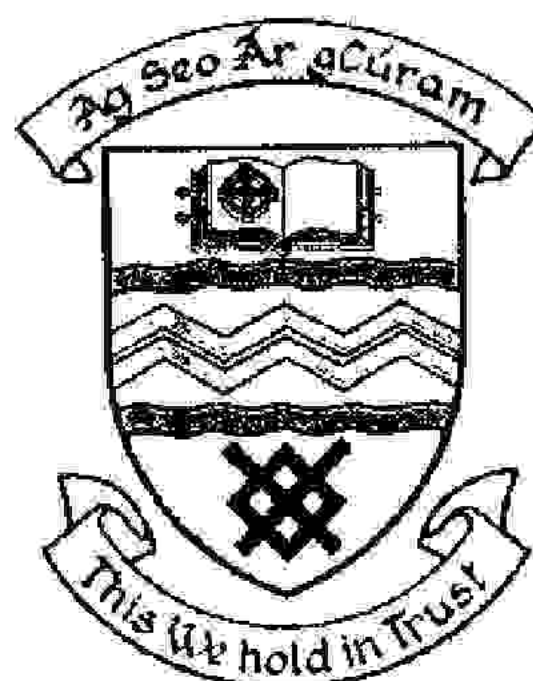


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0395	
1. Location	Unit 6, Redcow Business Park, Dublin 22.		
2. Development	Vehicle wash bay, oil storage tank, boundary wall and for alterations to approved plans, Ref. Ref. S96A/0607 to increase eaves height of proposed unit.		
3. Date of Application	12/06/00	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: Greenmount House, Harolds Cross Road,		
5. Applicant	Name: Kato Properties Ltd., Address: Unit 6, Redcow Business Park, Dublin 22.		
6. Decision	O.C.M. No. 1795  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**

Halla an Chontae  
Lár an Bhaile, Tamlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

Mark O'Reilly & Associates,  
Greenmount House,  
Harolds Cross Road,  
Dublin 6W.

**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 1795	Date of Decision 10/08/2000
Register Reference S00A/0395	Date 12/06/00

**Applicant** Kato Properties Ltd.,

**Development** Vehicle wash bay, oil storage tank, boundary wall and for alterations to approved plans, Ref. Ref. S96A/0607 to increase eaves height of proposed unit.

**Location** Unit 6, Redcow Business Park, Dublin 22.

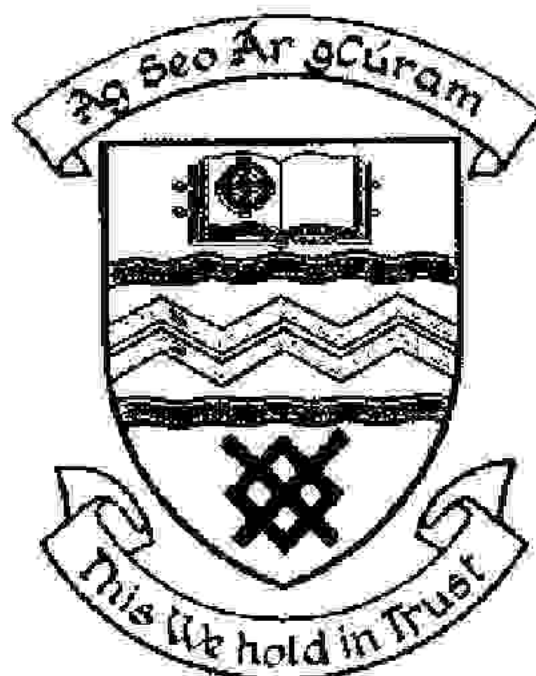
**Floor Area** 963.57 **Sq Metres**  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (11) 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 The site shall be made orderly prior to the commencement of development on the site. Full details of the proposed use of the yard area shall be lodged and agreed with the Planning Authority prior to the commencement of development on the site.  
REASON:  
In the interest of orderly development.
- 3 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.
- 4 That no industrial effluent be permitted without prior approval from the Planning Authority.  
REASON:  
In the interest of health.
- 5 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.
- 6 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of unit. Boundary details to include a dwarf wall with railings/fencing.  
REASON:  
In the interest of amenity.
- 7 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:



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

- 8 That 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 purposes unless otherwise agreed in writing with the Planning Authority.

**REASON:**

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

- 9 (a) Foul Sewer
- The developer shall ensure full and complete separation of foul and surface water systems.
  - No building shall lie within 5 metres of a public sewer.
  - Applicant to obtain a license to discharge to sewers under Section 16 of the Local Government (Water Pollution) Act, 1977.
  - Effluent from the was bay shall be routed via a silt trap of adequate size.

- (b) Surface Water Sewer
- Applicant to ensure full and complete separation of foul and surface water systems.
  - No building to lie within 5 metres of a public sewer.

- (c) No building shall be located within 5 metres of a public watermain.

- 10 The proposed oil tank/board and the concrete slab for the washbay should be setback 4 metres from the existing pallisade fence.

**REASON:**

In the interest of orderly development.

- 11 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No 15 and 16 of Register Reference S96A/0607, arrangements to be made prior to commencement of development.

