10. Material Contravention				
11. Enforcement	Compensation		Purchase Notice	
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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
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1862	Date of Decision 20/09/96
Register Reference S96A/0420	Date 24th July 1996

Applicant Sourcewell Ltd.,
Development Construction of 2 blocks containing 5 industrial units.
Location Knockmitten Lane, Western Industrial Estate, Dublin 12.
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 (17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

20/09/96

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

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Conditions and Reasons

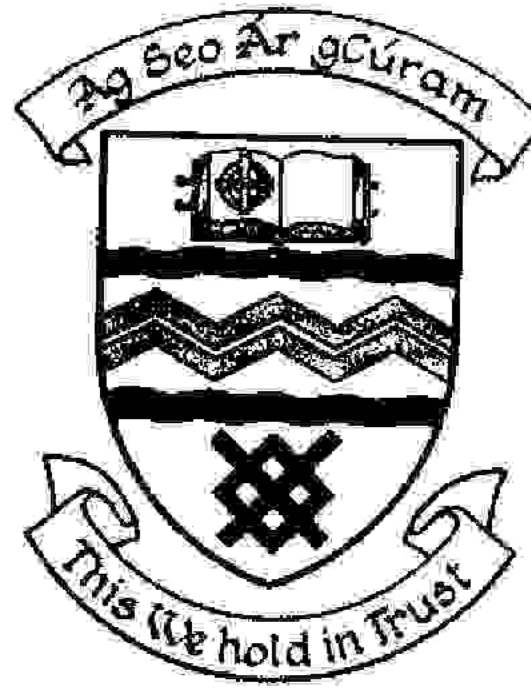
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development. The applicant is advised that the mains layout does not comply with the requirements of Part B of the 1991 Building Regulations regarding external fire mains and hydrants. The applicant shall consult with the Chief Fire Officer and submit revised drawings/plans indicating compliance with the Building Regulations to the satisfaction of the Chief Fire Officer prior to commencement of any development on site.
REASON:
In the interest of safety and the avoidance of fire hazard.

- 3 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.

- 4 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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- 5 That the applicant submit all relevant details of proposed connections into the public sewer for the approval of Environmental Services Department, South Dublin County Council before work commences on site.
REASON:
In the interest of the proper planning and development of the area.
- 6 That the applicant submit proposals for the protection of the existing foul and surface waterpipes which run underneath the proposed parking area beside a fence for the approval of Environmental Services Department, South Dublin County Council before work commences on site.
REASON:
In the interest of the proper planning and development of the area.
- 7 That the applicant agree a wayleave with South Dublin County Council for access to and maintenance of existing public sewers passing through site and to register this as a burden against the property.
REASON:
In the interest of the proper planning and development of the area.
- 8 That all surface water run-off from truck parking and marshalling areas be routed via an oil/petrol/diesel inteceptor before entering the public sewer system. Applicant shall submit details and design flows for proposed inteceptor.
REASON:
In the interest of the proper planning and development of the area.

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- 9 That a footpath and grass verge and kerb be provided along the site frontage at Knockmitten Lane at the developer's expense to the requirements of the Council.
REASON:
In the interest of the proper planning and development of the area.
- 10 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 11 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.
- 12 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.
- 13 That a dwarf wall and railing be provided by the developer along the site frontage along the Knockmitten Lane and that the northern boundary of the site be landscaped/planted. In relation to the front boundary, the design, materials and finish shall be harmonious with adjacent front boundary treatment (Precision Engineering) and external finishes of the proposed building. Details (including plan, specification and timescale) of landscaping and boundary wall/railing treatment to be submitted and to be approved by the Planning Authority prior to commencement of development.
REASON:
In the interest of the proper planning and development of the area.

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- 14 That a sample of the roof and wall cladding shall be submitted for prior approval of the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.

- 15 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.

- 16 That a financial contribution in the sum of money equivalent to the value of £18,000 (eighteen 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 serving this site; this contribution to be paid before the commencement of development on 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.

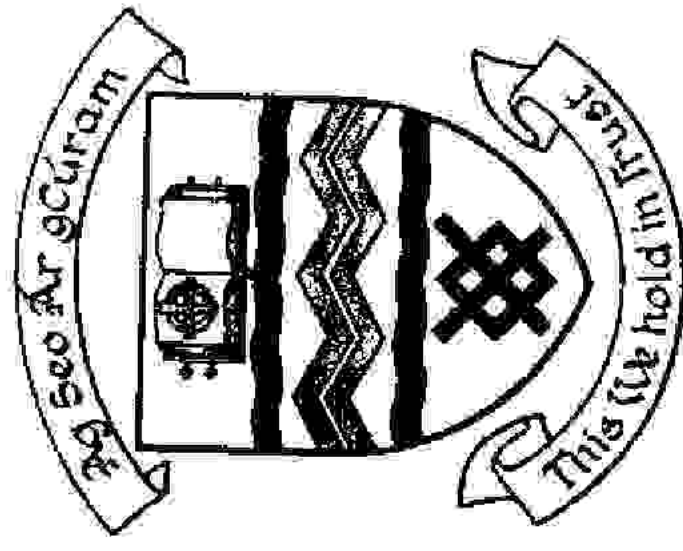
- 17 That a financial contribution in the sum of £10,800 (ten thousand eight hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of

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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.

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