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|-----------------------------|---|--|-----------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1)  | Plan Register No.<br><br>S00A/0708                     |                 |
| 1. Location                 | Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.   |  |                 |
| 2. Development              | sought for revision to previously approved development Reg. ref. S99A/0700 and S00A/0023 to now omit basement car parking area, omit 8 residential apartments and 705 sq.m Office based industrial units giving a revised total proposed development of 61 residential apartments at first, second and penthouse levels and 1100 sq.m of office based industrial units at ground level including a raised landscaped deck and ground floor car parking. |  |                 |
| 3. Date of Application      | 12/10/00  | Date Further Particulars<br>(a) Requested (b) Received |                 |
| 3a. Type of Application     | Permission  | 1. 08/12/2000<br>2.                                    | 1.<br>2.        |
| 4. Submitted by             | Name: Salmon Hynes & Associates,<br>Address: 2 Crofton Terrace, Dun Laoghaire,  |  |                 |
| 5. Applicant                | Name: S.H.S. Sales and Marketing Limited,<br>Address: Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.   |  |                 |
| 6. Decision                 | O.C.M. No. 2679<br><br>Date 08/12/2000  | Effect<br>FI REQUEST ADDITIONAL INFORMATION            |                 |
| 7. Grant                    | O.C.M. No.<br>Date  | Effect<br>FI REQUEST ADDITIONAL INFORMATION            |                 |
| 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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Lár an Bhaile, Tamhlacht,  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

|                              |                             |
|------------------------------|-----------------------------|
| Decision Order Number 2679   | Date of Decision 08/12/2000 |
| Register Reference S00A/0708 | Date: 12/10/00              |

**Applicant** S.H.S. Sales and Marketing Limited,  
**Development** sought for revision to previously approved development  
Reg. ref. S99A/0700 and S00A/0023 to now omit basement car  
parking area, omit 8 residential apartments and 705 sq.m  
Office based industrial units giving a revised total  
proposed development of 61 residential apartments at first,  
second and penthouse levels and 1100 sq.m of office based  
industrial units at ground level including a raised  
landscaped deck and ground floor car parking.

**Location** Elmfield Industrial Estate, Ninth Lock Road, Clondalkin,  
Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 12/10/00 in connection with  
the above, I wish to inform you that before the application can be considered under  
the Local Government (Planning & Development) Acts 1963-1993, the following  
ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 The applicant is advised that in the opinion of the Planning  
Authority the proposed increased set back from the access  
road to Elmfield Industrial Estate and the omission of a  
substantial portion of ground level floorspace will result  
in a less satisfactory elevational treatment and  
relationship of the building to the street and is  
undesirable. Clarification of the proposal is required in  
this regard to show how the proposed development could be  
revised to provide for a more satisfactory relationship  
while retaining the proposed car parking provision.
- 2 Clarification is also required in relation to the exact  
location of a possible 450mm diameter private foul sewer

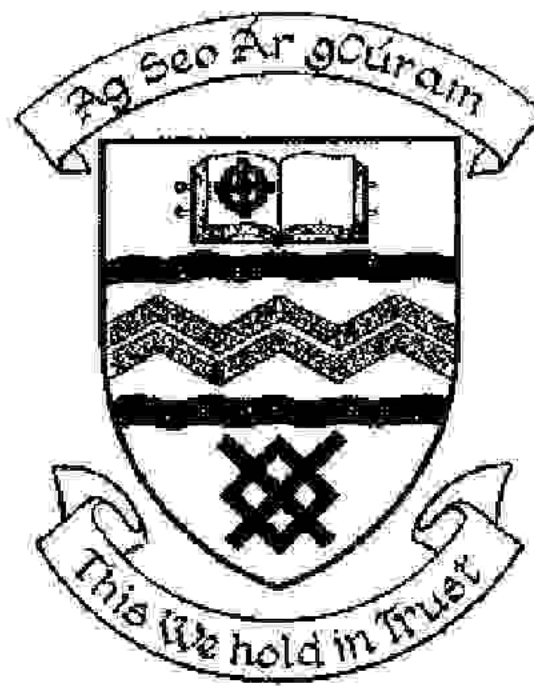
Salmon Hynes & Associates,  
2 Crofton Terrace,  
Dun Laoghaire,  
County Dublin.



