

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0121	
1. Location	Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12.		
2. Development	For 3 storey storage and office building.		
3. Date of Application	28/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/04/2000 2.	1. 19/06/2000 2.
4. Submitted by	Name: Conroy Crowe Kelly Architects, Address: 65 Merrion Square, Dublin 2.		
5. Applicant	Name: Martin Walsh & Gerry McIntyre, Address: Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12.		
6. Decision	O.C.M. No. 1865 Date 17/08/2000	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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Conroy Crowe Kelly Architects,
65 Merrion Square,
Dublin 2.

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 1865	Date of Decision 17/08/2000
Register Reference S00A/0121	Date 19/06/00

Applicant Martin Walsh & Gerry McIntyre,

Development For 3 storey storage and office building.

Location Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12.

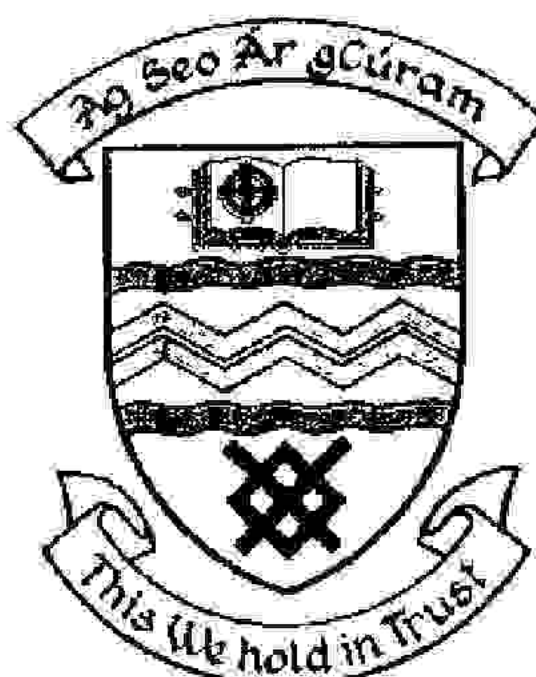
Floor Area 818.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/04/2000 /19/06/2000

A Permission has been granted for the development described above,
subject to the following (12) 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 and as amended by way of Additional Information lodged on the 19th June 2000.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 - (a) Applicant to ensure full and complete separation of foul and surface water systems.
 - (b) 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.
 - (c) No building within 5m of public sewer or sewer with potential to be taken in charge.
 - (d) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense.
 - (e) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (Tel. (01) 4570784) 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.
 - (f) 24hr storage per unit shall be provided.
 - (g) Separate Connections and meters required for each unit.

REASON:

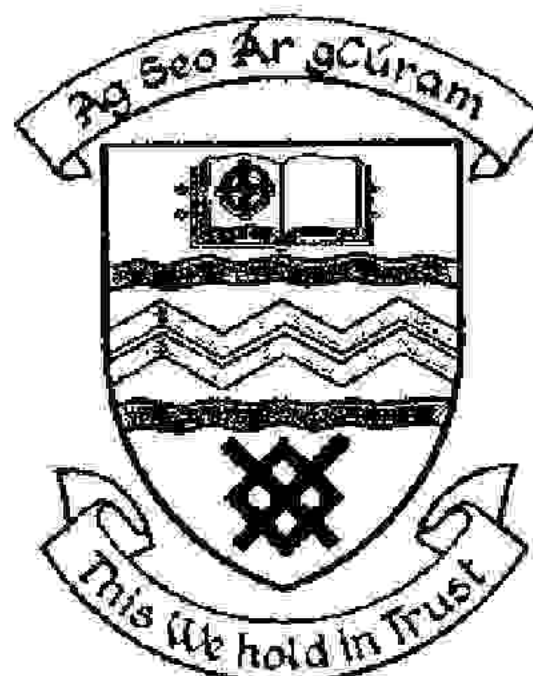
In order to comply with the Sanitary Services Acts, 1878-1964.

- 3 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.

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- 4 That prior to commencement of development the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
 REASON:
 In the interest of health.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 6 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.
- 7 That the area between the building and roads must not be used for truck parking or other storage or display purposes, but must be reserved for car parking and landscaping as shown on lodged plans.
 REASON:
 In the interest of the proper planning and development of the area.
- 8 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.
 REASON:
 In the interest of amenity.
- 9 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.
- 10 That prior to commencement of development full details of the proposed external finishes be submitted to and agreed with the Planning Department.
 REASON:
 In the interests of the proper planning and development of the area.
- 11 That a financial contribution in the sum of £6,604 (Six Thousand Six Hundred and Four Pounds) EUR 8,385 (Eight

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Thousand Three 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.

