

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0406	
1. Location	Naas Road, Rathcoole, Co. Dublin.		
2. Development	Extension to their existing factory.		
3. Date of Application	13/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Lorcan Lyons & Associates, Address: 11 Northumberland Avenue, Dun Laoghaire,		
5. Applicant	Name: PWA International Ltd., Address: Naas Road, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1792  Date 10/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2210  Date 28/09/2000	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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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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Lorcan Lyons & Associates,  
11 Northumberland Avenue,  
Dun Laoghaire,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2210	Date of Final Grant 28/09/2000
Decision Order Number 1792	Date of Decision 10/08/2000
Register Reference S00A/0406	Date 13/06/00

Applicant PWA International Ltd.,  
Development Extension to their existing factory.  
Location Naas Road, Rathcoole, Co. Dublin.

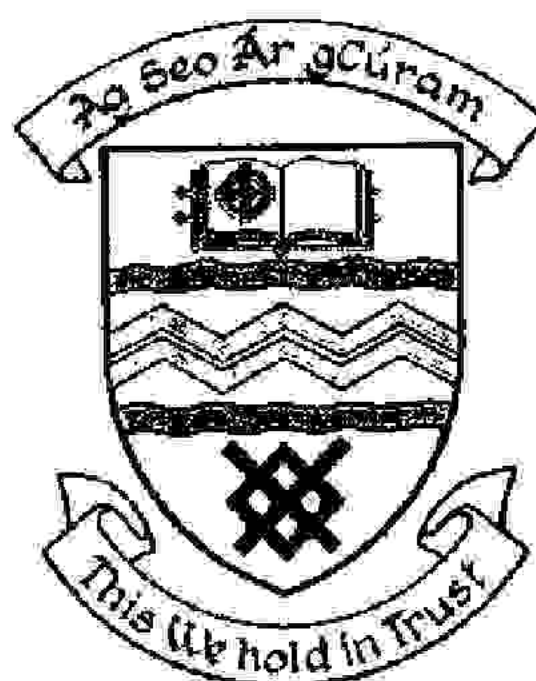
Floor Area 1452.00 Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received /

A Permission has been granted for the development described above,  
subject to the following (17) Conditions.

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**Conditions and Reasons**

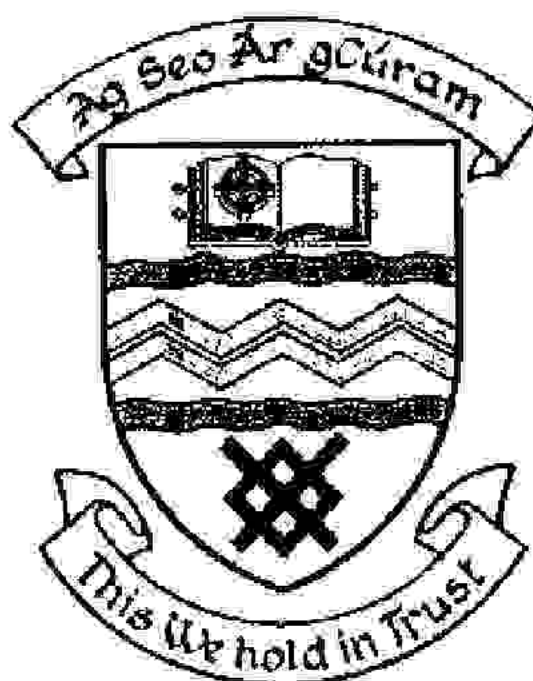
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
 REASON:  
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 This permission supercedes the permission granted for an extension under Reg Ref S00A/0374. Therefore, only one extension with a maximum floor space of 1.452 sq.m shall be constructed adjoining the north west corner of the existing industrial unit.  
 REASON:  
 In the interest of orderly development.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.  
 REASON:  
 In the interest of health.
- 4 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.
- 5 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:  
 In the interest of the proper planning and development of the area.
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the site.  
 REASON:  
 In the interest of visual amenity and the proper planning and development of the area.
- 7 The developer shall ensure that the development presents a good quality appearance to surrounding sites and roadways, especially to the Naas Road, through adequate landscaping, screening of open areas and treatment of all site



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boundaries.

**REASON:**

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

- 8 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

**REASON:**

In the interest of safety and amenity.

- 9 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.

**REASON:**

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

- 10 The applicant to ensure full and complete separation of foul and water systems.

