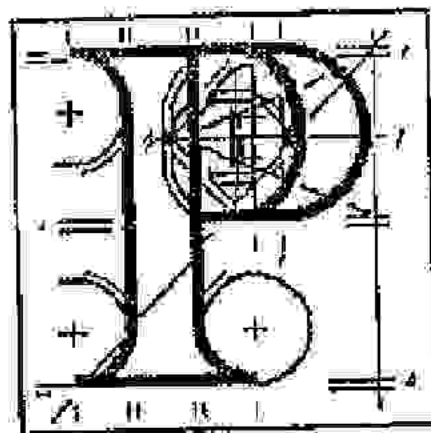


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0677	
1. Location	Hazelhatch, Newcastle, County Dublin		
2. Development	for two storey extension to precast concrete facility and for new office building to replace existing.		
3. Date of Application	28/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mark O'Reilly & Associates Address: Grenmount House, Harold's Cross Road,		
5. Applicant	Name: Concast Holdings Ltd Address: Hazelhatch, Newcastle, County Dublin.		
6. Decision	O.C.M. No. 2608 Date 24/11/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	20/12/2000	Written Representations	
9. Appeal Decision	20/09/2001	Grant Permission	
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.	

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0677

APPEAL by Richard Kirwan and others care of Hazelhatch, Newcastle, County Dublin against the decision made on the 24th day of November, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission to Concast Holdings Limited care of Mark O'Reilly and Associates of Greenmount House, Harolds Cross Road, Dublin for development comprising the construction of a two-storey extension to a precast concrete facility and new office building to replace existing at Hazelhatch, Newcastle, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reason for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the existing development on the overall site and to the purpose of the proposed development mainly as an upgrading of staff accommodation on the site, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would, therefore, not be contrary to the proper planning and development of the area.

SECOND SCHEDULE

- 1 The proposed extension to the precast concrete facility, incorporating steel fabrication, carpentry, canteen, toilets and changing rooms, shall be omitted. The canteen, toilets and changing rooms may be incorporated within the envelope of the proposed new office block. Revised drawings showing compliance with this condition and setting out the consequential changes shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: In the interest of the amenities of the area.

- 2 The office building shall be used solely ancillary to the main use of the site as a manufacturing facility

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

- 3 Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. The development shall be connected to the public sewer as soon as this becomes available.

Reason: In the interest of public health.

- 4 The noise levels from within the boundaries of the site shall not exceed 55 dB(A) rated sound level at any point along the boundary of the site. Prior to the commencement of development, the applicant shall lodge with the planning authority procedures for the purpose of determining compliance with this limit.

Reason: In the interest of residential amenity.

- 5 The operating hours shall be restricted to between the hours of 0730 and 1800, Monday to Friday, and 0730 and 1300 on Saturdays. Any alteration to these hours shall be the subject of a separate application for planning permission.

Reason: In the interest of residential amenity.

- 6 Details relating to attenuation and measures for minimising air blown dust from the site shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: In the interest of residential amenity.

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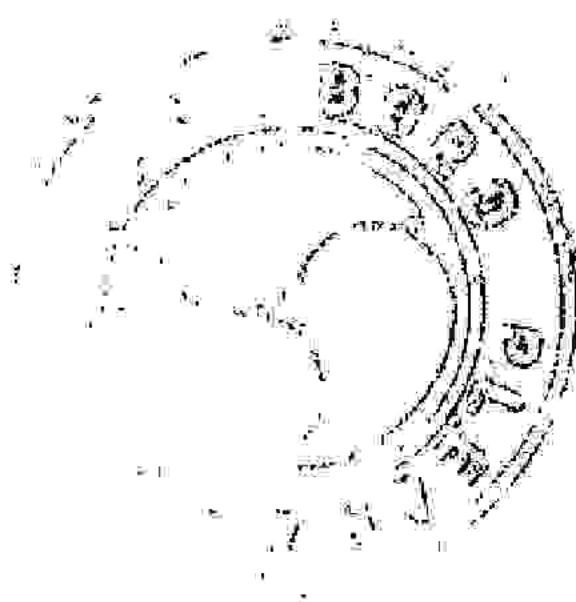
- 7 The external walls of the proposed office building shall have a painted render finish, in a colour to be agreed with the planning authority.

Reason: In the interest of visual amenity.

8. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



Laird O'Sullivan

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *10th* day of *September* 2001.

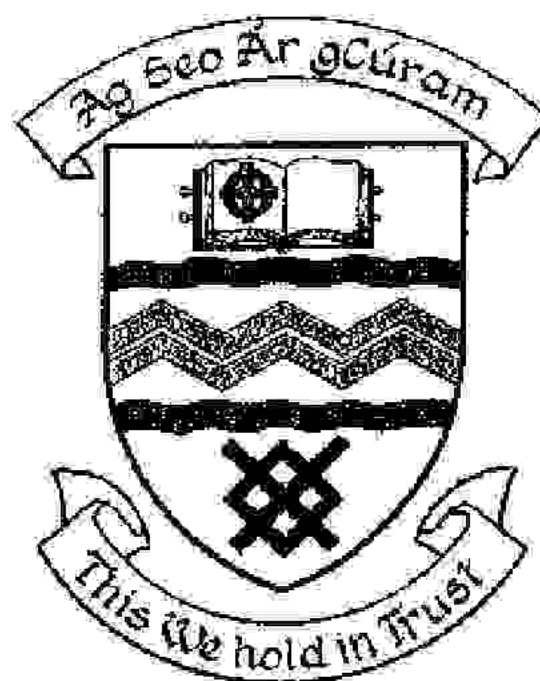
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0677	
1. Location	Hazelhatch, Newcastle, County Dublin		
2. Development	for two storey extension to precast concrete facility and for new office building to replace existing.		
3. Date of Application	28/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mark O'Reilly & Associates Address: Grenmount House, Harolds Crosss Road,		
5. Applicant	Name: Concast Holdings Ltd Address: Hazelhatch, Newcastle, County Dublin.		
6. Decision	O.C.M. No. 2608 Date 24/11/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

7

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2608	Date of Decision 24/11/2000
Register Reference S00A/0677	Date: 28/09/00

Applicant Concast Holdings Ltd

Development for two storey extension to precast concrete facility
and for new office building to replace existing.

