

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S00A/0050	
1. Location	Unit 140B, Hawthorne Road, Western Industrial Estate, Dublin 12.			
2. Development	Retention of mezzanine floor.			
3. Date of Application	02/02/00	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Fergus Carey & Associates, Address: Unit 1A, Ashcourt, Ashbourne Industrial Estate,			
5. Applicant	Name: Courts (Irl) Ltd., Address: Naas Road, Dublin 12.			
6. Decision	O.C.M. No. 0657 Date 30/03/2000	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 2407 Date 01/11/2000	Effect AP GRANT PERMISSION		
8. Appeal Lodged	28/04/2000	Written Representations		
9. Appeal Decision	25/08/2000	Remove Condition(s) & Amend Condition(s)		
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

Fergus Carey & Associates,
Unit 1A, Ashcourt,
Ashbourne Industrial Estate,
Ashbourne,
Co. Meath.

22/11/00

re: Application for planning permission for retention of a mezzanine floor at Unit 140B,
Hawthorne Road, Western Industrial Estate, Dublin 12.

Dear Sir or Madam,

I refer to your letter of 20/11/00 regarding a Notification of Grant of Permission which
was issued in respect of the above-mentioned planning application.

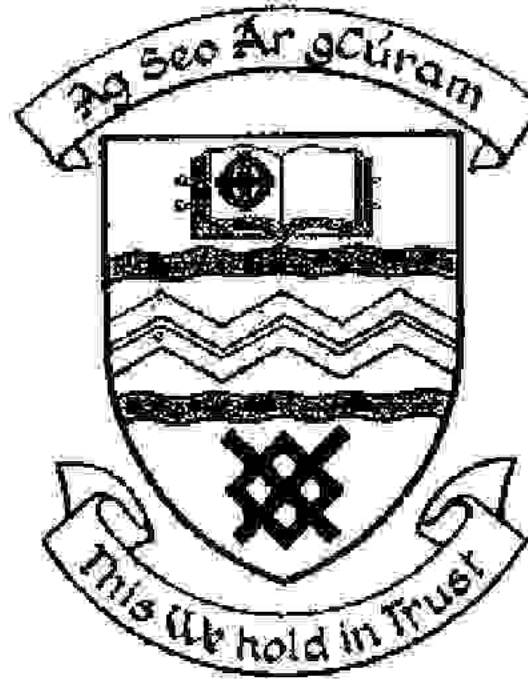
This notification was issued to you in error and I now enclose a revised Notification of
Grant of Permission which includes the amendments made by An Bord Pleanála.

I apologise for any inconvenience this may have caused.

Yours sincerely,

for K Pine Ireland
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 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

Fergus Carey & Associates,
Unit 1A,
Ashcourt,
Ashbourne Industrial Estate,
Ashbourne,
Co. Meath.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2407	Date of Final Grant 01/11/2000
Decision Order Number 0657	Date of Decision 30/03/2000
Register Reference S00A/0050	Date 02/02/00

Applicant Courts (Irl) Ltd.,

Development Retention of mezzanine floor.

Location Unit 140B, Hawthorne Road, Western Industrial Estate,
Dublin 12.

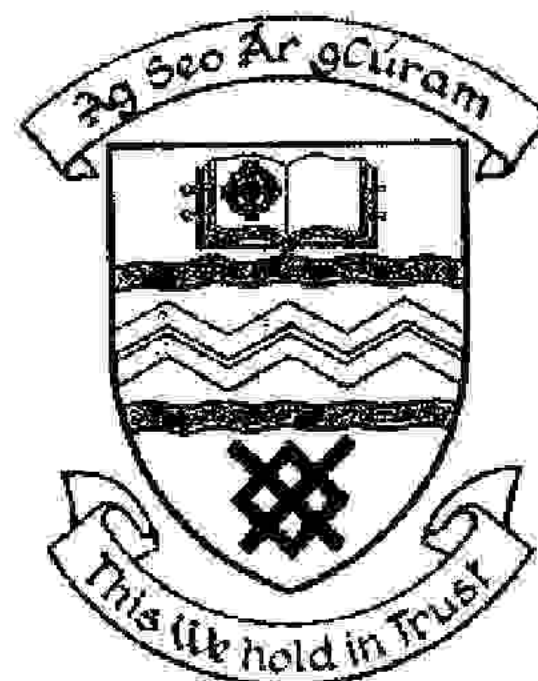
Floor Area 0.00 Sq Metres

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 (5) 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 This condition was removed by order of An Bord Pleanála Ref. PL 06S.119230 dated 25th August 2000.