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REG REF. S00A/0708

crossing or adjacent to the site as noted in the report of Environmental Services Engineer. The design of the proposed development may need to be revised to ensure that no building is located within 5 metres of any public sewer or sewer with the potential to be taken in charge.

- 3 The applicant is requested to submit a set of drawings to a suitable scale showing the full extent of the proposed revisions and clearly distinguishing the proposed revisions by means of suitable colour coding.

NOTE:

The applicant is advised to consult the Area Planner prior to submitting further information requested.

Signed on behalf of South Dublin County Council

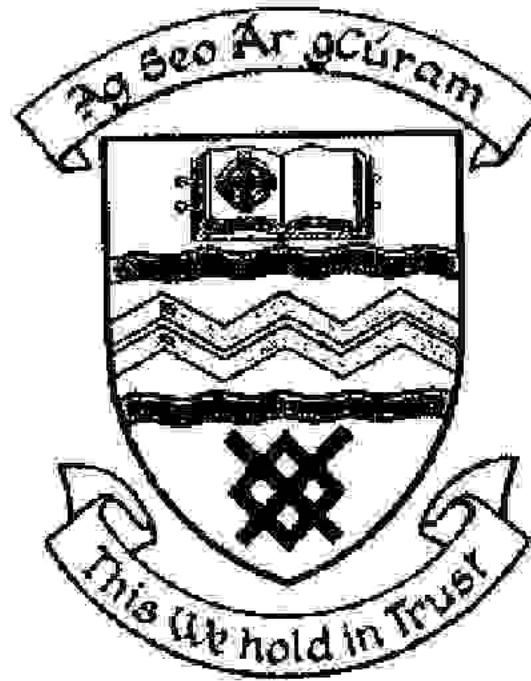
.....  
for Senior Administrative Officer

08/12/00

|                            |  |  |
|----------------------------|--|--|
|                            | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1999<br>and Planning & Development<br>Act 2000<br>Planning Register (Part 1)   | Plan Register No.<br><br>S00A/0708                         |
| 1. Location                | Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.  |  |
| 2. Development             | Sought for revision to previously approved development Reg. ref. S99A/0700 and S00A/0023 comprising revisions to current application Reg. Ref. S00A/0708 to now omit basement car parking area, omit 7 residential apartments and 541 sq.m of office space industrial units, giving a revised total proposed development of 62 residential apartments at first, second and penthouse levels and 1,264 sq.m of office based industrial units at ground level including a raised landscaped deck and ground floor car parking. |  |
| 3. Date of Application     | 12/10/00   | Date Further Particulars<br>(a) Requested (b) Received     |
| 3a. Type of Application    | Permission   | 1. 08/12/2000    1. 22/01/2001<br>2.                    2. |
| 4. Submitted by            | Name: Salmon Hynes & Associates,<br>Address: 2 Crofton Terrace, Dun Laoghaire,   |  |
| 5. Applicant               | Name: S.H.S. Sales and Marketing Limited,<br>Address: Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.  |  |
| 6. Decision                | O.C.M. No. 0577<br><br>Date 21/03/2001   | Effect<br>AP GRANT PERMISSION                              |
| 7. Grant                   | O.C.M. No. 0941<br><br>Date 04/05/2001   | Effect<br>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. ....<br>Registrar       | .....<br>Date   | .....<br>Receipt No. |

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Salmon Hynes & Associates,  
2 Crofton Terrace,  
Dun Laoghaire,  
County Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

|                               |                                |
|-------------------------------|--------------------------------|
| Final Grant Order Number 0941 | Date of Final Grant 04/05/2001 |
| Decision Order Number 0577    | Date of Decision 21/03/2001    |
| Register Reference S00A/0708  | Date 22/01/01                  |

**Applicant** S.H.S. Sales and Marketing Limited,

**Development** Sought for revision to previously approved development Reg. ref. S99A/0700 and S00A/0023 comprising revisions to current application Reg. Ref. S00A/0708 to now omit basement car parking area, omit 7 residential apartments and 541 sq.m of office space industrial units, giving a revised total proposed development of 62 residential apartments at first, second and penthouse levels and 1,264 sq.m of office based industrial units at ground level including a raised landscaped deck and ground floor car parking.

