

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0803	
1. Location	Unit A, Magna Business Campus, East of N82, Citywest Road, Opposite the Westbrook Roundabout, Fortunestown, Dublin 24.		
2. Development	New compound screen along south and west elevations, change of use on ground floor from offices to production area (total area of 325sq.m.) and provision of new signage to building on both south elevation and east elevation of previously approved facility (Reg. Ref. S00A/0638).		
3. Date of Application	04/12/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Duffy Mitchell Architects, Address: 12 Northbrook Road, Ranelagh,		
5. Applicant	Name: O'Brien Ingredients, Address: O'Brien House, Ballymoss Road, Sandyford Industrial Estate, Foxrock, Dublin 18.		
6. Decision	O.C.M. No. 0236 Date 31/01/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0592 Date 14/03/2002	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			

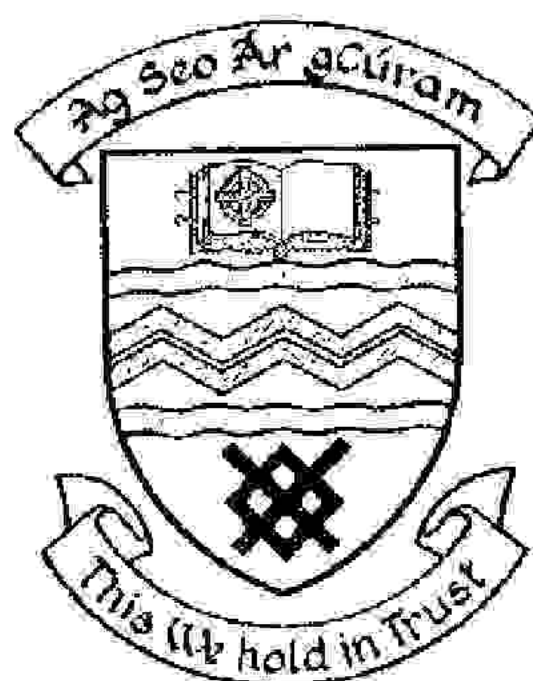
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Duffy Mitchell Architects,
12 Northbrook Road,
Ranelagh,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 0592	Date of Final Grant 14/03/2002
Decision Order Number 0236	Date of Decision 31/01/2002
Register Reference S01A/0803	Date 04/12/01

Applicant O'Brien Ingredients,

Development New compound screen along south and west elevations, change of use on ground floor from offices to production area (total area of 325sq.m.) and provision of new signage to building on both south elevation and east elevation of previously approved facility (Reg. Ref. S00A/0638).

Location Unit A, Magna Business Campus, East of N82, Citywest Road, Opposite the Westbrook Roundabout, Fortunestown, Dublin 24.

Floor Area 4610.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

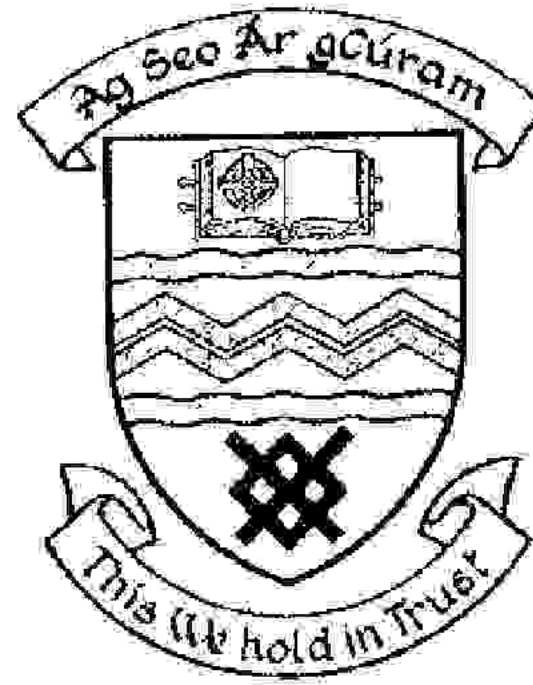
A Permission has been granted for the development described above,
subject to the following (9) Conditions.

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REG REF. S01A/0803 ~~CON~~HAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 5 The following are the requirements of the Environmental Services Department:
 - All relevant foul drainage conditions of original permission (S00A/0638) shall still apply.
 - No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977 - 1990.
 - No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - Applicant to ensure full and complete separation of foul and surface water systems.
 - All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded

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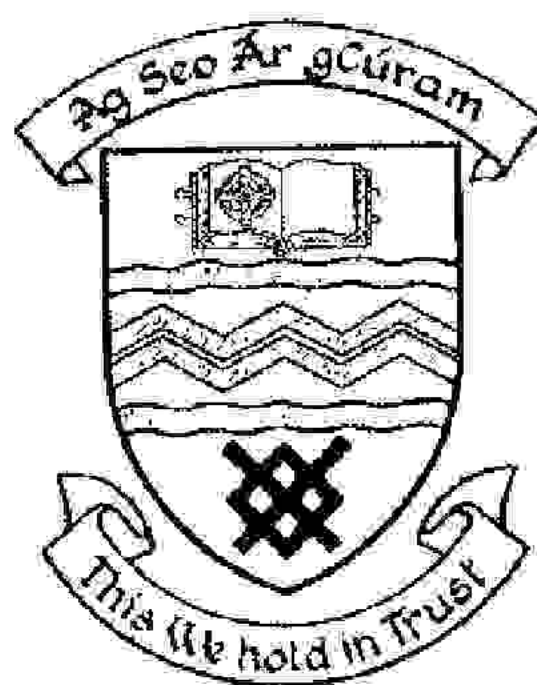
REG. REF. S01A/0638

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in C20 concrete 150mm thick.