- 3 That the mezzanine floor shall not be used for sales or display purposes and shall only be used for storage.

REASON:

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

- 4 Condition amended by order of An Bord Pleanála Ref. PL 06S.119230 dated 25th of August 2000.

The developer shall pay the sum of £4,500 (Four Thousand Five Hundred Pounds) EUR 5,713.82 (Five Thousand Seven Hundred and Thirteen Euros and Eighty Two Cents) [updated at time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office], to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in respect of the provision of a public water supply and sewerage facilities facilitating the proposed development.

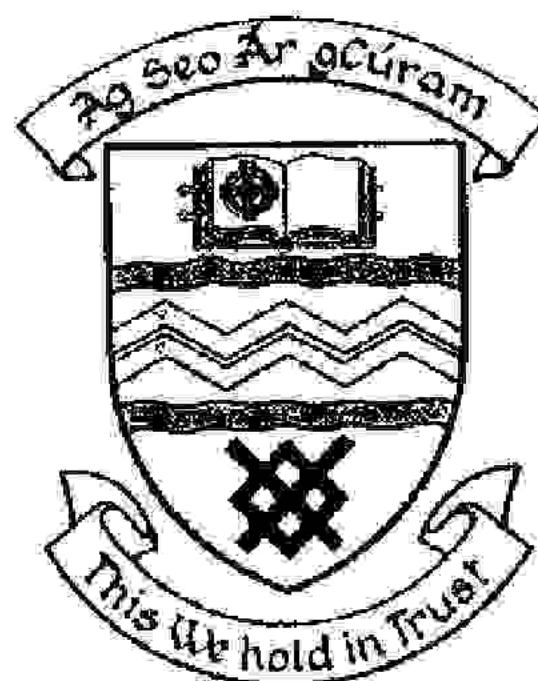
In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2) (h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of this order.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Planning Authority in respect of works facilitating the proposed development.

- 5 Condition amended by order of An Bord Pleanála Ref. PL 06S.119230 dated 25th of August 2000.

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

The developer shall pay the sum of £11,500 (Eleven Thousand Five Hundred Pounds) EUR 14,601.99 (Fourteen Thousand Six Hundred and One Euros and Ninety Nine Cents) [updated at time of payment in accordance with changes in the Wholesale Price Index - Building and Construction (Capital Goods), published by the Central Statistics Office], to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in respect of road improvements works and a traffic management scheme facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of this order.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Planning Authority in respect of works 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.


.....23/11/00
for SENIOR ADMINISTRATIVE OFFICER

FERGUS CAREY & ASSOCIATES

ARCHITECTS & PROJECT MANAGERS

INT. TELEPHONE: 353 1 835 1572
INT. TELEFAX: 353 1 835 1607
E-MAIL: fergus@careyassoc.iol.ie

JP UNIT 1A FIRST FLOOR
ASHCOURT
ASHBOURNE INDUSTRIAL ESTATE
ASHBOURNE
CO. MEATH

TELEPHONE: 01 835 1572
TELEFAX: 01 835 1607
E-MAIL: fergus@careyassoc.iol.ie

20th November 2000.

South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24.



Re: Register Reference S00A/0050
Retention of Mezzanine Floor for Courts (Irl.) Ltd.


Dear Sirs,

We are in receipt of your Notice of Grant of Permission regarding the above and note that it is not in accordance with order made by An Bord Pleanála.

Bord Pleanála indicated that Condition No. 2 be omitted (as indicated in paragraph 4 of page 1 of Bord Pleanála order). You have reintroduced Condition No. 2 as Condition No. 5 in Notification of Grant of Permission dated 3/11/2000.

