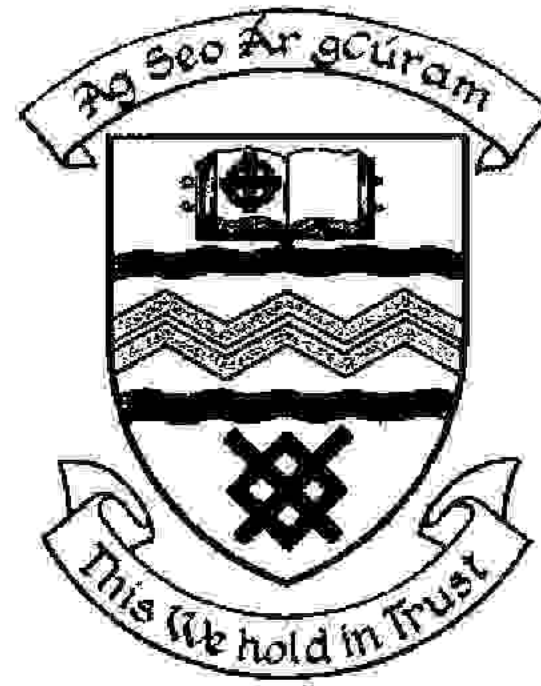


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0269	
1. Location	Crosslands Industrial Park, Ballymount Road Lower, Dublin 12.		
2. Development	Modifications to previously approved industrial unit, Reg. Ref. S95A/0092, to include additional floor area and sub division into 3 units with 2 storey offices total floor area circa 4738 sq.metres, alterations to elevations, and car parking layout, additional vehicular entrance from estate road and ancillary works.		
3. Date of Application	16/05/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 30/05/96 2.	1. 04/06/96 2.
4. Submitted by	Name: Integrated Development Services, Address: 146 Lower Drumcondra Road, Dublin 9.		
5. Applicant	Name: Siac Construction Ltd., Address: Siac Building, Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1480  Date 01/08/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1803  Date 12/09/96	Effect	
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.	



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



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

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Facs: 01-462 0104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
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Integrated Development Services,  
146 Lower Drumcondra Road,  
Dublin 9.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1803	<b>Date of Final Grant</b> 12/09/96
<b>Decision Order Number</b> 1480	<b>Date of Decision</b> 01/08/96
<b>Register Reference</b> S96A/0269	<b>Date</b> 4th June 1996

**Applicant** Siac Construction Ltd.,

**Development** Modifications to previously approved industrial unit, Reg. Ref. S95A/0092, to include additional floor area and sub division into 3 units with 2 storey offices total floor area circa 4738 sq.metres, alterations to elevations, and car parking layout, additional vehicular entrance from estate road and ancillary works.

**Location** Crosslands Industrial Park, Ballymount Road Lower, Dublin 12.

**Floor Area** 4738.000 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 30/05/96 /04/06/96

A Permission has been granted for the development described above,  
subject to the following (12) conditions.



REG REF. S96A/0269 SOUTH DUBLIN COUNTY COUNCIL  
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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 Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
- 3 That the applicant shall submit fully detailed drainage layout to include pipe sizes, gradients, invert and cover levels up to and including connection to public sewer before work commences on site.  
REASON:  
In the interest of proper planning and development of the area.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 5 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.
- 6 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.

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- 
- 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 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.
- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council. Details to be agreed with the Environmental Services Department of South Dublin County Council prior to the commencement of development.  
 REASON:  
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 10 The exact line of boundary of site with Ballymount Road Lower shall be as agreed on site with the Council's Road Design Section.  
 REASON:  
 In the interest of traffic safety.
- 11 That arrangements be made with regard to the payment of the financial contribution in the sum of £14,160 (fourteen thousand one hundred and sixty pounds) as required by Condition No. 4 of planning permission granted under Register Reference S95A/0092 (An Bord Pleanála Reference No. PL 06S.095969). Arrangements to be made prior to commencement of development on 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.



REG REF. S96A/0269 SOUTH DUBLIN COUNTY COUNCIL  
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- 12 That arrangements be made with regard to the payment of the financial contribution in the sum of £16,000 (sixteen thousand pounds) as required by Condition No 5 of planning permission granted under Register Reference S95A/0092 (An Bord Pleanála Reference No. PL 06S.095969). Arrangements to be made prior to 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.

