

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0167	
1. Location	Hilary House, Cookstown Industrial Estate, Tallaght, Dublin 24.		
2. Development	Alterations and extensions to their existing premises to include replacing and extending the original Warehouse by 90 sq. metres and increasing the eaves heights from 4.5 metres to 9.7 metres, together with a new facade and first floor extension of 24 sq. metres to the existing two-storey Office area, in addition to general internal mezzanine extensions to 70 sq. metres.		
3. Date of Application	15/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Tony Hickie Architects, Address: 10 Upper Baggot Street, Dublin 4.		
5. Applicant	Name: Serfac Limited, Address: Hilary House, Cookstown Industrial Estate, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1030  Date 11/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1369  Date 22/05/2000	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

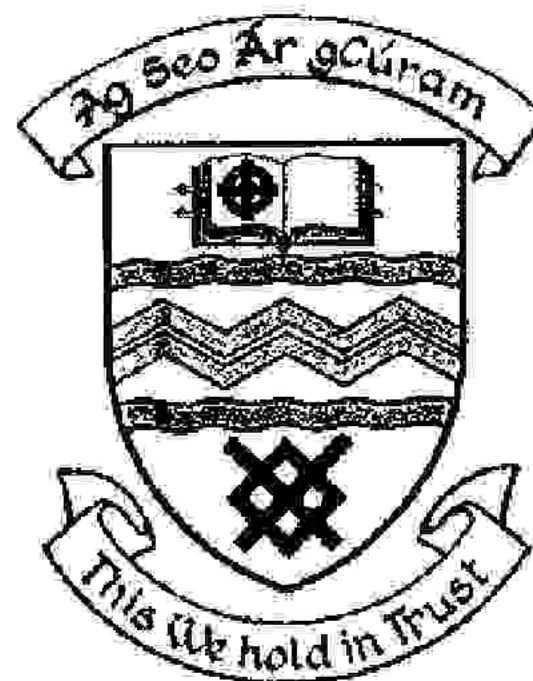
14. ....

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

Tony Hickie Architects,  
10 Upper Baggot Street,  
Dublin 4.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1369	Date of Final Grant 22/05/2000
Decision Order Number 1030	Date of Decision 11/05/2000
Register Reference S00A/0167	Date 15/03/00

**Applicant** Serfac Limited,

**Development** Alterations and extensions to their existing premises to include replacing and extending the original Warehouse by 90 sq. metres and increasing the eaves heights from 4.5 metres to 9.7 metres, together with a new facade and first floor extension of 24 sq. metres to the existing two-storey Office area, in addition to general internal mezzanine extensions to 70 sq. metres.

**Location** Hilary House, Cookstown Industrial Estate, Tallaght, Dublin 24.

**Floor Area** 1155.00 Sq Metres

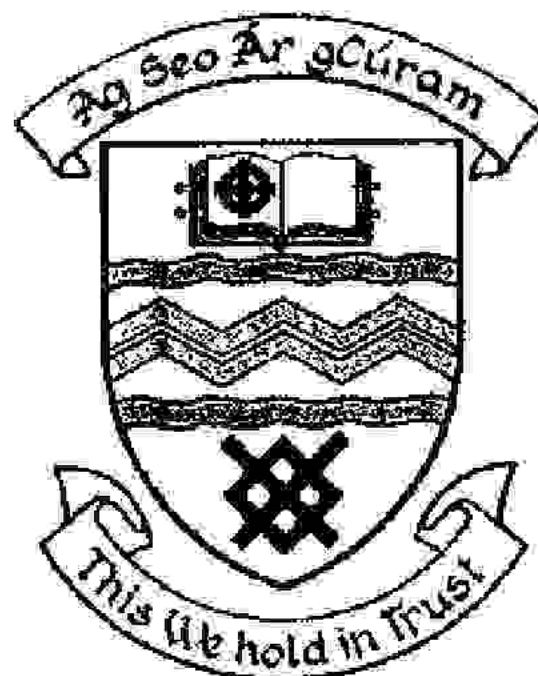
**Time extension(s) up to and including**

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (7) 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

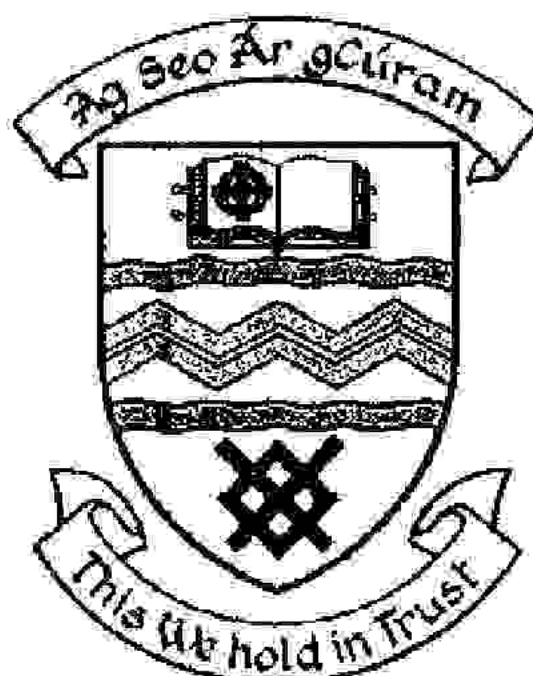
**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
 County Hall  
 Town Centre, Tallaght  
 Dublin 24

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, 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 Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
 REASON:  
 In the interest of health.
- 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.
  - (a) All foul and surface water pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 metres in open space. Where is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - (b) The developer shall ensure the full and complete separation of the foul and surface water systems.
 REASON:  
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 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 Pleanala on appeal save those which are part of the current application.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 6 That a financial contribution in the sum of £1,953 (one thousand nine hundred and fifty three pounds) EUR 2,480 (two

**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

thousand four hundred and eighty 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.

