

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0798	
1. Location	Sunbury Industrial Estate Ballymount Road Lower, Dublin 12.		
2. Development	New single storey warehouse (614sq.m. ground floor area, 307sq.m. mezzanine storage area), to the rear.		
3. Date of Application	20/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Hamilton Young Ellison Architects, Address: 12 Terenure Road East, Rathgar, Dublin 6.		
5. Applicant	Name: Coopers Limited, Address: Sunbury Industrial Estate, Ballymount Road Lower, Dublin 12.		
6. Decision	O.C.M. No. 0103 Date 18/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0457 Date 28/02/2001	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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Hamilton Young Ellison Architects,
12 Terenure Road East,
Rathgar,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0457	Date of Final Grant 28/02/2001
Decision Order Number 0103	Date of Decision 18/01/2001
Register Reference S00A/0798	Date 20/11/00

Applicant Coopers Limited,

Development New single storey warehouse (614sq.m. ground floor area, 307sq.m. mezzanine storage area), to the rear.

Location Sunbury Industrial Estate Ballymount Road Lower, Dublin 12.

Floor Area 614.00 Sq Metres

Time extension(s) up to and including

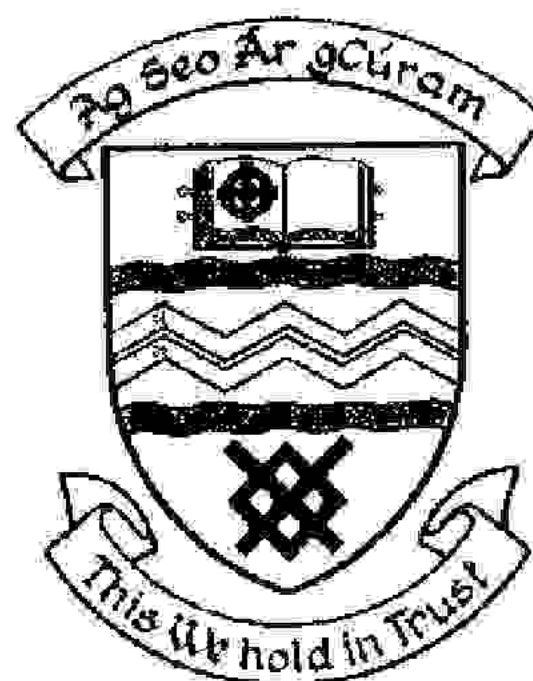
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (7) 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

- (a) The developer shall ensure full and complete separation of foul and surface water systems.
- (b) Drains which run under buildings shall comply with the Building Regulations 1997 Technical Guidelines Document H (Drainage and Water Disposal).
- (c) The watermain layout and any alterations shall comply with the Building Regulations.

REASON:

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

- 3 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.

- 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:

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

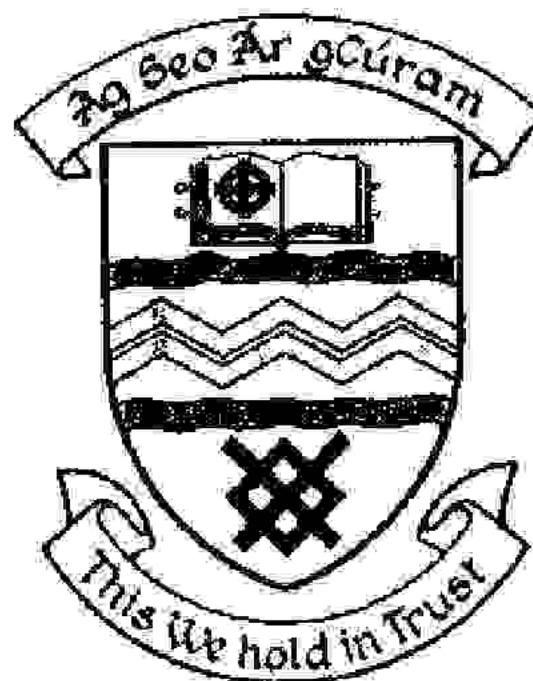
- 5 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 6 That a financial contribution in the sum of £19,262 (nineteen thousand two hundred and sixty two pounds) EUR 24,458 (twenty four thousand four hundred and fifty eight euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic

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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.

- 7 That a financial contribution in the sum of £7,405 (seven thousand four hundred and five pounds) EUR 9,403 (nine thousand four hundred and three 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.

- (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.

01/03/01
 For SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0798	
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Decision Order Number 0103	Date of Decision 18/01/2001
Register Reference S00A/0798	Date: 20/11/00

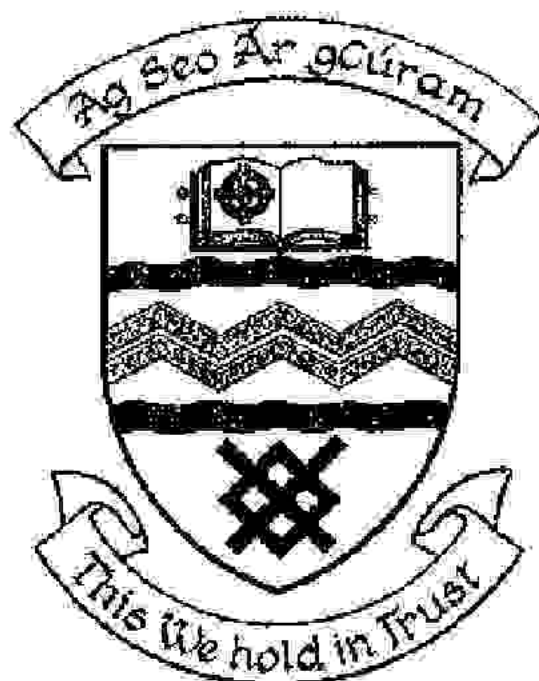
proposal.

Subject to the conditions (7) on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council.

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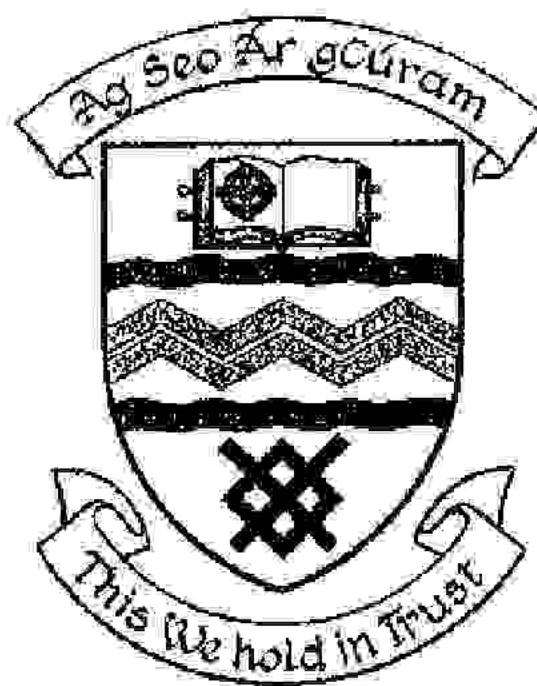
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