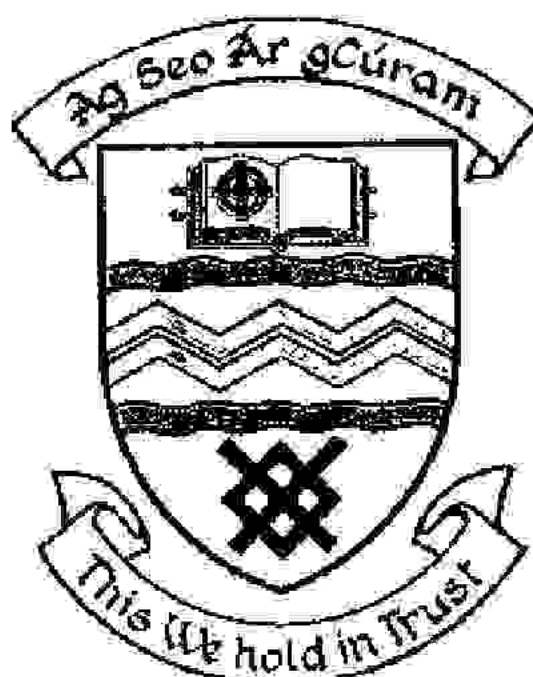
**REASON:**

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the cost of providing these 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.

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

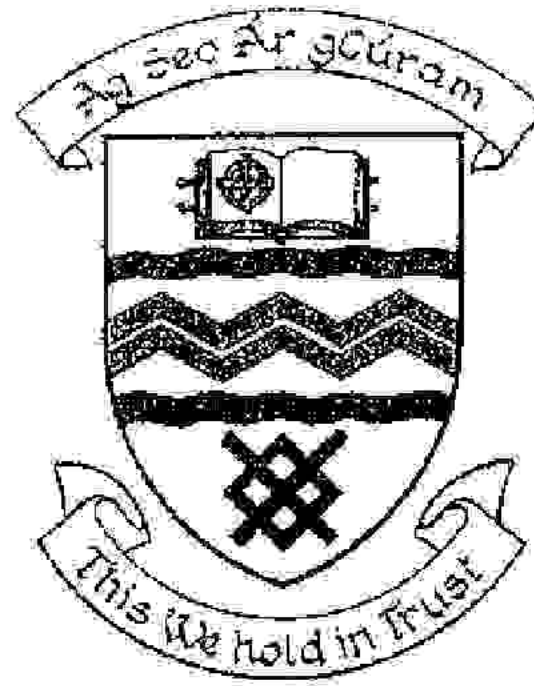
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0395	
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4. Submitted by	Name: Mark O'Reilly & Associates, Address: Greenmount House, Harolds Cross Road,		
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SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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PLANNING  
DEPARTMENT  
P.O. Box 4122,  
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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1795	Date of Decision 10/08/2000
Register Reference S00A/0395	Date: 12/06/00

Applicant Kato Properties Ltd.,

Development Vehicle wash bay, oil storage tank, boundary wall and for alterations to approved plans, Ref. Ref. S96A/0607 to increase eaves height of proposed unit.

Location Unit 6, Redcow Business Park, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

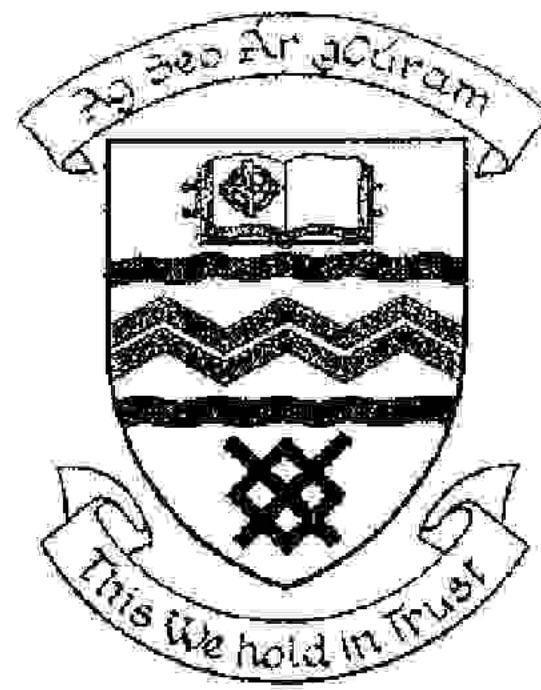
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

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

..... *MY* ..... 10/08/00  
for SENIOR ADMINISTRATIVE OFFICER

Mark O'Reilly & Associates,  
Greenmount House,  
Harolds Cross Road,  
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S00A/0395

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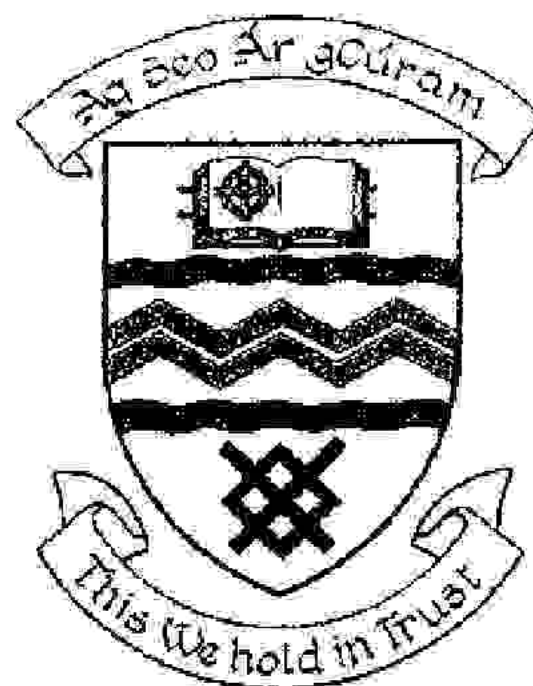
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pallisade fence.

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