- 7 That a financial contribution in the sum of £5,080 (five thousand and eighty pounds) EUR 6,451 (six thousand four hundred and fifty one 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.

  
.....23/06/00  
for SENIOR ADMINISTRATIVE OFFICER



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0167	
1. Location	Hilary House, Cookstown Industrial Estate, Tallaght, Dublin 24.		
2. Development	Alterations and extensions to their existing premises to include replacing and extending the original Warehouse by 90 sq. metres and increasing the eaves heights from 4.5 metres to 9.7 metres, together with a new facade and first floor extension of 24 sq. metres to the existing two-storey Office area, in addition to general internal mezzanine extensions to 70 sq. metres.		
3. Date of Application	15/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Tony Hickie Architects, Address: 10 Upper Baggot Street, Dublin 4.		
5. Applicant	Name: Serfac Limited, Address: Hilary House, Cookstown Industrial Estate, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1030  Date 11/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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	

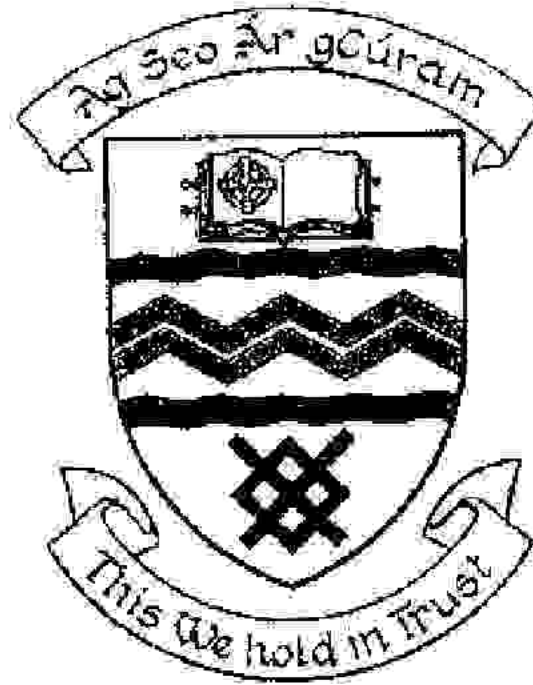
14. ....

Registrar

.....  
Date

.....  
Receipt No.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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

Decision Order Number 1030	Date of Decision 11/05/2000
Register Reference S00A/0167	Date: 15/03/00

Applicant Serfac Limited,

Development Alterations and extensions to their existing premises to include replacing and extending the original Warehouse by 90 sq. metres and increasing the eaves heights from 4.5 metres to 9.7 metres, together with a new facade and first floor extension of 24 sq. metres to the existing two-storey Office area, in addition to general internal mezzanine extensions to 70 sq. metres.

Location Hilary House, Cookstown Industrial Estate, Tallaght, Dublin 24.

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

 ..... 12/05/00  
for SENIOR ADMINISTRATIVE OFFICER

Tony Hickie Architects,  
10 Upper Baggot Street,  
Dublin 4.



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/0167

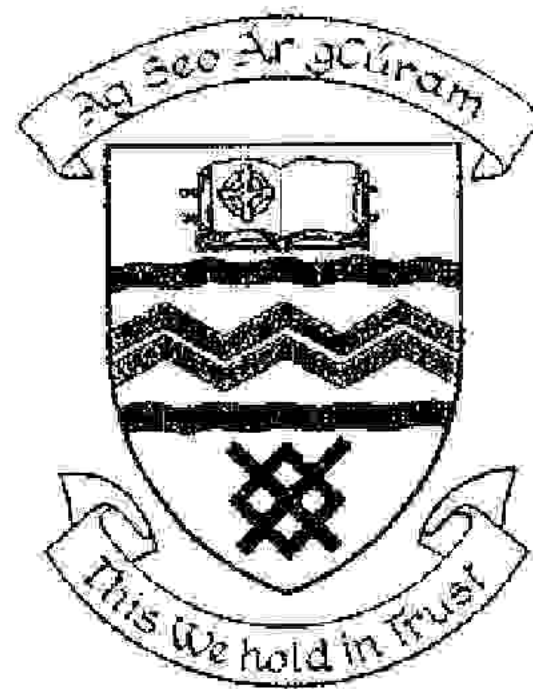
Conditions and Reasons

- 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 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.
- 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.
  - (a) All foul and surface water pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 metres in open space. Where is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - (b) The developer shall ensure the full and complete separation of the foul and surface water systems.REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 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 save

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/0167

those which are part of the current application.

REASON:

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

- 6 That a financial contribution in the sum of £1,953 (one thousand nine hundred and fifty three pounds) EUR 2,480 (two thousand four hundred and eighty 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.

- 7 That a financial contribution in the sum of £5,080 (five thousand and eighty pounds) EUR 6,451 (six thousand four hundred and fifty one 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.