- All relevant surface water drainage conditions of original permission (S00A/0638) shall still apply.
- As per Condition 3(b) of the planning permission for the site development of Magna Business Campus (S99A/0343) the maximum surface water run-off from this development shall be 13.3 litres per second per ha. The surface water discharges from the site shall be attenuated in the attenuation for the entire Business Campus.
- All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the surface water sewer.
- All relevant water supply conditions of original permission (S00A/0638) shall still apply.
- The unit shall have its own individual commercially metered connection to the watermain and full 24 hour water storage.
- The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 6 That no further 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 no sign shall be internally illuminated.

REASON:

To protect the amenity of the area.

- 8 The following are the requirements of the Environmental Health Officer:

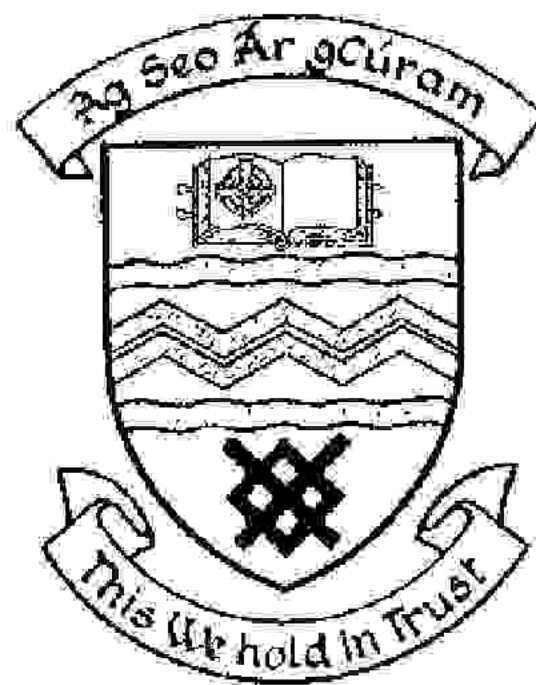
- During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.

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- All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
- Full consultation shall take place with the Environmental Health Department prior to the commencement of the development.
- A grease trap shall be provided on the drainage system.
- A suitable location for the storage of refuse shall be provided.

REASON:

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

- 9 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 10, 11, 12, 13 and 14 of Register Reference S00A/0638 be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

.....14/03/02
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0236	Date of Decision 31/01/2002
Register Reference S01A/0803	Date: 04/12/01

Applicant O'Brien Ingredients,

Development New compound screen along south and west elevations, change of use on ground floor from offices to production area (total area of 325sq.m.) and provision of new signage to building on both south elevation and east elevation of previously approved facility (Reg. Ref. S00A/0638).

Location Unit A, Magna Business Campus, East of N82, Citywest Road, Opposite the Westbrook Roundabout, Fortunestown, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

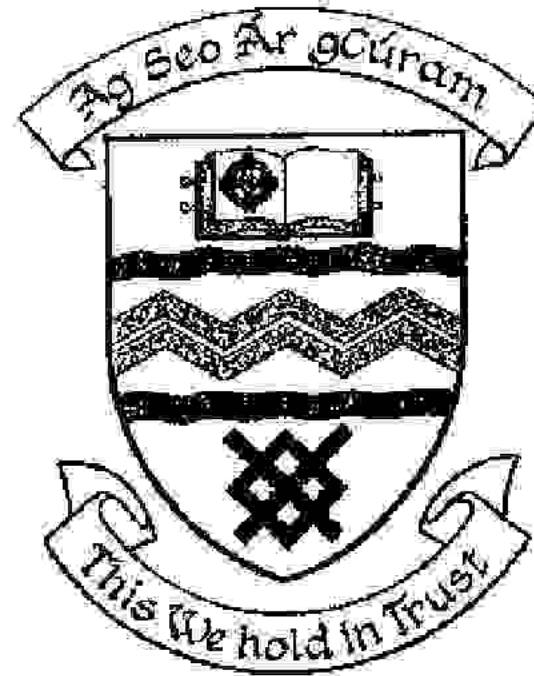
..... 31/01/02
for SENIOR ADMINISTRATIVE OFFICER

Duffy Mitchell Architects,
12 Northbrook Road,
Ranelagh,
Dublin 6.

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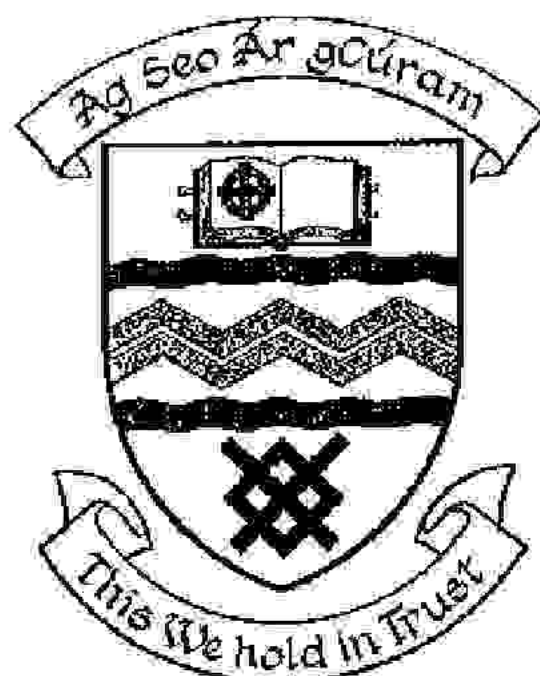
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