

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0627	
1. Location	32, 33 & 34 Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10.		
2. Development	Two storey office/warehouse extension between existing warehouse buildings and associated site works and elevational treatment.		
3. Date of Application	25/09/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Stephen Molloy Architects, Address: 12 Castleknock Green, Dublin 15.		
5. Applicant	Name: Frank Flanagan Fittings Ltd., Address: 32, 33 & 34 Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10.		
6. Decision	O.C.M. No. 3423 Date 20/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0100 Date 14/01/2002	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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Stephen Molloy Architects,
12 Castleknock Green,
Dublin 15.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0100	Date of Final Grant 14/01/2002
Decision Order Number 3423	Date of Decision 20/11/2001
Register Reference S01A/0627	Date 25/09/01

Applicant Frank Flanagan Fittings Ltd.,

Development Two storey office/warehouse extension between existing warehouse buildings and associated site works and elevational treatment.

Location 32, 33 & 34 Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10.

Floor Area 440.00 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 (8) Conditions.

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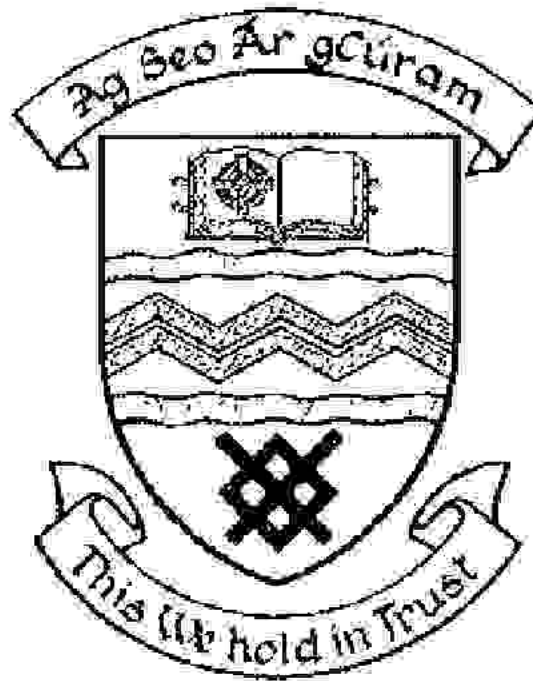
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Conditions and Reasons

- 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 This permission shall apply to option A (car parking layout) as indicated in the application for permission.

REASON:

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

- 3 The proposed office development shall be restricted for use as offices ancillary to the use of the subject premises for the warehousing use only and shall not be sub-divided from the existing premises either by way of sale or letting or otherwise.

REASON:

In the interest of the Proper Planning and development of the area.

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The applicant shall adhere to the following:-

- (a) No new buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (b) Applicant to ensure full and complete separation of foul and surface water systems.
- (c) 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 in C20 concrete 150mm thick.
- (d) If not already the case the water supply to the unit shall be commercially metered. Full 24hour water storage shall be provided.
- (e) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense

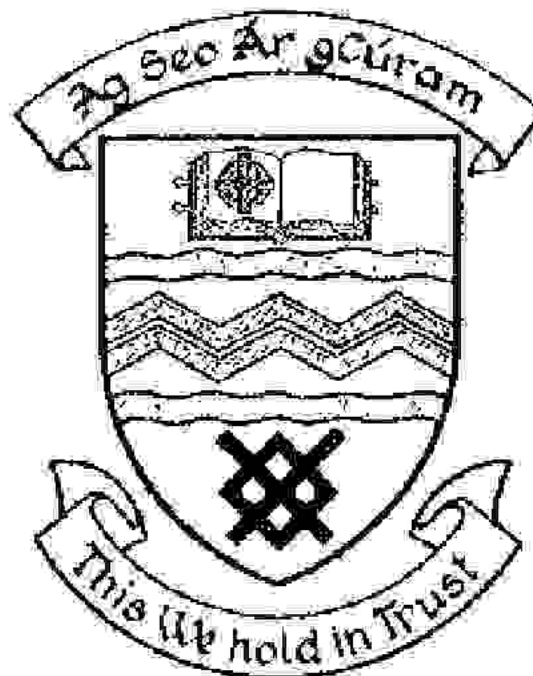
REASON:

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In order to comply with the Sanitary Services Acts, 1878-1964.

