

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0203
1. Location	Western Business Park, Dublin 12.	
2. Development	6 warehouse/light industrial units and E.S.B. sub-Station.	
3. Date of Application	10/04/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: New Century Designs, Address: 2 Barley Cove, Wheaton Hall, Dublin Road,	
5. Applicant	Name: Peter Lyons, Address: 28 Woodquay, Galway.	
6. Decision	O.C.M. No. 1050 Date 06/06/96	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1349 Date 17/07/96	Effect AP GRANT PERMISSION
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
0	0	0
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/0203 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
Fax: 01-462 0104

New Century Designs,
2 Barley Cove,
Wheaton Hall,
Dublin Road,
Drogheda,
Co. Louth.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1349	Date of Final Grant 17/07/96
Decision Order Number 1050	Date of Decision 06/06/96
Register Reference S96A/0203	Date 10th April 1996

Applicant Peter Lyons,

Development 6 warehouse/light industrial units and E.S.B. Sub-Station.

Location Western Business Park, Dublin 12.

Floor Area 3123.250 Sq Metres

Time extension(s) up to and including

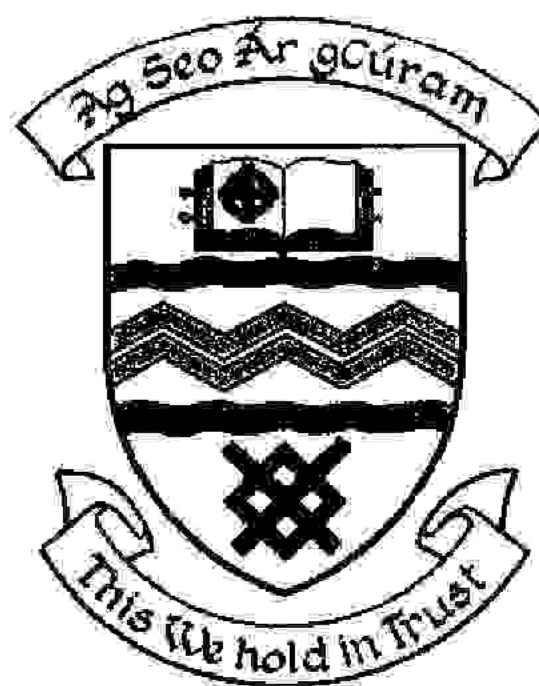
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (12) 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 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 Prior to the commencement of development the applicant shall submit the following for the written approval of the Planning Authority:

- a. Evidence of permission to connect to a private pipeline.
- b. Fully detailed drainage layout including all pipe sizes, gradients invert and cover levels.
- c. Details of the provision of petrol/oil/diesel interceptor through which all surface water runoff from truck marshalling and parking areas is to be routed.
- d. Details for the protection of services at proposed entrance.

REASON:

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

- 6 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.
- 7 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.
- 8 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.
- 9 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.
- 10 That the car parking area indicated on the submitted site layout plan shall 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 proper planning and development.
- 11 That a financial contribution in the sum of £10,680 (ten thousand six hundred and eighty 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

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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.

- 12 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 Developer to South Dublin County Council towards the cost of road improvements and traffic management proposals in the area of the proposed development; 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 that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

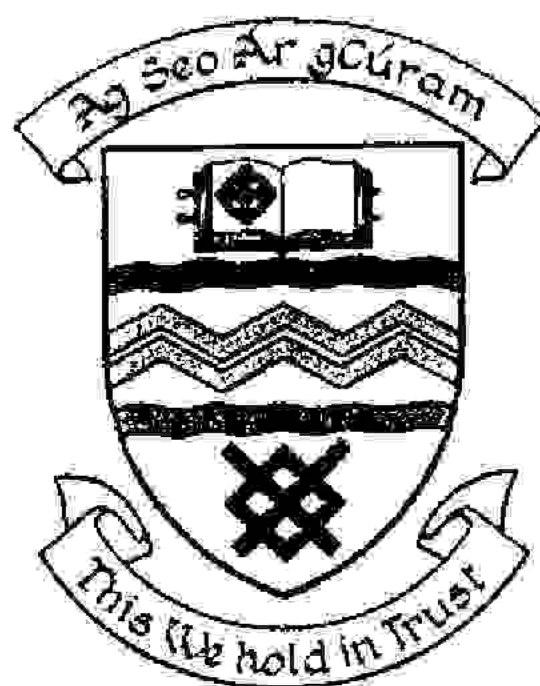
All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (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.

