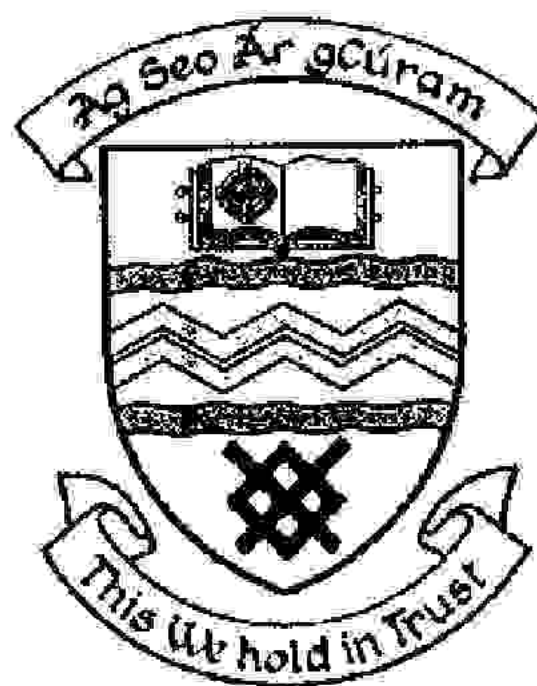


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0084	
1. Location	Unit 2B1, John F. Kennedy Road, JFK Industrial Estate, Bluebell, Dublin 12.		
2. Development	Sub divide unit 2B1 into three units with mezzanine floors, offices and toilet facilities.		
3. Date of Application	15/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Raymond O'Sullivan, Address: Newtown, Eadestown,		
5. Applicant	Name: Mr. D. Ryan, Address: Parkview Pork Products, Unit 2B, J.F. Kennedy Road, J.F. Kennedy Industrial Estate, Bluebell, Dublin 12.		
6. Decision	O.C.M. No. 0762 Date 13/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1170 Date 30/05/2000	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.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Raymond O'Sullivan,
Newtown,
Eadestown,
Naas,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1170	Date of Final Grant 30/05/2000
Decision Order Number 0762	Date of Decision 13/04/2000
Register Reference S00A/0084	Date 15/02/00

Applicant Mr. D. Ryan,

Development Sub divide unit 2B1 into three units with mezzanine floors, offices and toilet facilities.

Location Unit 2B1, John F. Kennedy Road, JFK Industrial Estate, Bluebell, Dublin 12.

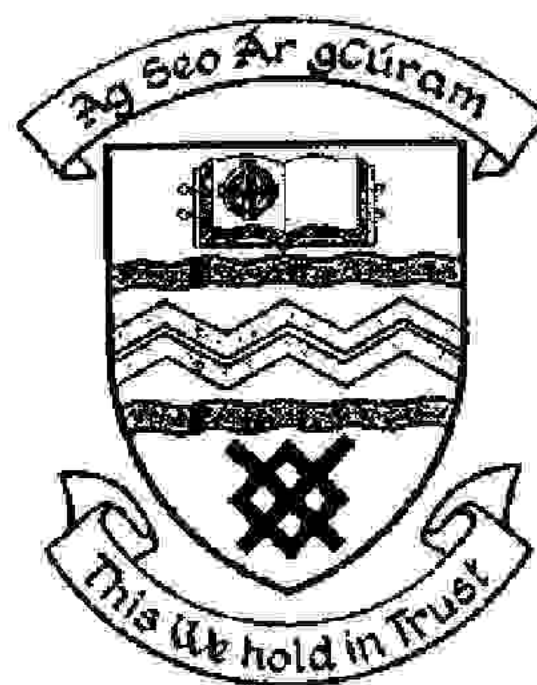
Floor Area 864.00 Sq Metres

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 (10) 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 That the office content of the proposed units remain subordinate to the main use of the units as workshop/enterprise units.
REASON:
In the interest of the proper planning and development of the area.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 4 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.
- 5 Prior to the occupation of the new units, the car parking area and access to the three units, indicated on submitted plans, shall be surfaced with a bitumious type material and all car parking spaces in this area shall be clearly delineated.
REASON:
In the interest of the proper planning and development of the area.
- 6 The 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 the storage or display of goods or materials.
REASON:
In the interest of the proper planning and development of the area.
- 7 In relation to foul and surface water drainage:

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- (a) the applicant to ensure full and complete separation of foul and surface water systems.
- (b) all pipes shall be laid with a minimum cover of 1.2 metres 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 the proper planning and development of the area.

8 In relation to water:

- (a) Each unit requires a separate connection and meter. All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at the applicants prior expense.
- (b) Layout shall be in accordance with Part B of the 1997 Building Regulations.
- (c) 24 hour storage per unit shall be provided.