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.

*B*.....13<sup>th</sup> September 1996  
for SENIOR ADMINISTRATIVE OFFICER

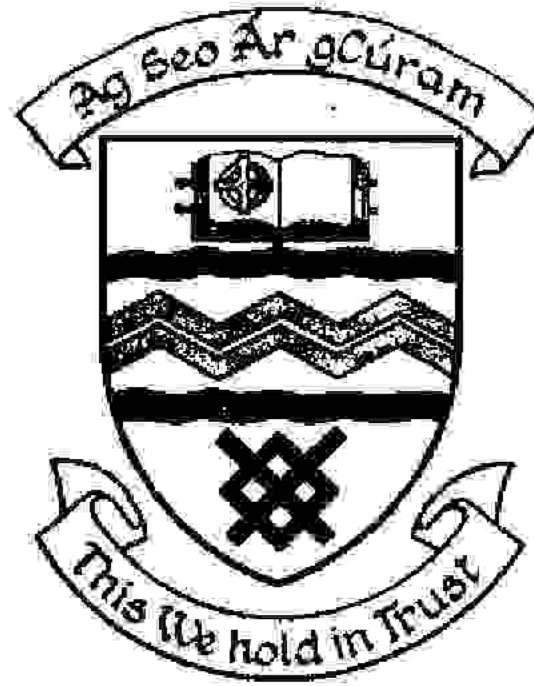
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Decision Order Number 1480	Date of Decision 01/08/96
Register Reference S96A/0269	Date 16th May 1996

Page 1 of 4



**SOUTH DUBLIN COUNTY COUNCIL  
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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 Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
- 3 That the applicant shall submit fully detailed drainage layout to include pipe sizes, gradients, invert and cover levels up to and including connection to public sewer before work commences on site.  
REASON:  
In the interest of proper planning and development of the area.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 5 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.



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REG. REF. S96A/0269

REASON:

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

- 6 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.

- 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 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.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council. Details to be agreed with the Environmental Services Department of South Dublin County Council prior to the commencement of development.

REASON:

In order to comply with the sanitary Services Acts, 1878 - 1964.

- 10 The exact line of boundary of site with Ballymount Road Lower shall be as agreed on site with the Council's Road Design Section.

REASON:

In the interest of traffic safety.

SOUTH DUBLIN COUNTY COUNCIL  
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- 11 That arrangements be made with regard to the payment of the financial contribution in the sum of £14,160 (fourteen thousand one hundred and sixty pounds) as required by Condition No. 4 of planning permission granted under Register Reference S95A/0092 (An Bord Pleanála Reference No. PL 06S.095969). Arrangements to be made prior to commencement of development on 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.

- 12 That arrangements be made with regard to the payment of the financial contribution in the sum of £16,000 (sixteen thousand pounds) as required by Condition No 5 of planning permission granted under Register Reference S95A/0092 (An Bord Pleanála Reference No. PL 06S.095969). Arrangements to be made prior to 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.



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

Order Number 1019	Date of Order 30/05/96
Register Reference S96A/0269	Date 16th May 1996

**Applicant** Siac Construction Ltd.,

**Development** Modifications to previously approved industrial unit, Reg. Ref. S95A/0092, to include additional floor area and sub division into 3 units with 2 storey offices total floor area circa 4738 sq.metres, alterations to elevations, and car parking layout, additional vehicular entrance from estate road and ancillary works.

**Location** Crosslands Industrial Park, Ballymount Road Lower, Dublin 12.

Dear Sir/Madam,

An inspection carried out on 27/5/96 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:  
Integrated Development Services,  
146 Lower Drumcondra Road,  
Dublin 9.



SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S96A/0269

- (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)
- (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,

.....  
for Senior Administrative Officer.

