

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0144/C2	
1. Location	Site 2002, North/South Road (Road 5), City West Business Campus, Brownsbarn, Naas Road, Co. Dublin.		
2. Development	Light Industrial Premises with Associated Offices, Showrooms and Storage. Compliance to condition no. 6.		
3. Date of Application	15/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1.  2.	1.  2.
4. Submitted by	Name: K.M. Mellon & Associates Architects, Address: 57 Belgrove Lawn, Chapelizod,		
5. Applicant	Name: SMC Pneumatics (Ireland) Ltd., Address: 15 Western Parkway Business Centre, Lower Ballymount Rd., Dublin 12.		
6. Decision	O.C.M. No. 0006  Date 07/01/98	Effect CR COMPLIANCE NOT ACCEPTABLE	
7. Grant	O.C.M. No.  Date	Effect CR COMPLIANCE NOT ACCEPTABLE	
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/0144/C2

DATE : 07.01.1998


RE: Light Industrial Premises with Associated Offices, Showrooms and Storage at Site 2002, North/South Road (Road 5), City West Business Campus, Brownsbarn, Naas Road, Co. Dublin for SMC Pneumatics (Ireland) Ltd. Compliance re. Condition No. 6.

Dear Sir,

I refer to your submission received on 15.12.1997 to comply with Condition No. 6, of Grant of Permission, Order No. 1165, dated 20/06/96, in connection with the above.

I wish to inform you that the proposed signs do not comply with the conditions and limitations set out in the, Local Government (Planning and Development) Regulations, 1994, Second Schedule Part II, Exempted Development - Advertisements. They cannot therefore be considered to be exempted development, and a specific planning permission is required to be obtained for the signs as proposed.

Yours faithfully,

  
for Senior Administrative Officer

K.M. Mellon & Associates Architects,  
57 Belgrove Lawn,  
Chapelizod,  
Dublin 20.

# 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

K.M. Mellon & Associates Architects,  
57 Belgrove Lawn,  
Chapelizod,  
Dublin 20.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1165	Date of Final Grant 20/06/96
Decision Order Number 0850	Date of Decision 13/05/96
Register Reference S96A/0144	Date 15th March 1996

**Applicant** SMC Pneumatics (Ireland) Ltd.,

**Development** Light Industrial Premises with Associated Offices, Showrooms and Storage.

**Location** Site 2002, North/South Road (Road 5), City West Business Campus, Brownsbarn, Naas Road, Co. Dublin.

**Floor Area** 1481.110 Sq Metres  
**Time extension(s) up to and including** 10/06/96  
**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. These requirements include, inter alia, the following:

- (i) That all surface water run off from the truck parking and marshalling areas be directed through a petrol interceptor before entering the main surface water drainage system.
- (ii) Details of the watermain layout to be agreed before work commences on site. All connections to watermains to be made by South Dublin County Council at the developers expense.

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 a detailed landscape plan, including the proposed programme for the works, full works specification and bill of quantities, be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

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**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.

- 7 That the development be carried out in accordance with condition 2 of An Bord Pleanála decision Ref. No. PL 6.5.85771 dated 17th October, 1991 (Reg. Ref. No 90A/2340).

**REASON:**

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

- 8 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.

- 9 The developer shall pay £15,000 (fifteen thousand pounds) to South Dublin County Council as a contribution towards expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the north/south distributor road from the southern boundary of the site to the southern boundary of the lands owned by the Council to the South) facilitating the proposed development, in accordance with the requirements of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963. The contribution is payable before the commencement of development.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.



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Facs: 01-462 0104

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- 10 The developer shall pay before the commencement of development £2,500 (two thousand five hundred pounds) to South Dublin County Council as a contribution towards expenditure that is proposed to be incurred over the next seven years in respect of works (comprising the construction of the east-west distributor road to the Cheeverstown Road junction, including approximately 200 metres of the Cheeverstown Road extension) facilitating the proposed development in accordance with the requirements of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of works facilitating the proposed development.

- 11 Before development is commenced, the developer shall lodge with South Dublin County Council a cash deposit, a bond of an Insurance Company, or other security to the value of £15,000 (fifteen thousand pounds) to secure the provision and satisfactory completion and maintenance until taken in charge by the Council or roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the Council to apply such security or other part thereof for the satisfactory completion or maintenance of any part of the development.

**REASON:**

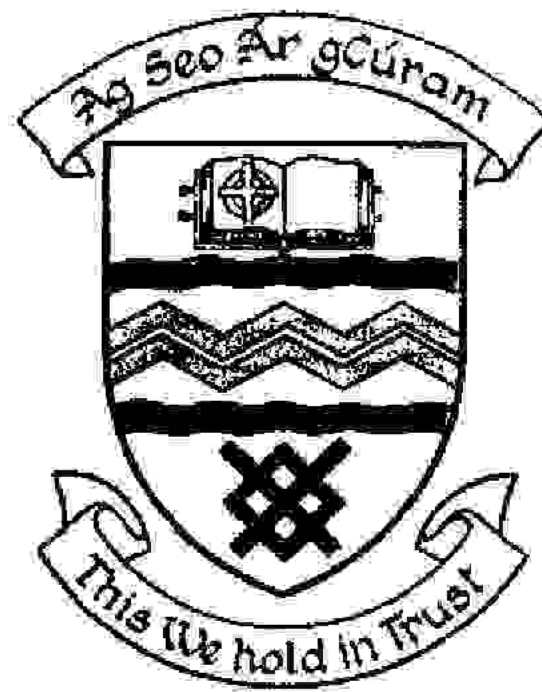
To ensure the satisfactory completion and maintenance of the development.

- 12 That a financial contribution in the sum of £15,000 (fifteen thousand pounds) to 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.

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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.

*M. Jordan* 9<sup>th</sup>  
 ..... June 1996  
 for SENIOR ADMINISTRATIVE OFFICER

REG. REF.: S96A/0144/C1

DATE : 27.02.1997

RE: Light Industrial Premises with Associated Offices,  
Showrooms and Storage at Site 2002, North/South Road (Road  
5), City West Business Campus, Brownsbarn, Naas Road, Co.  
Dublin for SMC Pneumatics (Ireland) Ltd.

Dear Sir,

I refer to your submission received on 24.01.1997 to comply with  
Condition No. 1, of grant of permission, Order No. P/1165/96,  
dated 28/06/96, 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

K.M. Mellon & Assoc., Architects,  
57 Belgrove Lawn,  
Chapelizod,  
Dublin 20.