REASON:

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

- 9** That a financial contribution in the sum of £920 (nine hundred and twenty pounds) EUR 1,168 (one thousand one hundred and sixty eight 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:

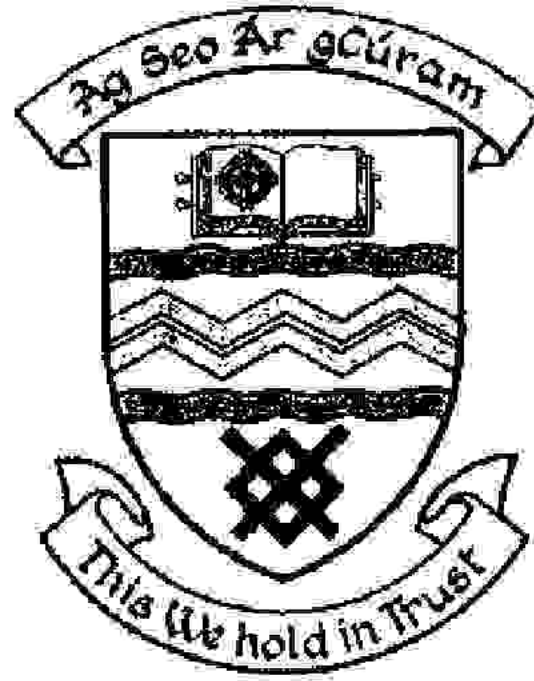
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 10** That a financial contribution in the sum of £2,394 (two thousand three hundred and ninety four pounds) EUR 3,039 (three thousand and thirty nine 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

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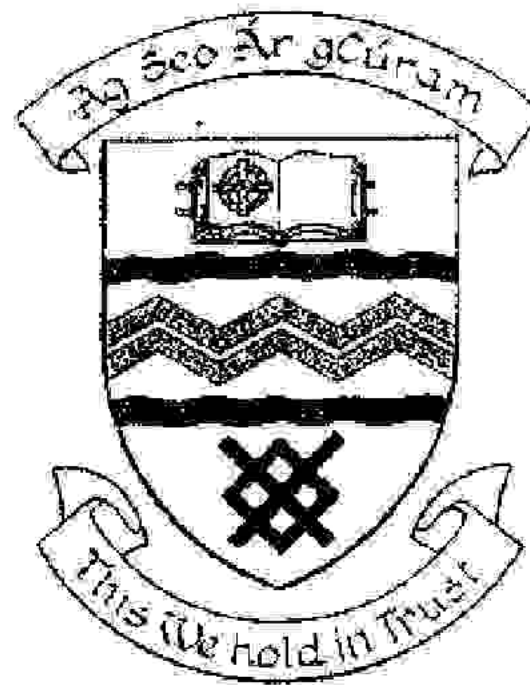
that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

.....31/05/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0762	Date of Decision 13/04/2000
Register Reference S00A/0084	Date: 15/02/00

Applicant Mr. D. Ryan,

Development Sub divide unit 2B1 into three units with mezzanine floors, offices and toilet facilities.

Location Unit 2B1, John F. Kennedy Road, JFK Industrial Estate, Bluebell, Dublin 12.

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

LNR
13/04/00
for SENIOR ADMINISTRATIVE OFFICER

Raymond O'Sullivan,
Newtown,
Eadestown,
Naas,
Co. Kildare.

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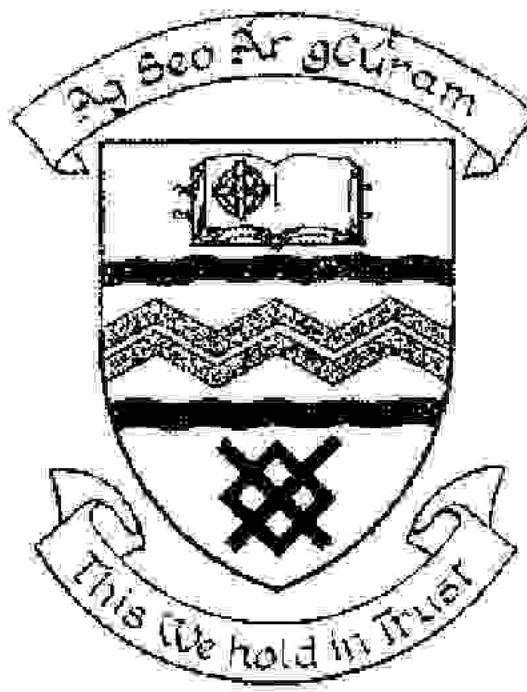
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REG REF. S00A/0084

Conditions and Reasons

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display of goods or materials.

REASON:

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

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- (a) the applicant to ensure full and complete separation of foul and surface water systems.
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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 the services.

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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.