[Signature] 22nd
..... July 1996
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1050	Date of Decision 06/06/96
Register Reference S96A/0203	Date 10th April 1996

Applicant Peter Lyons,
Development 6 warehouse/light industrial units and E.S.B. Sub-Station.
Location Western Business Park, 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.

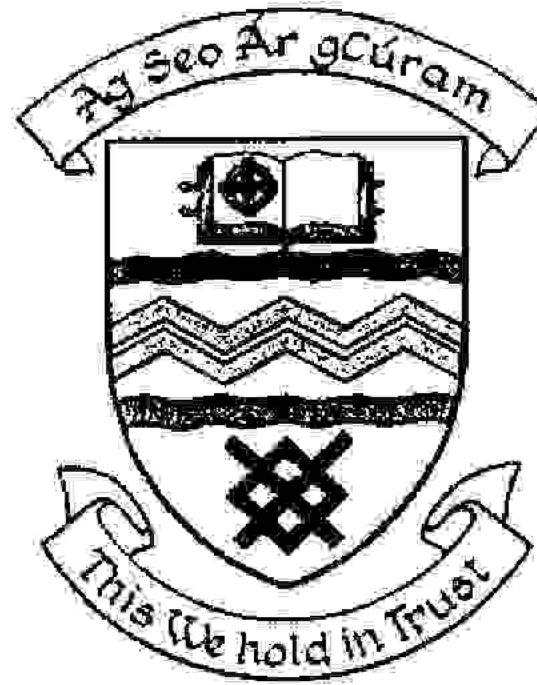
subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

06/06/96

New Century Designs,
2 Barley Cove,
Wheaton Hall,
Dublin Road,
Drogheda,
Co. Louth.

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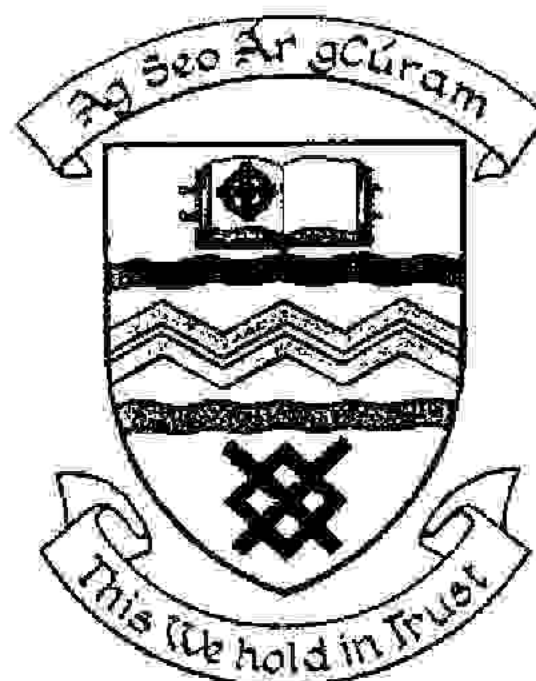
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REASON:
In the interest of health.
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REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
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- 5 Prior to the commencement of development the applicant shall submit the following for the written approval of the Planning Authority:
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from truck marshalling and parking areas is to be routed.

- d. Details for the protection of services at proposed entrance.

REASON:

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

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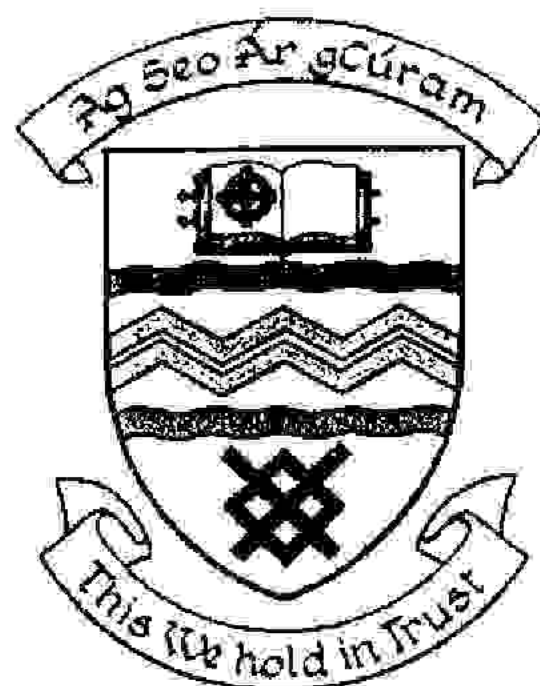
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REASON:

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- 10 That the car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all

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REG REF. S96A/0203

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