- 12 That a financial contribution in the sum of £17,178 (Seventeen Thousand One Hundred and Seventy Eight Pounds) EUR 21,811 (Twenty One Thousand Eight Hundred and Eleven 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.

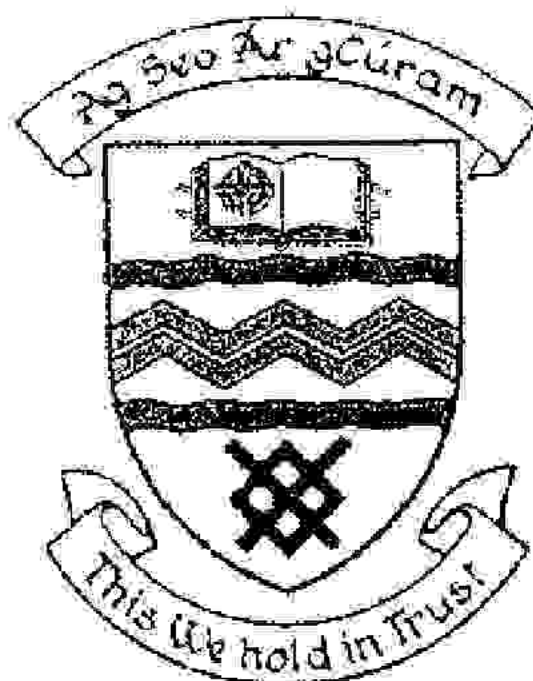
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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


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/0121	
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3a. Type of Application	Permission	1. 26/04/2000 2.	1. 19/06/2000 2.
4. Submitted by	Name: Conroy Crowe Kelly Architects, Address: 65 Merrion Square, Dublin 2.		
5. Applicant	Name: Martin Walsh & Gerry McIntyre, Address: Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12.		
6. Decision	O.C.M. No. 1865 Date 17/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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 1865	Date of Decision 17/08/2000
Register Reference S00A/0121	Date: 28/02/00

Applicant Martin Walsh & Gerry McIntyre,
Development For 3 storey storage and office building.
Location Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/04/2000 /19/06/2000

Clarification of Additional Information Requested/Received /

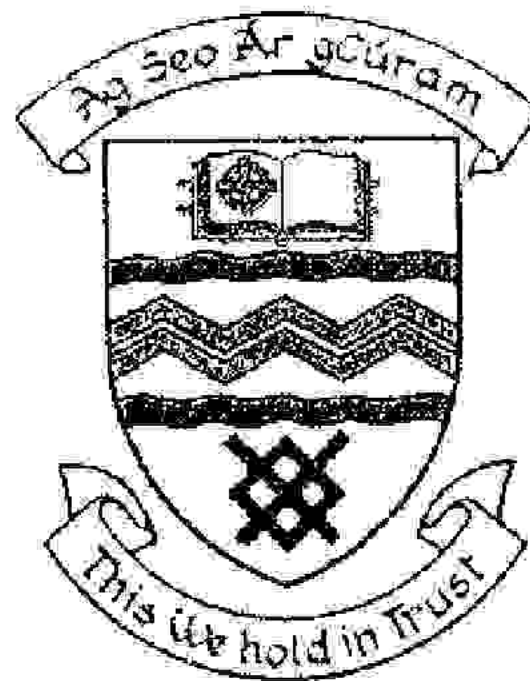
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... *my* 17/08/00
for SENIOR ADMINISTRATIVE OFFICER

Conroy Crowe Kelly Architects,
65 Merrion Square,
Dublin 2.

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Conditions and Reasons

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REASON:

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 - (f) 24hr storage per unit shall be provided.
 - (g) Separate Connections and meters required for each unit.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

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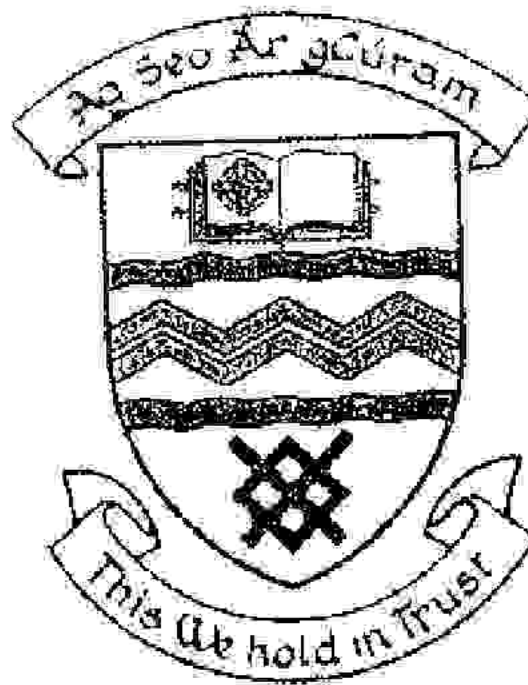
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REG. REF. S00A/0121

- 3 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
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- 10 That prior to commencement of development full details of the proposed external finishes be submitted to and agreed with the Planning Department.

