

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0338	
1. Location	Whitestown Drive, Whitestown Industrial Estate, Dublin 24.		
2. Development	Block containing 4 industrial units.		
3. Date of Application	19/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/07/2000 2.	1. 01/08/2000 2.
4. Submitted by	Name: Mark O'Reilly & Associates, Address: Greenmount House, Harolds Cross Road,		
5. Applicant	Name: James Hackett Ltd., Address: Whitestown Drive, Whitestown Ind. Estate, Dublin 24.		
6. Decision	O.C.M. No. 2212 Date 28/09/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2511 Date 13/11/2000	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, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



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 2511	Date of Final Grant 13/11/2000
Decision Order Number 2212	Date of Decision 28/09/2000
Register Reference S00A/0338	Date 01/08/00

Applicant James Hackett Ltd.,

Development Block containing 4 industrial units.

Location Whitestown Drive, Whitestown Industrial Estate, Dublin 24.

Floor Area 1432.20 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/07/2000 /01/08/2000

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230
 Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
 County Hall
 Town Centre, Tallaght
 Dublin 24

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

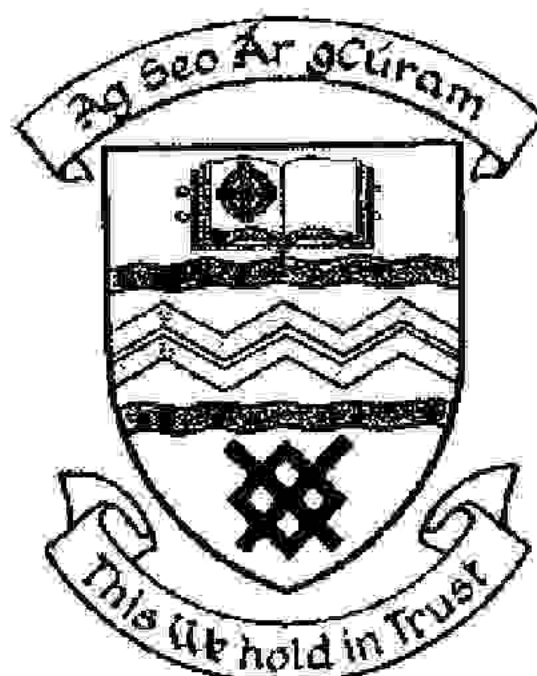
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 01/08/00, 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 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.
- 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 industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 5 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.
- 6 Details of landscaping shall be submitted to and approved by the Planning Authority and work thereon completed prior to the occupation of the unit. Measures shall be taken to protect the existing trees behind the proposed unit during construction.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 With respect to foul and surface water drainage, the applicant shall ensure that the following requirements are

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230
 Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
 County Hall
 Town Centre, Tallaght
 Dublin 24

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

met:

- (i) Before work commences, applicant shall submit written evidence of final agreement between the applicant and IDA Ireland concerning connection to IDA service.
- (ii) The applicant shall ensure full and complete separation of foul and surface water systems.
- (iii) 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 public health.

- 8 With respect to water, the following requirements shall be met:

- (i) Before work commences, applicant shall submit written evidence of final agreement between the applicant and IDA Ireland concerning connection to IDA service.
- (ii) Prior to commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath (tel (01) 4570784) a revised watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of the 1997 Building Regulations.
- (iii) No building is to lie within 8m of a public watermain.

REASON:

In the interest of public health.

- 9 That a financial contribution in the sum of £11,512 (eleven thousand five hundred and twelve pounds) EUR 14,617 (fourteen thousand six hundred and seventeen 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.

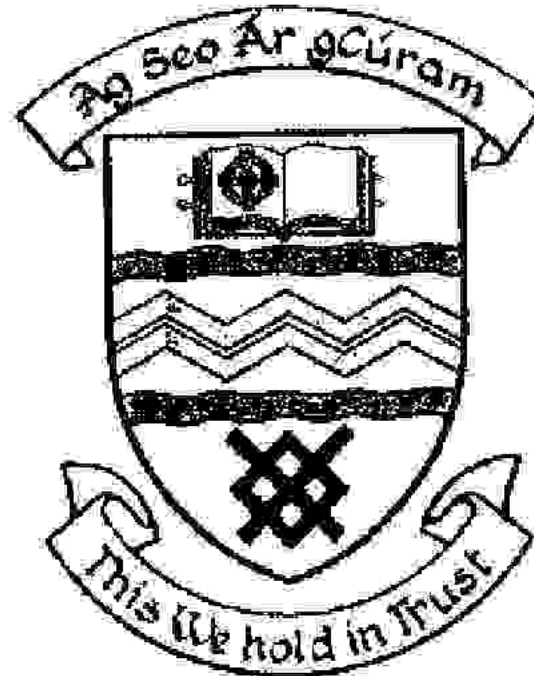
REASON:

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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

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

- 10 That a financial contribution in the sum of £29,946 (twenty nine thousand nine hundred and forty six pounds) EUR 38,023 (thirty eight thousand and twenty 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:

