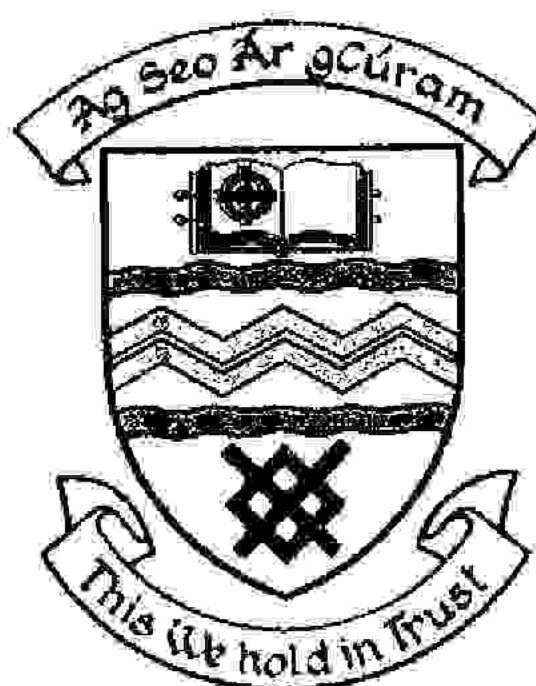


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0309	
1. Location	Killeen Road, Dublin 12.		
2. Development	The demolition of the existing warehouse and a new Warehouse building approximately 1166sq.m plus associated site works.		
3. Date of Application	10/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 06/07/2000 2.	1. 14/08/2000 2.
4. Submitted by	Name: John Neil Partnership, Address: 60 Amiens Street, Dublin 1.		
5. Applicant	Name: Ardcourt Ltd., Address: Coolquay, The Ward, Co. Dublin.		
6. Decision	O.C.M. No. 2216a  Date 12/10/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2609  Date 24/11/2000	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**



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Baile Átha Cliath 24

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John Neil Partnership,  
60 Amiens Street,  
Dublin 1.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2609	Date of Final Grant 24/11/2000
Decision Order Number 2216a	Date of Decision 12/10/2000
Register Reference S00A/0309	Date 14/08/00

**Applicant** Ardcourt Ltd.,

**Development** The demolition of the existing warehouse and a new Warehouse building approximately 1166sq.m plus associated site works.

**Location** Killeen Road, Dublin 12.

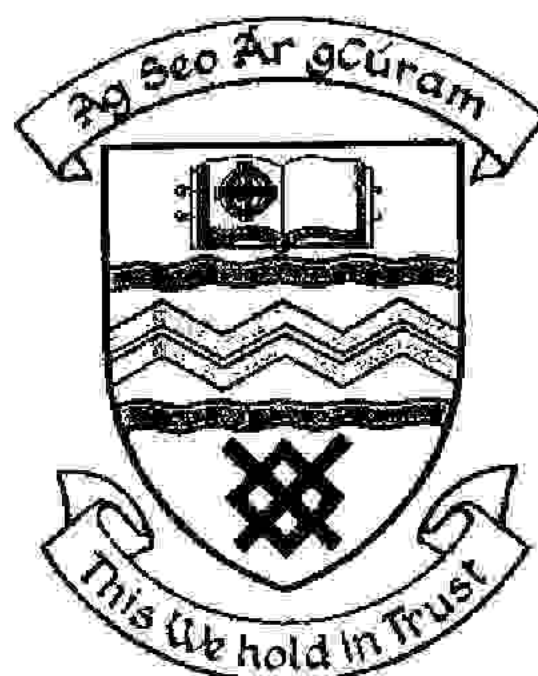
**Floor Area** 1166.00 Sq Metres

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

**Additional Information Requested/Received** 06/07/2000 /14/08/2000

A Permission has been granted for the development described above,  
subject to the following (6) 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 as amended by Additional Information received by the Planning Authority on 14/08/00, 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 The offices as defined in drawings submitted with the application shall remain ancillary to the warehousing and shall not be sold or let independently of the warehouse.  
 REASON:  
 In the interest of orderly development and the proper planning and development of the area.
- 3 The proposed development shall be used for warehousing and ancillary offices and any proposed change of use shall require a separate planning permission.  
 REASON:  
 In the interest of the proper planning and development of the area and to prevent unauthorised development.
- 4 The proposed development shall comply with the requirements of the Environmental Services Department as follows:-
  - a) 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.
  - b) Applicant to ensure full and complete separation of foul and surface water systems.
  - c) Applicant to ensure that there is no building within 5m of the 225mm foul sewer or of the 525mm surface water sewer which runs parallel to the southern boundary on the site (as indicated in drawing 3072/01).
  - d) Drawing 4342-601 indicates an existing 6" service main connecting to a 6" watermain which runs down the western side of the Killeen Road. Environmental Services Department records do not indicate this 6" watermain. 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



REG. REF. S00A/0309 **SOUTH DUBLIN COUNTY COUNCIL**  
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point of connection to existing watermain. Layout to  
be in accordance with Part B of 1997 Building  
Regulations

**REASON:**

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

- 5 That a financial contribution in the sum of £9,348 (nine  
thousand three hundred and forty eight pounds) EUR 11,870  
(eleven thousand eight hundred and seventy 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.

