

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0229	
1. Location	Greenhills Centre, Hibernian Industrial Estate, Greenhills Rd., Tallaght, Dublin 24.		
2. Development	Proposed development of 6 number light industrial units, ancillary car parking and development works.		
3. Date of Application	25/04/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Gibbons & Associates Ltd., Address: Larchfield, Dundrum Road,		
5. Applicant	Name: Ninagems Ltd., Address: 14 Ballinolea Heights, Killiney, Co. Dublin.		
6. Decision	O.C.M. No. 1161 Date 20/06/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1488 Date 01/08/96	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.	

REG. REF. : S96A/0229/C1

DATE : 12/09/96

RE: Proposed Development of 6 number light industrial units, ancillary car parking and development works at Greenhills Centre, Hibernian Industrial Estate, Greenhills Rd., Tallaght, Dublin 24 for Ninagems Ltd., 14 Ballinclea Heights, Killiney, Co. Dublin.

Dear Sir,

I refer to your submission received on 9/08/96 to comply with Condition No. 12, of grant of permission, Order No. P/1161/96 dated 20/6/96, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,



for Senior Administrative Officer

Gibbon & Associates Ltd.,
Larchfield,
Dundrum Road,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Gibbons & Associates Ltd.,
Larchfield,
Dundrum Road,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1488	Date of Final Grant 01/08/96
Decision Order Number 1161	Date of Decision 20/06/96
Register Reference S96A/0229	Date 25th April 1996

Applicant Ninagems Ltd.,

Development Proposed development of 6 number light industrial units,
ancillary car parking and development works.

Location Greenhills Centre, Hibernian Industrial Estate, Greenhills
Rd., Tallaght, Dublin 24.

Floor Area 2105.000 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 (15) 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 30/5/96, 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 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.
- 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.

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- 7 The applicant shall agree a watermain layout on site with the Area Engineer, Deansrath Depot, South Dublin County Council prior to commencement of development.
 REASON:
 In the interest of visual amenity.

 - 8 The first floor windows in the northern elevation of the building shall be omitted.
 REASON:
 In the interest of preserving the residential amenities of houses located to the north of this site.

 - 9 The concrete post and chain-link fence located on the western boundary of the site forward of the front building line shall be removed permanently.
 REASON:
 In the interest of visual amenity.

 - 10 The concrete block boundary wall on the eastern side of the site shall be plastered from the roadside boundary to a point 37m to the north.
 REASON:
 In the interest of visual amenity.

 - 11 All boundary screen planting shall be carried out within three months of the date of first occupation of any of the units.
 REASON:
 In the interest of visual amenity.

 - 12 The proposed metal cladding and trim shall be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.
 REASON:
 In the interest of visual amenity.

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- 13 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 14 That a financial contribution in the sum of money equivalent to the value of £13,400 (thirteen 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 developer to South Dublin County Council towards the cost of road improvements and Traffic Management proposals 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.
- 15 That a financial contribution in the sum of £16,995 (sixteen thousand nine hundred and ninety five 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:
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 in the provision of public services 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

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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.

Brian B. Kelly 7th August 1996
for SENIOR ADMINISTRATIVE OFFICER