- 5 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 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 a financial contribution in the sum of £3,552 (three thousand five hundred and fifty two pounds) EUR 4,510 (four thousand five hundred and ten euros) 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.

- 8 That a financial contribution in the sum of £9,240 (nine thousand two hundred and forty pounds) EUR 11,732 (eleven thousand seven hundred and thirty two euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates 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 on road improvement works and traffic management schemes facilitating the proposed development.

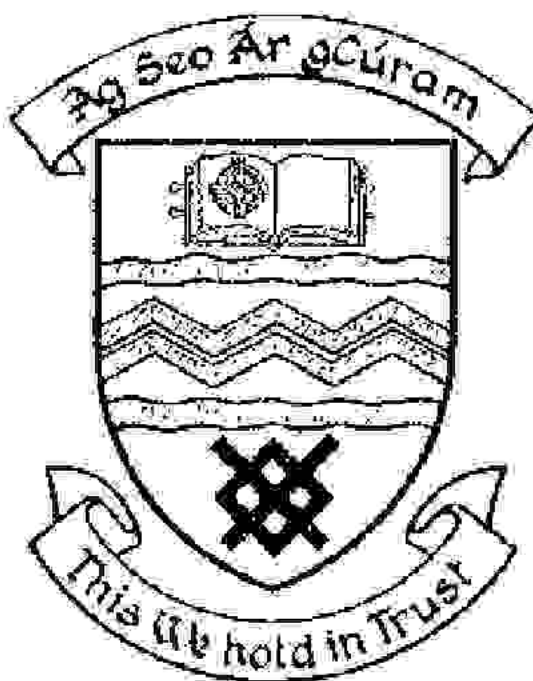
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.

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- (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.

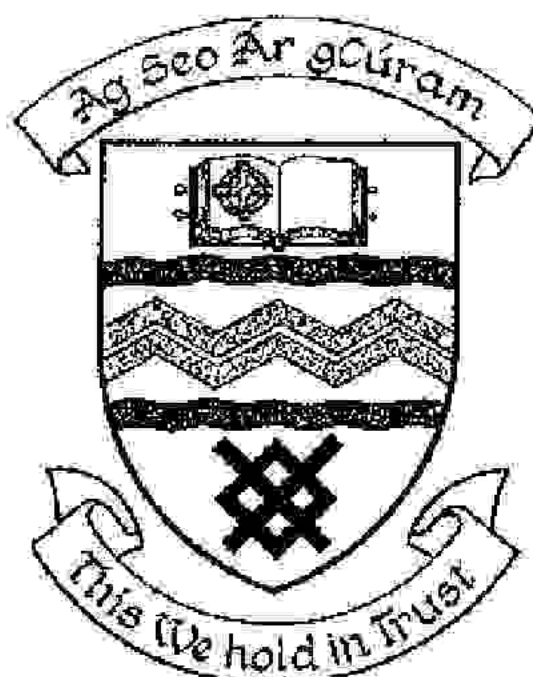
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for SENIOR ADMINISTRATIVE OFFICER

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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 3423	Date of Decision 20/11/2001
Register Reference S01A/0627	Date: 25/09/01

Applicant Frank Flanagan Fittings Ltd.,

Development Two storey office/warehouse extension between existing warehouse buildings and associated site works and elevational treatment.

Location 32, 33 & 34 Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10.