- 6 That a financial contribution in the sum of £24,318 (twenty  
four thousand three hundred and eighteen pounds) EUR 30,877  
(thirty thousand eight hundred and seventy seven 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.

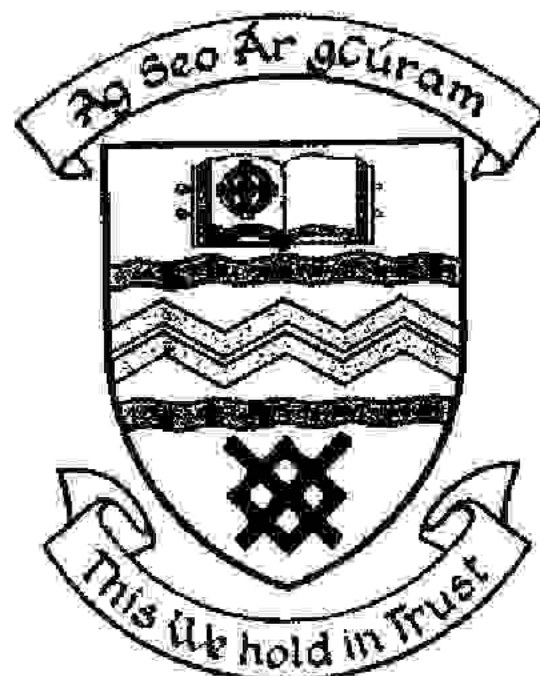
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

REG REF. S00A/0309

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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.

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



**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1476	Date of Decision 06/07/2000
Register Reference S00A/0309	Date: 10/05/00

**Applicant**                      Ardcourt Ltd.,  
**Development**                The demolition of the existing warehouse and a new Warehouse  
   building approximately 1166sq.m plus associated site works.

**Location**                      Killeen Road, Dublin 12.

**App. Type**                      Permission

Dear Sir/Madam,

With reference to your planning application, received on 10/05/00 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:

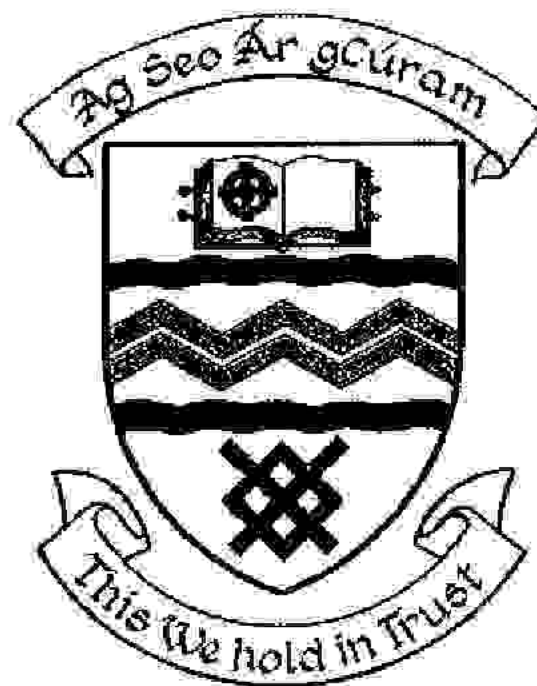
- 1        There is a 225mm diameter foul sewer adjacent to the proposed development near the southern boundary. This sewer appears to be within 5m of the proposed development. No building is permitted within 5m of public sewer or sewer with potential to be taken in charge. The applicant shall submit a drawing indicating exact position of this foul sewer in relation to the proposed development. Layout of proposed development may need to be amended to allow for a setback of 5m. The applicant shall show how he intends to comply with the above.
- 2        There is a 525mm diameter surface water sewer adjacent to the proposed development. This sewer which appears to be within 5m of the proposed development. No building is permitted within 5m of public sewer or sewer with potential to be taken in charge. The applicant shall submit drawing indicating exact position of this surface water sewer in relation to the proposed development. Layout of proposed development may need to be amended to allow for a setback of

John Neil Partnership,  
60 Amiens Street,  
Dublin 1.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0309

- 5m. The applicant shall show how he intends to comply with the above.
- 3 No details of water supply to development were submitted. The applicant shall submit a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations.
- 4 The parking requirement for the overall site (Blocks, A, B, C and D) is 157 car spaces and the parking layout provides for 147 spaces. This is a shortfall of 10 no. spaces. The applicant shall show on a site layout plan whether 10 number additional car spaces can be provided.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

06/07/00