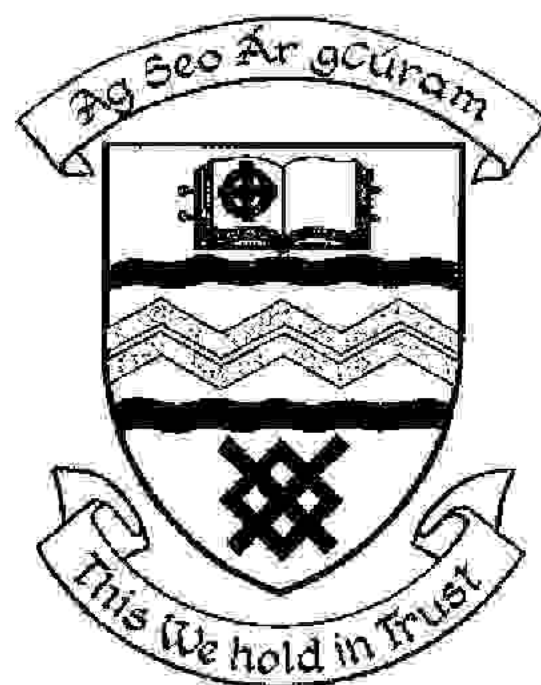


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0387	
1. Location	Bluebell Avenue, Bluebell Industrial Estate, Dublin 12.		
2. Development	Construct 2 no. semi detached light industrial/warehouse units.		
3. Date of Application	08/07/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/09/96 2.	1. 19/11/96 2.
4. Submitted by	Name: McDonnell & Dixon, Address: 20 Ely Place, Dublin 2.		
5. Applicant	Name: Trentwell Ltd., Address: 106 Mount Albany, Newtownpark Avenue, Blackrock, Co. Dublin.		
6. Decision	O.C.M. No. 0086 Date 16/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0417 Date 27/02/97	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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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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McDonnell & Dixon,
20 Ely Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0417	Date of Final Grant 27/02/97
Decision Order Number 0086	Date of Decision 16/01/97
Register Reference S96A/0387	Date 19th November 1996

Applicant Trentwell Ltd.,

Development Construct 2 no. semi detached light industrial/warehouse units.

Location Bluebell Avenue, Bluebell Industrial Estate, Dublin 12.

Floor Area 1179.800 Sq Metres

Time extension(s) up to and including

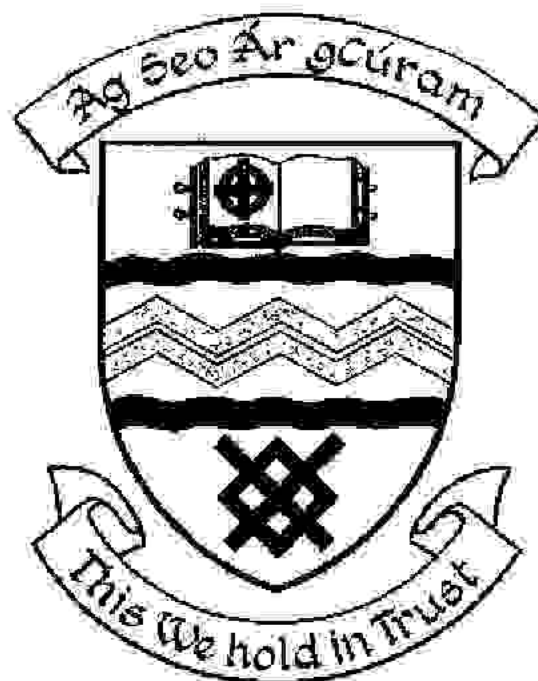
Additional Information Requested/Received 03/09/96 /19/11/96

A Permission has been granted for the development described above,
subject to the following (11) conditions.

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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the planning particulars and specifications lodged with the application and as clarified by additional information received by the Planning Authority on 19th November, 1996 save as may be required by the other conditions attached hereto.
REASON:
In the interest of the proper planning and development of the area.
- 2 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.
- 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.
- 6 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.

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- 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 be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
REASON:
In the interest of amenity.
- 9 That car parking area as indicated in the submitted layout plans be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.
REASON:
In the interest of traffic safety.
- 10 That a financial contribution in the sum of £4,200 (four thousand two hundred 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.
- 11 That a financial contribution in the sum of money equivalent to the value of £7,000 (seven 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

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

Decision Order Number 1721	Date of Decision 03/09/96
Register Reference S96A/0387	Date 8th July 1996

Applicant Trentwell Ltd.,
Development Construct 2 no. semi detached light industrial/warehouse units.

Location Bluebell Avenue, Bluebell Industrial Estate, Dublin 12.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 08/07/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

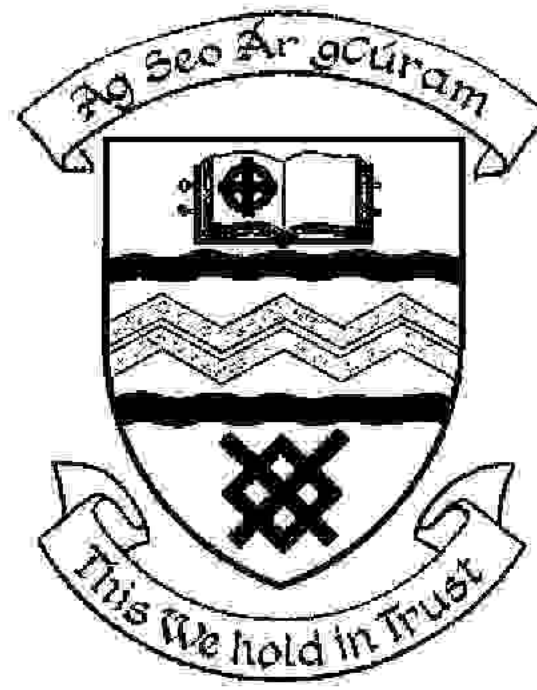
- 1 The applicant shall submit written evidence of permission to connect to the private foul sewer drain as proposed.
- 2 The applicant shall submit a fully detailed foul sewer drainage layout to include gradients, invert and covert levels up to and including proposed connection to estate drainage.
- 3 The applicant shall submit written evidence of permission to connect to the surface water drain as proposed.

McDonnell & Dixon,
20 Ely Place,
Dublin 2.

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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.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

 February 1997
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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- 4 The applicant shall submit a fully detailed surface water/
drainage layout to include gradients invert and cover levels
up to and including proposed connection to estate drainage.
- 5 The applicant shall submit detailed watermain layout.
- 6 The applicant shall submit elevational details/drawings of
front boundary wall.
- 7 The applicant shall submit details to satisfy the Planning
Authority that this proposed development does not
significantly conflict with permission granted under Reg.
Ref. TA441.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

03/09/96

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

Order Number 1401	Date of Order 19/07/96
Register Reference S96A/0387	Date 8th July 1996

Applicant Trentwell Ltd.,

Development Construct 2 no. semi detached light industrial/warehouse units.

Location Bluebell Avenue, Bluebell Industrial Estate, Dublin 12.

Dear Sir/Madam,

An inspection carried out on 16.07.1996 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority.
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (c) nature and extent of development including number of dwellings (if any) -

McDonnell & Dixon,
20 Ely Place,
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- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....LB.....
for Senior Administrative Officer.

22/07/96