

	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/0110	
1. Location	Tallaght Business Park, Tallaght, Dublin 24.		
2. Development	Retention of the existing conversion of part of the existing warehouse to ancillary offices as constructed and for the construction of a new conversion of part of the existing warehouse to ancillary offices.		
3. Date of Application	26/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/04/2001 2.	1. 12/07/2001 2.
4. Submitted by	Name: E.G. Pettit & Co., Address: Shelbourne House, Shelbourne Road,		
5. Applicant	Name: General Distributors Ltd., Address: Tallaght Business Park, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2887  Date 10/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3249  Date 25/10/2001	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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Baile Átha Cliath 24

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E.G. Pettit & Co.,  
Shelbourne House,  
Shelbourne Road,  
Ballsbridge,  
Dublin 4.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 3249	Date of Final Grant 25/10/2001
Decision Order Number 2887	Date of Decision 10/09/2001
Register Reference S01A/0110	Date 12/07/01

**Applicant** General Distributors Ltd.,

**Development** Retention of the existing conversion of part of the existing warehouse to ancillary offices as constructed and for the construction of a new conversion of part of the existing warehouse to ancillary offices.

**Location** Tallaght Business Park, Tallaght, Dublin 24.

**Floor Area** 2196.00 Sq Metres

**Time extension(s) up to and including**

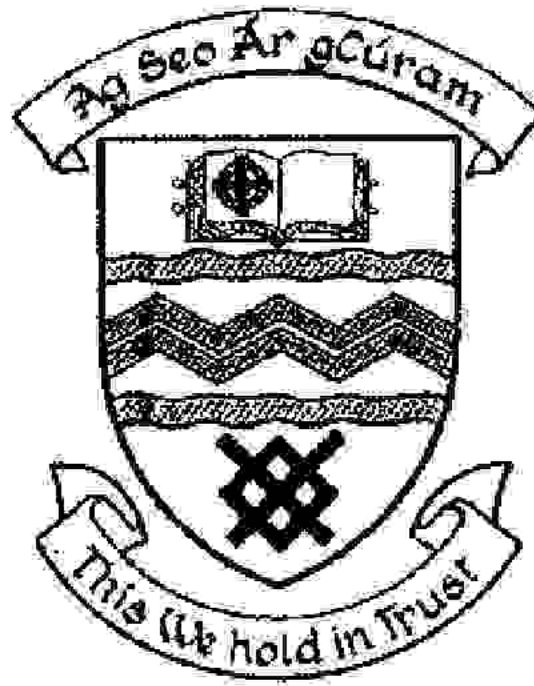
**Additional Information Requested/Received** 24/04/2001 /12/07/2001

A Permission has been granted for the development described above,  
subject to the following (9) 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 and Additional Information received on the 12/07/2001, 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this respect:
  - (i) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (ii) Applicant to ensure full and complete separation of foul and surface water systems.
  - (iii) 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.
  - (iv) All wastewater from canteen kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.
  - (v) If not already the case, the water supply to the unit shall be commercially metered.
  - (vi) Applicant to provide 24 hour storage for the development.
  - (vii) 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 order to comply with the Sanitary Services Acts, 1878-1964.

- 3 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:

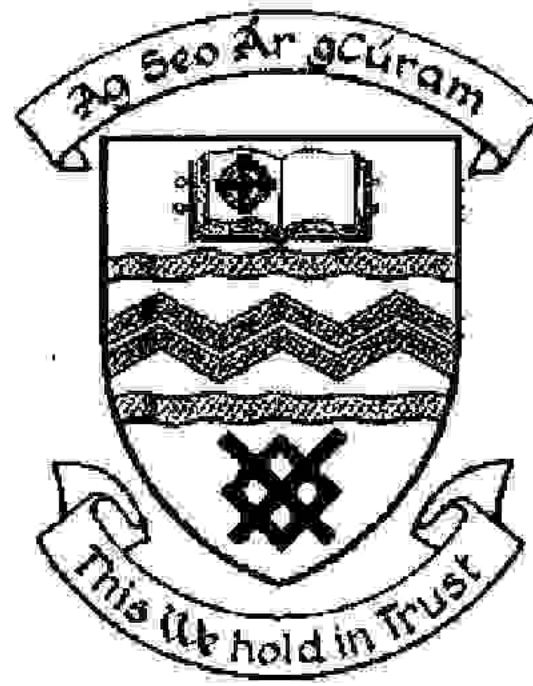
To protect the amenities of the area.

- 4 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:

# SOUTH DUBLIN COUNTY COUNCIL

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

- 5 The office use shall be wholly ancillary to the industrial use of the premises.

REASON:

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

- 6 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.

- 7 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.

- 8 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.

- 9 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.

- (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.



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- (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.