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

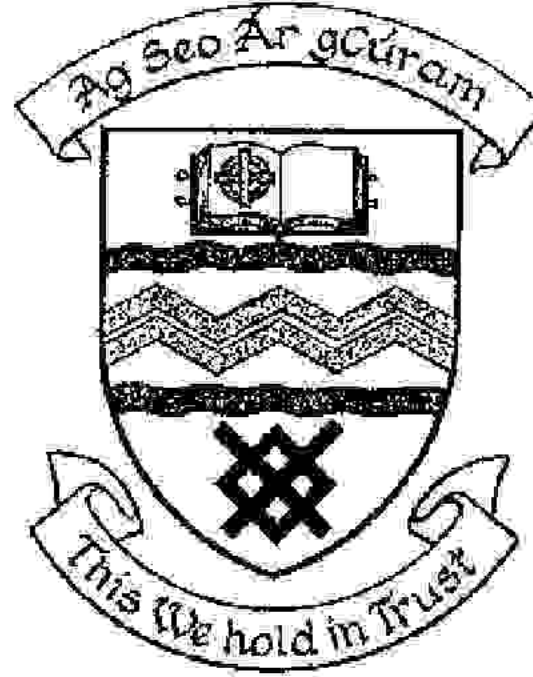

..... 21/11/01
for SENIOR ADMINISTRATIVE OFFICER

Stephen Molloy Architects,
12 Castleknock Green,
Dublin 15.

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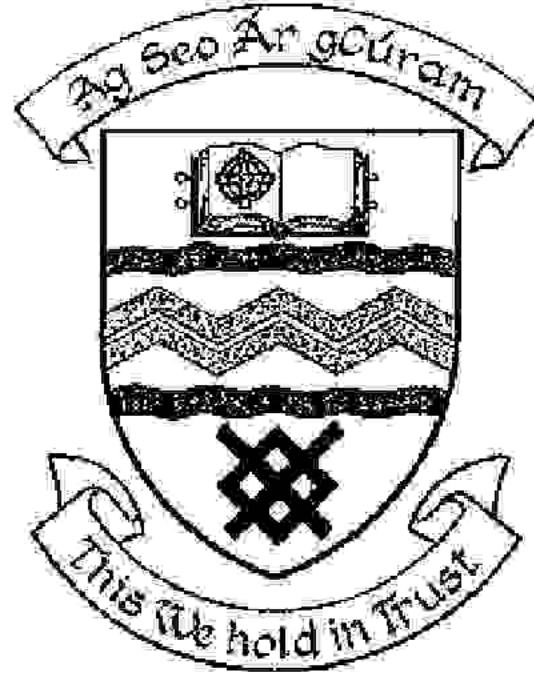
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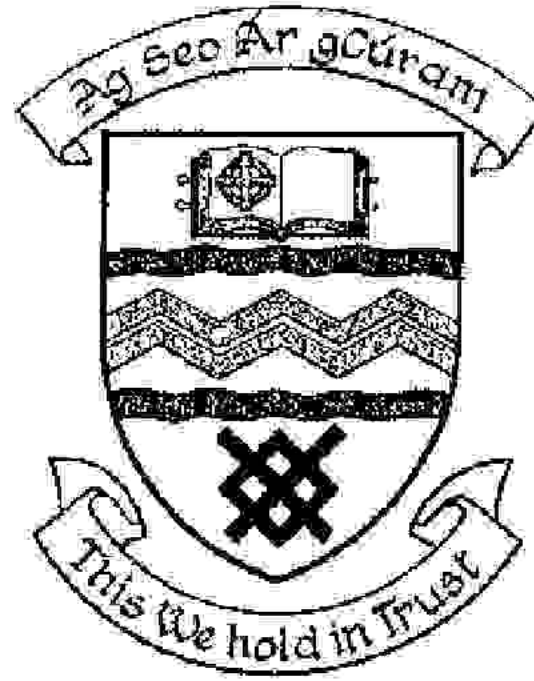
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