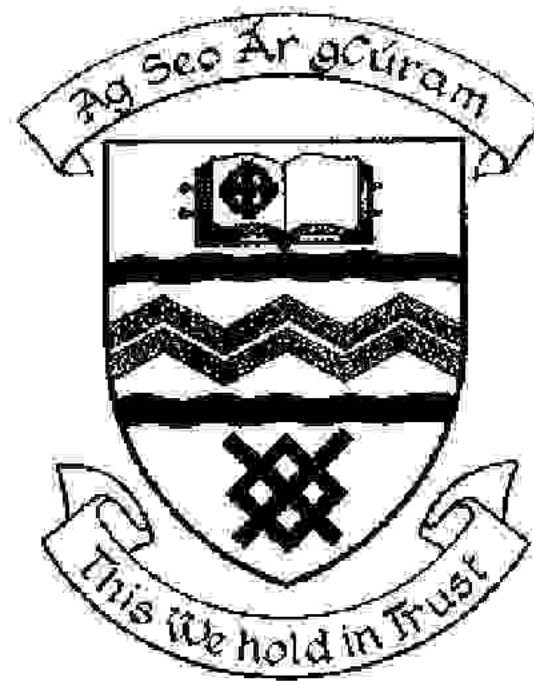
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

Alice O'Sullivan 14/11/00
for SENIOR ADMINISTRATIVE OFFICER

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 2212	Date of Decision 28/09/2000
Register Reference S00A/0338	Date: 19/05/00

Applicant James Hackett Ltd.,
Development Block containing 4 industrial units.
Location Whitestown Drive, Whitestown Industrial Estate, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 17/07/2000 /01/08/2000
Clarification of Additional Information Requested/Received /

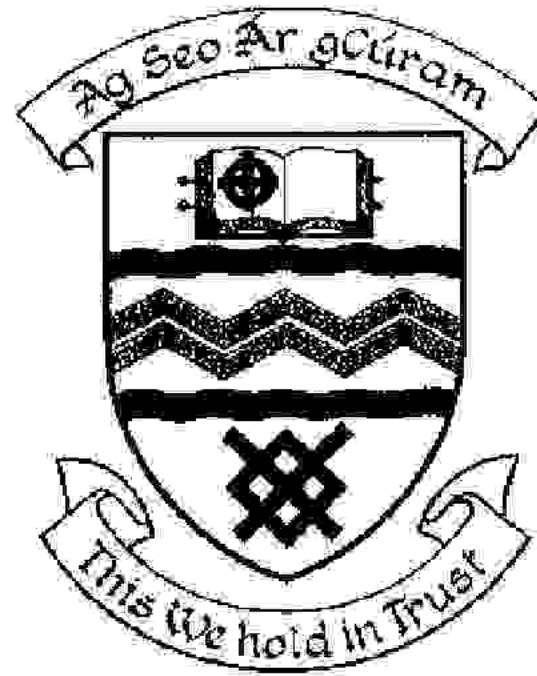
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 28/09/00
for SENIOR ADMINISTRATIVE OFFICER

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

**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

REG REF. S00A/0338

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 as amended by Additional Information received by the Planning Authority on 01/08/00, 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 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.
- 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 industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 5 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.
- 6 Details of landscaping shall be submitted to and approved by the Planning Authority and work thereon completed prior to the occupation of the unit. Measures shall be taken to protect the existing trees behind the proposed unit during

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

REG. REF. S00A/0338

construction.

REASON:

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

7

With respect to foul and surface water drainage, the applicant shall ensure that the following requirements are met:

- (i) Before work commences, applicant shall submit written evidence of final agreement between the applicant and IDA Ireland concerning connection to IDA service.
- (ii) The applicant shall ensure full and complete separation of foul and surface water systems.
- (iii) 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 public health.

8

With respect to water, the following requirements shall be met:

- (i) Before work commences, applicant shall submit written evidence of final agreement between the applicant and IDA Ireland concerning connection to IDA service.
- (ii) Prior to commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath (tel (01) 4570784) a revised watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of the 1997 Building Regulations.
- (iii) No building is to lie within 8m of a public watermain.

REASON:

In the interest of public health.

