

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0098	
1. Location	Westgate Business Park, Ballymount Road.		
2. Development	Two storey Research and Development and office building (863 sq.m. gross area) and associated site development works within a previously approved light industrial estate development.		
3. Date of Application	28/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: James Smyth Architects, Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: Green Property Plc., Address: Segrave House, 19/20 Earlsfort Terrace, Dublin 2.		
6. Decision	O.C.M. No. 0746 Date 25/04/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1087 Date 10/06/96	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.			

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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James Smyth Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1087	Date of Final Grant 10/06/96
Decision Order Number 0746	Date of Decision 25/04/96
Register Reference S96A/0098	Date 28th February 1996

Applicant Green Property Plc.,

Development Two storey Research and Development and office building (863 sq.m. gross area) and associated site development works within a previously approved light industrial estate development.

Location Westgate Business Park, Ballymount Road.

Floor Area 863.000 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 (10) 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 office content of the proposed building shall not exceed 25% of the floor area.
REASON:
To ensure that the building is used primarily for research and development and that Development Plan policy in relation to the location of office buildings is adhered to.
- 3 That prior to the use of the building specific user permission shall be sought and granted.
REASON:
In the interest of the proper planning and development of the area.
- 4 That full details of heavy vehicular access and industrial processes, and wastes, if any, shall accompany the application referred to at Condition No. 3 above.
REASON:
In the interest of the proper planning and development of the area and to facilitate the use of the site for research and development.
- 5 That no advertising sign or company logo be erected without the written permission of the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 6 That levels of the turning/parking area and the position of the gullies shall be constructed so that no surface water ponding is possible.
REASON:
In the interest of the proper planning and development of the area.
- 7 That prior to the commencement of development the applicant shall submit the following for the written agreement of the Planning Authority;

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(i) Full details of foul and surface water drainage to include pipe size, gradients, invert and cover levels.

(ii) Water requirements.

REASON:

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

NOTE: In regard to 8(ii) applicant is to consult with the Area Engineer, Deansrath Depot.

NOTE: Water cannot be guaranteed at all times due to lack of adequate volumes of treated water available to consumers in the Greater Dublin Region. However, there is a water network adjacent to this proposed development.

- 8 That the arrangements made with regard to the payment of the financial contribution in the sum of £96,678 (ninety six thousand, six hundred and seventy eight pounds) as required by Condition No. 5 of planning permission granted under Reg. Ref. 90A/0970 be strictly adhered to in respect of this proposal.

REASON:

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

- 9 That the arrangements made with regard to the payment of the financial contribution in the sum of £161,130 (one hundred and sixty one thousand, one hundred and thirty pounds) as required by Condition No. 14 of planning permission granted under Reg. Ref. 90A/0970 be strictly adhered to in respect of this proposal.

REASON:

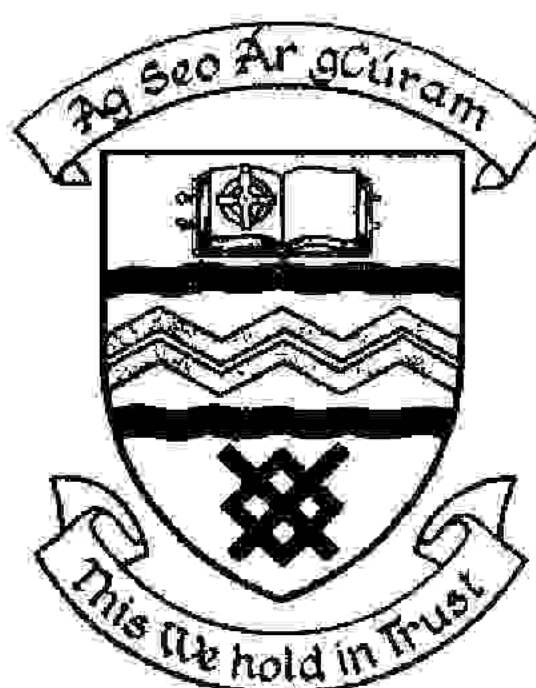
In the interest of the proper planning and development of the area.

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

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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.

ADJona June 1996
 for SENIOR ADMINISTRATIVE OFFICER