.....26/10/01  
for SENIOR ADMINISTRATIVE OFFICER

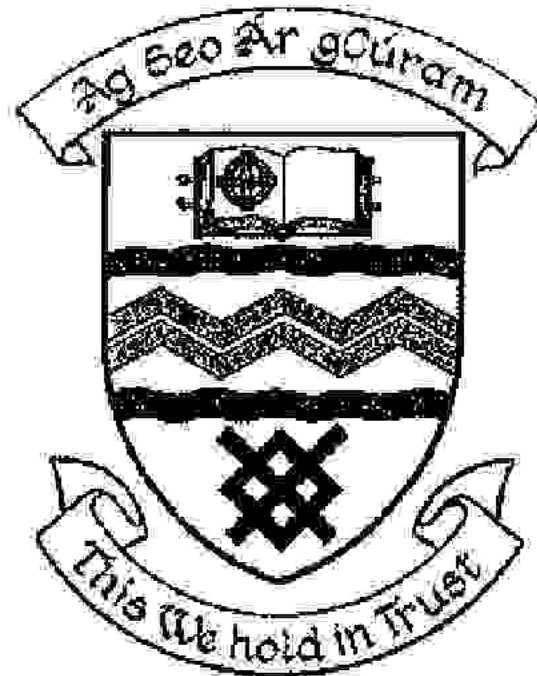
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0110	
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3. Date of Application	26/02/01	Date Further Particulars (a) Requested (b) Received	
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4. Submitted by	Name: E.G. Pettit & Co., Address: Shelbourne House, Shelbourne Road,		
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6. Decision	O.C.M. No. 2887 Date 10/09/2001	Effect AP GRANT PERMISSION	
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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 2887	Date of Decision 10/09/2001
Register Reference S01A/0110	Date: 26/02/01

**Applicant** General Distributors Ltd.,

**Development** Retention of the existing conversion of part of the existing warehouse to ancillary offices as constructed and for the construction of a new conversion of part of the existing warehouse to ancillary offices.

**Location** Tallaght Business Park, Tallaght, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 24/04/2001 /12/07/2001

**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.

M7  
..... 10/09/01  
for SENIOR ADMINISTRATIVE OFFICER

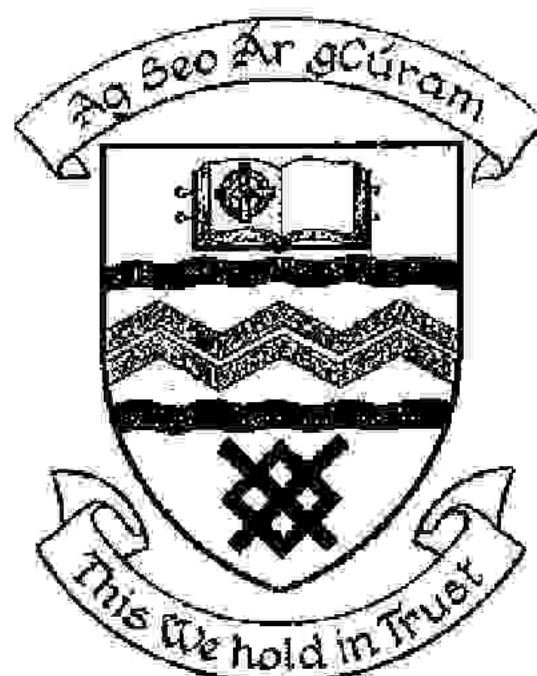
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**Conditions and Reasons**

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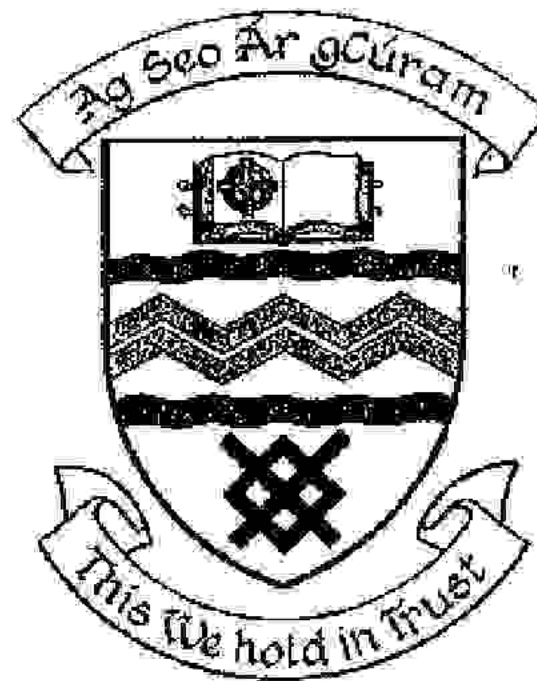
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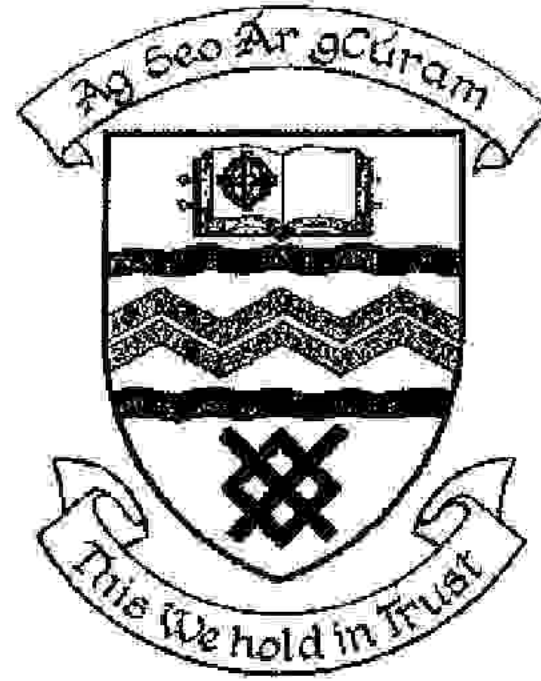
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