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- 11 That a financial contribution in the sum of £6,604 (Six Thousand Six Hundred and Four Pounds) EUR 8,385 (Eight Thousand Three 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.

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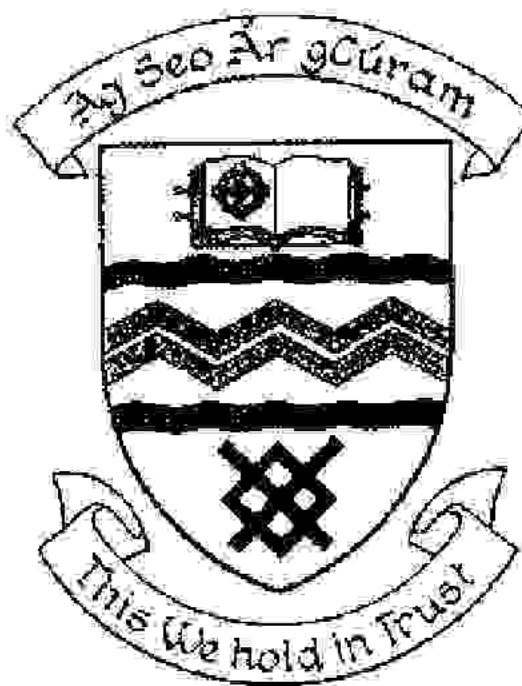
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4. Submitted by	Name: Conroy Crowe Kelly Architects, Address: 65 Merrion Square, Dublin 2.		
5. Applicant	Name: Martin Walsh & Gerry McIntyre, Address: Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12.		
6. Decision	O.C.M. No. 0859 Date 26/04/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0859	Date of Decision 26/04/2000
Register Reference S00A/0121	Date: 28/02/00

Applicant Development Martin Walsh & Gerry McIntyre,
For 3 storey storage and office building.

Location Knockmitten House, Knockmitten Lane, Western Industrial
Estate, Dublin 12.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 28/02/00 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:

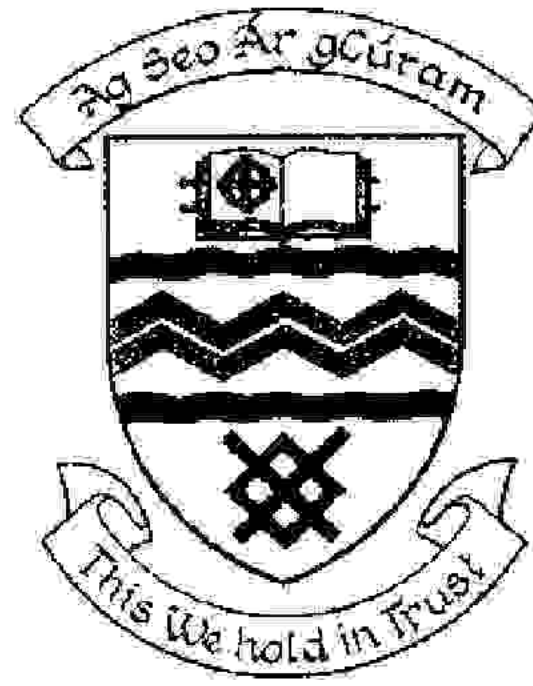
- 1 In relation to foul drainage, applicant's drawings 9872D100 and 9872d201 show inadequate and conflicting drainage layouts. Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to including connection to the public sewer. Applicant to ensure that no building is within 5m of public sewer or sewer with potential to be taken in charge.
- 2 In relation to surface water, applicant's drawings 9872D100 and 9872d201 show inadequate and conflicting drainage layouts. Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer. There is a 300mm surface water sewer to the south of the site discharging to a 375mm surface water sewer to the east of the site. Applicant to ensure that no building is within 5m of public sewer or sewer with potential to be taken in charge.

Conroy Crowe Kelly Architects,
65 Merrion Square,
Dublin 2.

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Signed on behalf of South Dublin County Council

LSH
.....
for Senior Administrative Officer

26/04/00