Location Hazelhatch, Newcastle, County Dublin

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

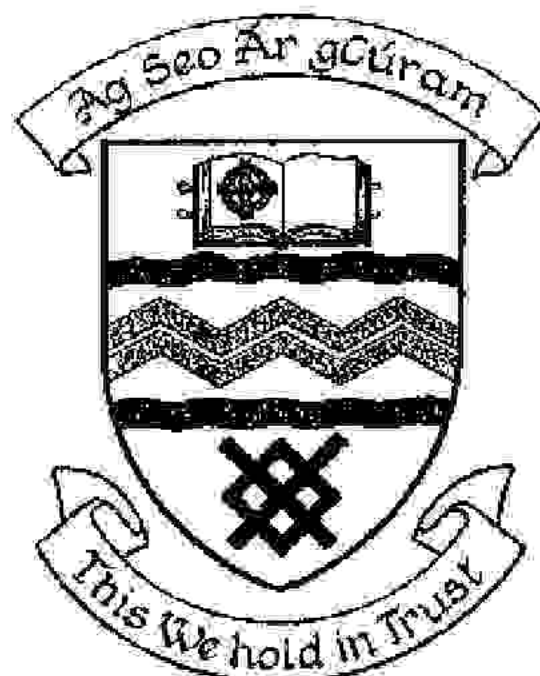
..... *MY* 27/11/00
for SENIOR ADMINISTRATIVE OFFICER

Mark O'Reilly & Associates
Grenmount House,
Harolds Crosss Road,
Dublin 6W.

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REG REF. S00A/0677

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 offices shall not be let, sold or leased separately and shall be ancillary to the main use of the site as a concrete producing factory.

REASON:

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

- 3 That the hedgerow at the junction of the Hazelhatch Road and Loughtown Road on the northern boundary of the site shall be removed and set back. Details of the setback shall be submitted for the agreement of the Planning Authority prior to the commencement of development.

REASON:

In the interest of traffic safety.

- 4 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.

REASON:

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

- 5 That the development of the site shall be carried out in conformity with the terms and conditions of the decisions to grant planning permission under Reg. Ref. S98A/0367 and S98A/0811, save as amended to conform with the details indicated in the plans lodged with the County Council in connection with this application.

REASON:

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

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REG. REF. S00A/0677

- 6 Before development commences, the applicant shall submit for agreement by the Planning Authority the following details concerning foul drainage:

- certification by the supplier of the wastewater treatment design to include details of preferred unit size and the numbers to be catered for. The system shall include suitable alarms. The applicant shall enter into a maintenance agreement with the supplier.
- percolation test results and the percolation area design to be submitted by a suitably qualified professional. Details shall include information on the water table level.
- details of site levels.

REASON:

In the interest of public health.

- 7 That the external walls of the proposed office block shall have a painted rendered finish.

REASON:

In the interest of visual amenity.

- 8 That a financial contribution in the sum of £6,567 (Six Thousand Five Hundred and Sixty Seven Pounds) EUR 8,339 (Eight Thousand Three Hundred and Thirty Nine Euros) be paid by the proposer to South Dublin County Council towards the cost of provision of water supply 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:

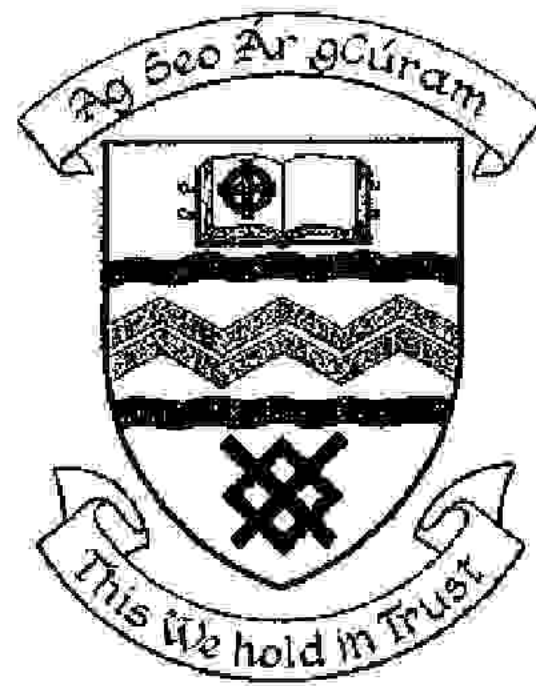
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 In the event of a connection to the public sewer, a further financial contribution in the sum of £6,567 (Six Thousand Five Hundred and Sixty Seven Pounds) EUR 8,339 (Eight Thousand Three Hundred and Thirty Nine Euros) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the

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REG REF. S00A/0677

development.

REASON:

The provision of such service 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 service.

- 10 That a financial contribution in the sum of £34,167 (Thirty Four Thousand One Hundred and Sixty Seven Pounds) EUR 43,383 (Forty Three Thousand Three Hundred and Eighty Three 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.

- 11 That a financial contribution in the sum of £6,589 (Six Thousand Five Hundred and Eighty Nine Pounds) EUR 8,366 (Eight Thousand Three Hundred and Sixty Six Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.