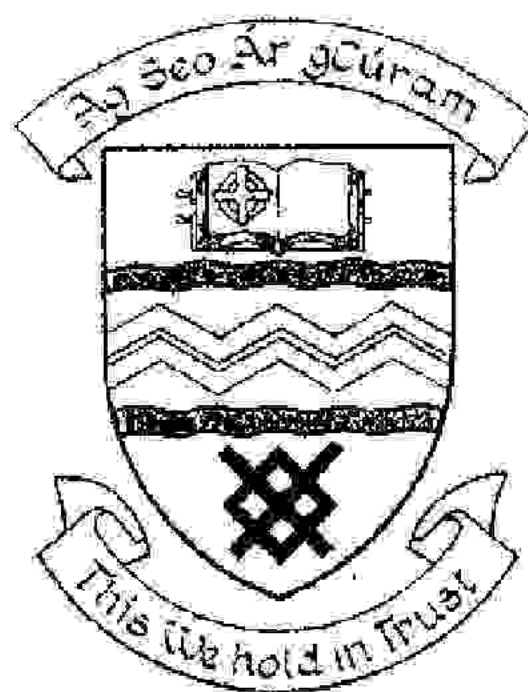
We require the Notification of Grant of Permission to reflect An Bord Pleanála's order.

Yours sincerely,


Fergus Carey.

c.c. An Bord Pleanála.

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 0657	Date of Decision 30/03/2000
Register Reference S00A/0050	Date: - 02/02/00

Applicant Courts (Irl) Ltd.,
Development Retention of mezzanine floor.
Location Unit 140B, Hawthorne Road, Western Industrial Estate,
Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

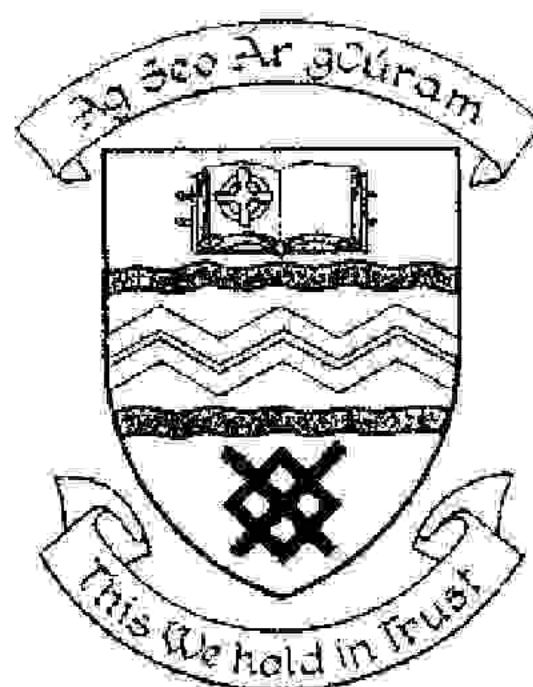
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (5) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

 30/03/00
for SENIOR ADMINISTRATIVE OFFICER

Fergus Carey & Associates,
Unit 1A,
Ashcourt,
Ashbourne Industrial Estate,
Ashbourne,
Co. Meath.

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/0050

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 The use of the mezzanine floor shall be for a period of five years from the date of the final grant of permission unless permission for retention of the use is granted by the Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 3 That the mezzanine floor shall not be used for sales or display purposes and shall only be used for storage.

REASON:

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

- 4 That a financial contribution in the sum of £8,904 (eight thousand nine hundred and four pounds) EUR 11,306 (eleven thousand three hundred and six 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 on receipt of final grant of permission.

REASON:

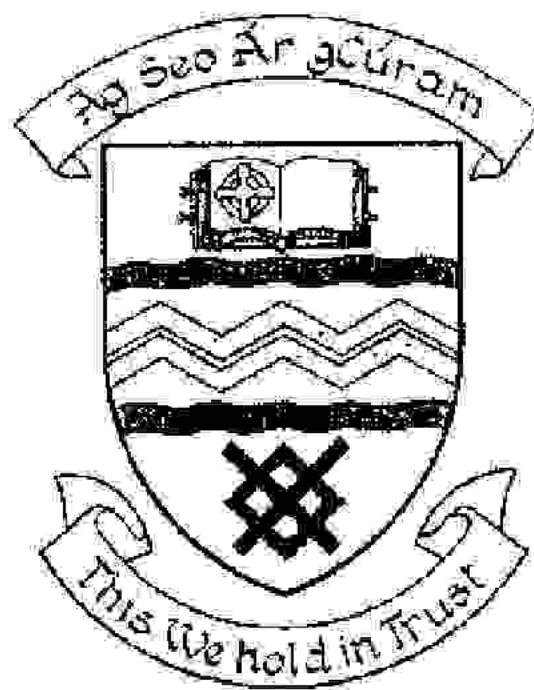
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 5 That a financial contribution in the sum of £23,163 (twenty three thousand one hundred and sixty three pounds) EUR 29,410 (twenty nine thousand four hundred and ten euros)

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/0050

towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

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.