**REASON:**

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

- 11 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.

**REASON:**

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

- 12 Layout shall be in accordance with Part B of 1997 Building Regulations.

**REASON:**

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

- 13 24 hour water storage shall be provided.

**REASON:**

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

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- 14 That a financial contribution in the sum of £11,723 (Eleven Thousand Seven Hundred and Twenty Three Pounds) EUR 14,885 (Fourteen Thousand Eight Hundred and Eighty Five 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.

- 15 That a financial contribution in the sum of £30,492 (Thirty Thousand Four Hundred and Ninety Two Pounds) EUR 38,717 (Thirty Eight Thousand Seven Hundred and Seventeen 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.

- 16 That a financial contribution in the sum of £2,831 (Two Thousand Eight Hundred and Thirty One Pounds) EUR 3,595 (Three Thousand Five Hundred and Ninety Five) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- 17 That a financial contribution in the sum of £5,880 (Five Thousand Eight Hundred and Eighty Pounds) EUR 7,467 (Seven Thousand Four Hundred and Sixty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

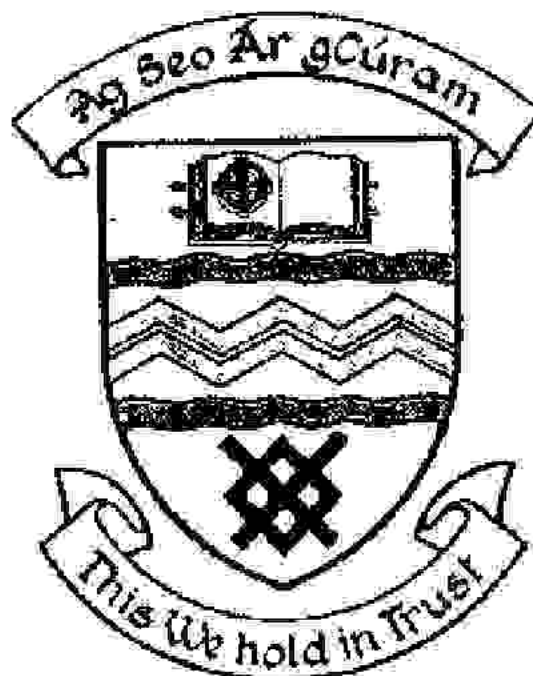
**REASON:**



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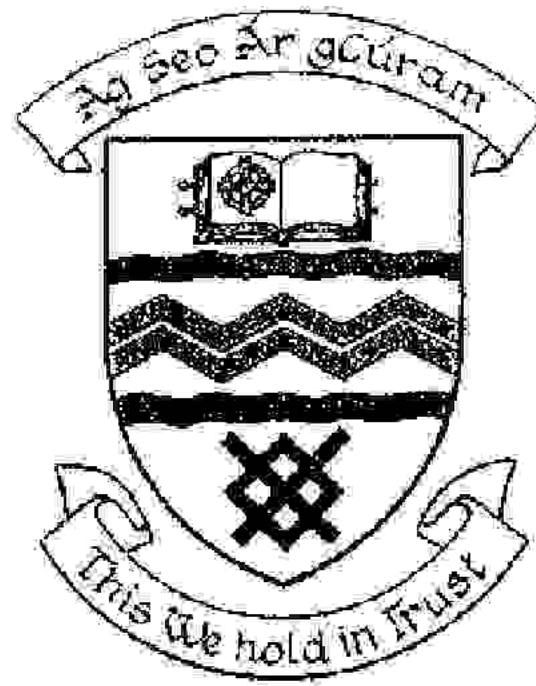
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

  
.....29/09/00  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0406	
1. Location	Naas Road, Rathcoole, Co. Dublin.		
2. Development	Extension to their existing factory.		
3. Date of Application	13/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Lorcan Lyons & Associates, Address: 11 Northumberland Avenue, Dun Laoghaire,		
5. Applicant	Name: PWA International Ltd., Address: Naas Road, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1792  Date 10/08/2000	Effect AP GRANT PERMISSION	
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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1792	Date of Decision 10/08/2000
Register Reference S00A/0406	Date: 13/06/00

Applicant PWA International Ltd.,  
Development Extension to their existing factory.  
Location Naas Road, Rathcoole, Co. 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.