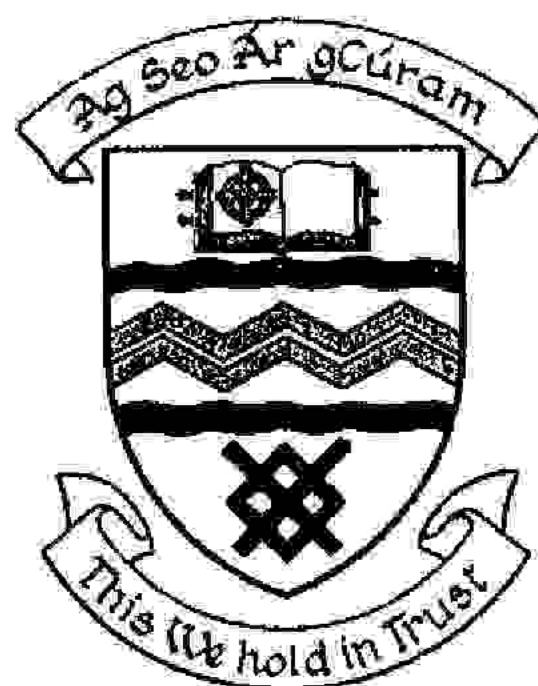
30/05/96

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0269	
1. Location	Crosslands Industrial Park, Ballymount Road Lower, Dublin 12.		
2. Development	Modifications to previously approved industrial unit, Reg. Ref. S95A/0092, to include additional floor area and sub division into 3 units with 2 storey offices total floor area circa 4738 sq.metres, alterations to elevations, and car parking layout, additional vehicular entrance from estate road and ancillary works.		
3. Date of Application	16/05/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 30/05/96 2.	1. 04/06/96 2.
4. Submitted by	Name: Integrated Development Services, Address: 146 Lower Drumcondra Road, Dublin 9.		
5. Applicant	Name: Siac Construction Ltd., Address: Siac Building, Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1480  Date 01/08/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1803  Date 12/09/96	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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12. Revocation or Amendment			
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14. .... Registrar	..... Date	..... Receipt No.	

REG. REF. S96A/0269 **SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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Integrated Development Services,  
146 Lower Drumcondra Road,  
Dublin 9.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1803	<b>Date of Final Grant</b> 12/09/96
<b>Decision Order Number</b> 1480	<b>Date of Decision</b> 01/08/96
<b>Register Reference</b> S96A/0269	<b>Date</b> 4th June 1996

**Applicant** Siac Construction Ltd.,

**Development** Modifications to previously approved industrial unit, Reg. Ref. S95A/0092, to include additional floor area and sub division into 3 units with 2 storey offices total floor area circa 4738 sq.metres, alterations to elevations, and car parking layout, additional vehicular entrance from estate road and ancillary works.

**Location** Crosslands Industrial Park, Ballymount Road Lower, Dublin 12.

**Floor Area** 4738.000 **Sq Metres**

**Time extension(s) up to and including**

**Additional Information Requested/Received** 30/05/96 /04/06/96

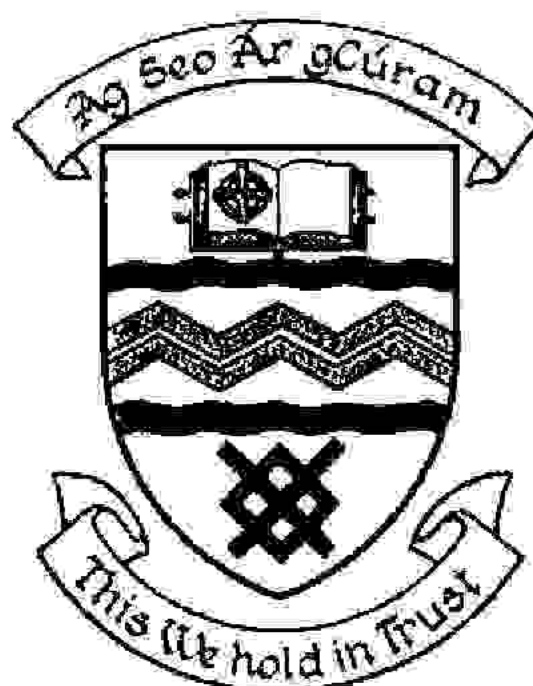
A Permission has been granted for the development described above,  
subject to the following (12) conditions.



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**Conditions and Reasons**

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- 12 That arrangements be made with regard to the payment of the financial contribution in the sum of £16,000 (sixteen thousand pounds) as required by Condition No 5 of planning permission granted under Register Reference S95A/0092 (An Bord Pleanála Reference No. PL 06S.095969). Arrangements to be made prior to 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.

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.

*Bea Connolly* ..... 16th September 1996  
for SENIOR ADMINISTRATIVE OFFICER