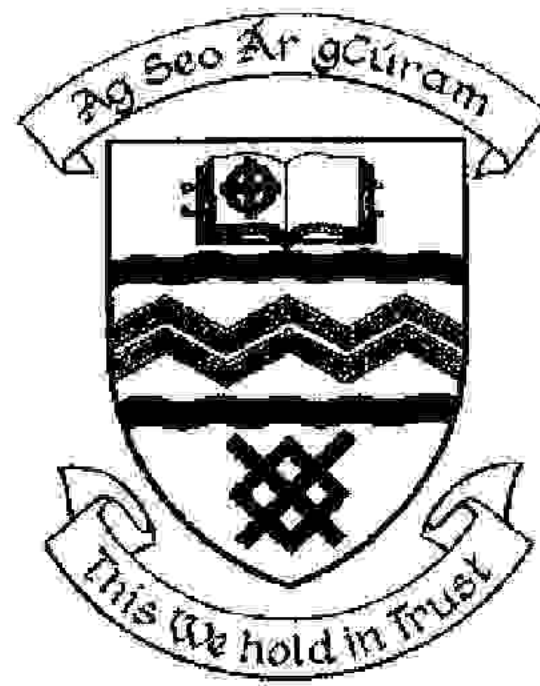
9

That a financial contribution in the sum of £11,512 (eleven thousand five hundred and twelve pounds) EUR 14,617

**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

REG REF. S00A/0338

(fourteen thousand six hundred and seventeen 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.

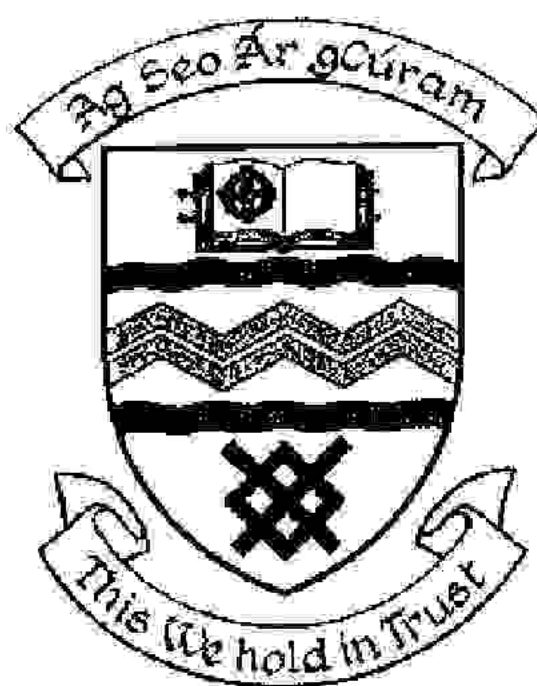
- 10 That a financial contribution in the sum of £29,946 (twenty nine thousand nine hundred and forty six pounds) EUR 38,023 (thirty eight thousand and twenty three euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the 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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0338	
1. Location	Whitestown Drive, Whitestown Industrial Estate, Dublin 24.		
2. Development	Block containing 4 industrial units.		
3. Date of Application	19/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/07/2000 2.	1. 01/08/2000 2.
4. Submitted by	Name: Mark O'Reilly & Associates, Address: Greenmount House, Harolds Cross Road,		
5. Applicant	Name: James Hackett Ltd., Address: Whitestown Drive, Whitestown Ind. Estate, Dublin 24.		
6. Decision	O.C.M. No. 1562 Date	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect 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**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

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

Decision Order Number 1562	Date of Decision 17/07/2000
Register Reference S00A/0338	Date: 19/05/00

Applicant James Hackett Ltd.,
Development Block containing 4 industrial units.
Location Whitestown Drive, Whitestown Industrial Estate, Dublin 24.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/05/00 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:

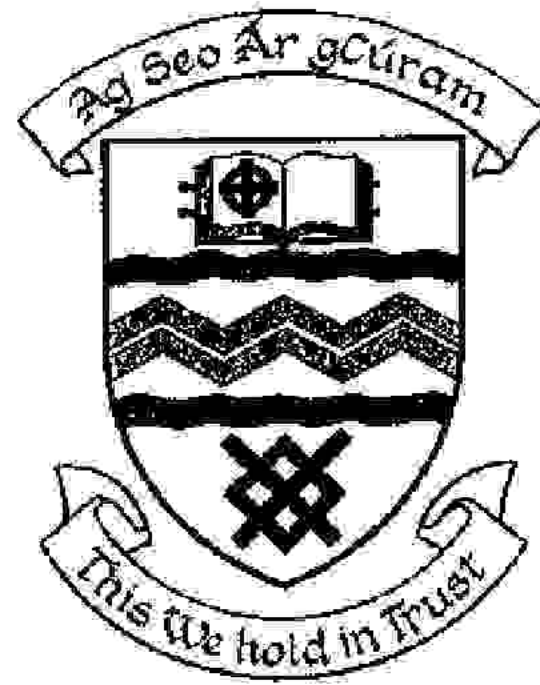
- 1 With regard to foul drainage, the applicant is requested to submit full details of the proposed foul drainage including pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer.
- 2 The applicant is requested to submit additional information with regard to the full details of the proposed surface water drainage system, including pipe sizes, gradients, cover and invert levels up to and including connection to the public sewer.
- 3 There is a 375mm diameter watermain adjacent to the proposed development. The applicant is requested to determine the exact location of this watermain. The design of the proposed development may need to be revised so that no building is within 8 metres of this watermain.
- 4 The applicant is requested to submit elevational drawings of the proposed boundary treatments to the site.

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

REG REF. S00A/0338

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

17/07/00