

		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0379	
1. Location		6W Ballymount Industrial Estate, Dublin 12.			
2. Development		Construction of extension to industrial unit.			
3. Date of Application		11/07/96		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: Allen Key Fittings Limited, Address: Unit 6, Plot W, Ballymount Industrial Estate, Dublin 12.			
6. Decision		O.C.M. No. 1777		Effect	
		Date 09/09/96		AP GRANT PERMISSION	
7. Grant		O.C.M. No. 2062		Effect	
		Date 23/09/96		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.	

REG. REF. S96A/0379 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2062	Date of Final Grant 23/09/96
Decision Order Number 1777	Date of Decision 09/09/96
Register Reference S96A/0379	Date 11th July 1996

Applicant Allen Key Fittings Limited,

Development Construction of extension to industrial unit.

Location 6W Ballymount Industrial Estate, Dublin 12.

Floor Area 173.820 **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 (8) 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 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 The line of the Walkinstown Embankment route to be set out on site and agreed with the Council's Engineer. A minimum building line set back of 7 metres at the front and 10 metres at the rear to be provided to the Walkinstown Embankment line. In this regard the applicant is advised that the standard building line set back to this road is 9 metres and the applicant must take all necessary measures to alleviate noise levels within the building.
REASON:
In the interest of the proper planning and development of the area.
- 5 That a financial contribution in the sum of £1,404 (one thousand four hundred and 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 6 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.

- 7 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

REASON:

In the interest of amenity.

- 8 That a financial contribution in the sum of money equivalent to the value of £2,500 (two thousand five 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.

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.

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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.

 24th October 1996
for SENIOR ADMINISTRATIVE OFFICER