**Location** Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.

**Floor Area** 1100.00 Sq Metres

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

**Additional Information Requested/Received** 08/12/2000 /22/01/2001

A Permission has been granted for the development described above,  
subject to the following (15) 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 as amended by the provision of Additional Information dated 22/01/01 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 appropriate arrangements shall be made in the management of the proposed development to facilitate the complementary use of the proposed car parking spaces by residents and visitors outside normal business hours as necessary to accommodate any car parking demand arising  
 Reason: To ensure that the proposed development does not lead to on-street car parking in the interest of the proper planning and development of the area
- 3 That the proposed office based industrial units shall only be used for the purposes of office based industry as defined in Schedule 2, definition of use classes, South Dublin County Council Development Plan 1998, or for such purposes as otherwise agreed to in writing by the Planning Authority.  
 Reason: In the interest of the proper planning and development of the area.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
 REASON:  
 In the interest of amenity.
- 5 That no industrial effluent be permitted without prior approval from the Planning Authority.  
 Reason: In the interest of the proper planning and development of the area.
- 6 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 7 That each proposed apartment be used as a single dwelling unit.



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**REASON:**

To prevent unauthorised development.

- 8 That no apartment be occupied until all the services have been connected thereto and are operational.

**REASON:**

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

- 9 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.

- 10 That an acceptable apartment numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed apartments.

**REASON:**

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

- 11 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

**REASON:**

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

- 12 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.

In this regard the following requirements of the Environmental Services Department shall be complied with:

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.

All wastewater from commercial, industrial or institutional kitchens be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer.

No building shall be erected within 5 metres of a

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public sewer or any sewer with the potential to be taken in charge.

Applicant shall ensure full and complete separation of foul and surface water systems.

Prior to the commencement of development the applicant shall submit, for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784), a detailed watermain layout for the development. The layout shall clearly show watermain size, valve, meter and hydrant location, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations.

All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.

Each residential and industrial unit shall have their own individual service connection and 24 hour storage.

The water supply to each industrial unit shall be metered.

Buildings of 3 storeys or more require balancing tanks and booster pumps on rising main to top storey units to ensure adequate pressure to top storey units.

No building shall be within 5m of a public watermain or watermain with potential to be taken in charge.

**REASON:**

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

- 13 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.

- 14 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

**REASON:**

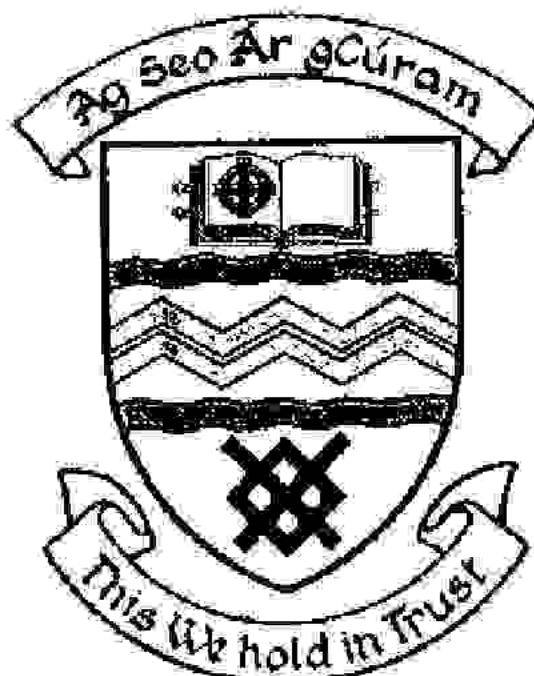
In the interest of amenity.



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- 15 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No 18, 19, 20, 21 of Register Reference S99A/0700 and conditions 5 and 6 of Register Reference S00A/0023, arrangements to be made prior to commencement of 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 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.

...*gh*... 04/05/01  
 for SENIOR ADMINISTRATIVE OFFICER