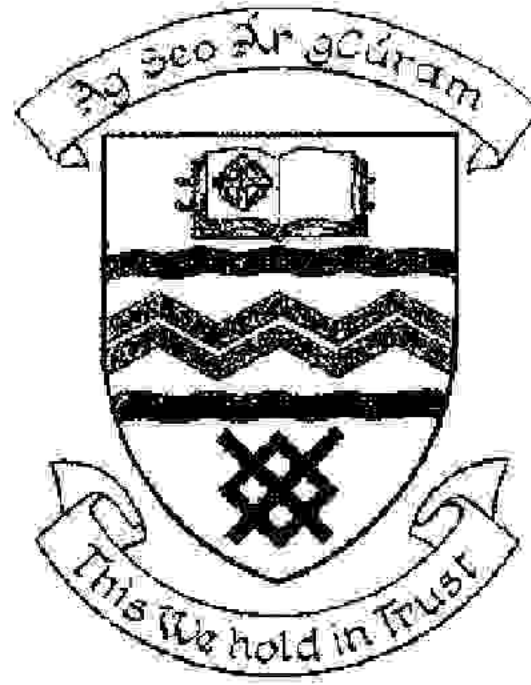
Subject to the conditions ( 17 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... M.Y. .... 10/08/00  
for SENIOR ADMINISTRATIVE OFFICER

Lorcan Lyons & Associates,  
11 Northumberland Avenue,  
Dun Laoghaire,  
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Conditions and Reasons

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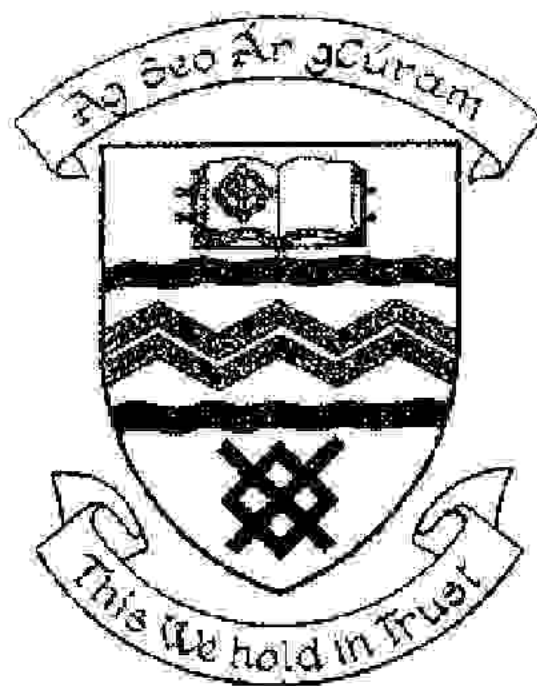
In the interest of the proper planning and development of the area.



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- 12 Layout shall be in accordance with Part B of 1997 Building Regulations.

REASON:

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REASON:

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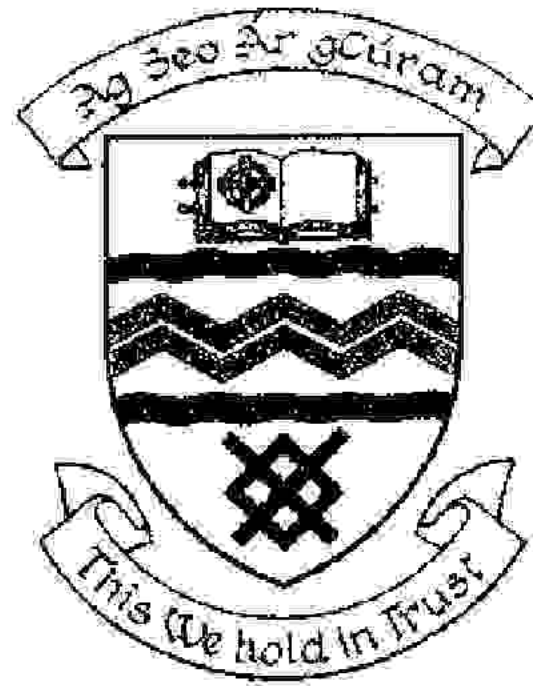
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proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on site.

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 the works.

- 17 That a financial contribution in the sum of £5,880 (Five Thousand Eight Hundred and Eighty Pounds) EUR 7,467 (Seven Thousand Four Hundred and Sixty Seven 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.