

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0876	
1. Location	Nangor Road, Western Industrial Estate, Dublin 12.		
2. Development	5 no. 3 storey industrial office units at Nangor Road, Western Industrial Estate, Dublin 12. Permission includes demolition of existing derelict dwelling.		
3. Date of Application	10/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/02/2000 2.	1. 07/03/2000 2.
4. Submitted by	Name: Traynor O'Toole Partnership, Address: 49 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Profile Properties, Address: c/o Traynor O'Toole Partnership, 49 Upper Mount Street, Dublin 2.		
6. Decision	O.C.M. No. 0946 Date 04/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1466 Date 05/07/2000	Effect AP GRANT PERMISSION	
8. Appeal Lodged	06/06/2000	Written Representations	
9. Appeal Decision	23/06/2000	Appeal Withdrawn	
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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Traynor O'Toole Partnership,
49 Upper Mount Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1466	Date of Final Grant 05/07/2000
Decision Order Number 0946	Date of Decision 04/05/2000
Register Reference S99A/0876	Date 07/03/00

Applicant Profile Properties,

Development 5 no. 3 storey industrial office units at Nangor Road,
Western Industrial Estate, Dublin 12. Permission includes
demolition of existing derelict dwelling.

Location Nangor Road, Western Industrial Estate, Dublin 12.

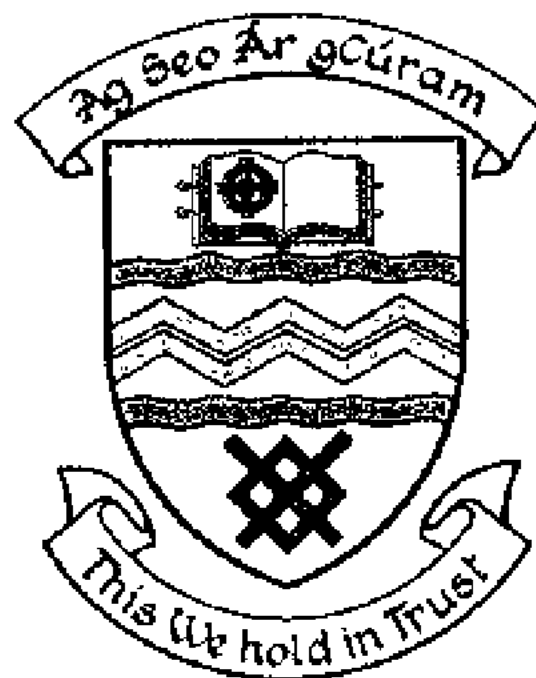
Floor Area 9005.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/02/2000 /07/03/2000

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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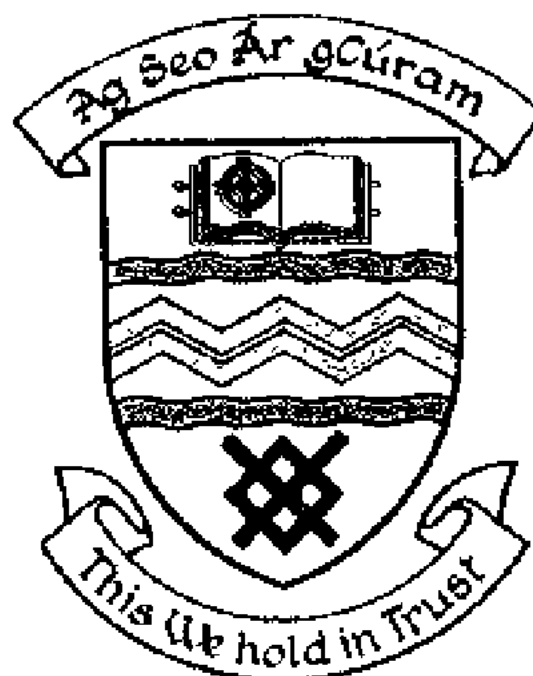
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Conditions and Reasons

- 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 07/03/00 and Unsolicited Additional Information received on 14/03/00, 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 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 3 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.
- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
 REASON:
 To protect the amenities of the area.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
 REASON:
 In the interest of amenity.
- 6 The developer shall ensure that the development presents a good quality appearance to surrounding sites and roadways, especially to Nangor Road and Willow Road, through adequate landscaping, screening of open areas and treatment of all site boundaries. Therefore, the applicant shall ensure that landscaping proposals and boundary treatment proposals as indicated on drawings submitted with this application are implemented and in place prior to the occupation of the industrial units.
 REASON:

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

- 7 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 8 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1994 as amended, no advertising sign shall be erected on the premises except that which is exempted development without a prior grant of permission by the Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interest of visual amenity.

- 9 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 storage or display or other uses.

REASON:

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

- 10 The applicant shall implement the Traffic Mobility Management Plan as indicated in the response to the request for Additional Information submitted on 07/03/00 with this application. The applicant is also advised to consult with the Dublin Transportation Office in the adoption and operation of this Mobility Management Plan.

REASON:

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

- 11 In relation to foul drainage and surface water:-

- (a) The applicant to ensure full and complete separation of foul and surface water systems.
- (b) No building within 5m of public sewer or sewer with potential to be taken in charge.
- (c) 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

REG REF. S99A/0876 **SOUTH DUBLIN COUNTY COUNCIL**
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in C20 concrete 150mm thick.

REASON:

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

12 In relation to water:-

- (a) All connections, swabbing, chlorinations by South Dublin County Council at the applicants prior expense.
- (b) Prior to the commencement of works, the applicant to submit and agree a revised watermain layout with the Area Engineer and Leakage Engineer, Deansrath Depot (tel. 4570784). Drawings to indicate proposed watermain sizes, valve, metre and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of the 1997 Building Regulations.
- (c) Spurs shall not end with a duckfoot hydrant. To facilitate self cleaning of watermains, spurs shall terminate with a loop.
- (d) Applicant may need to install balancing tanks and booster pumps on rising main to serve the upper storeys of development.
- (e) 24 hour storage to be provided to each unit.

REASON:

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

- 13 That the gross floor area of the proposed development shall not be increased by the construction of mezzanine floors or otherwise, unless a specific planning permission for such alterations is first granted by the Planning Authority or by An Bord Pleanála on appeal.

REASON:

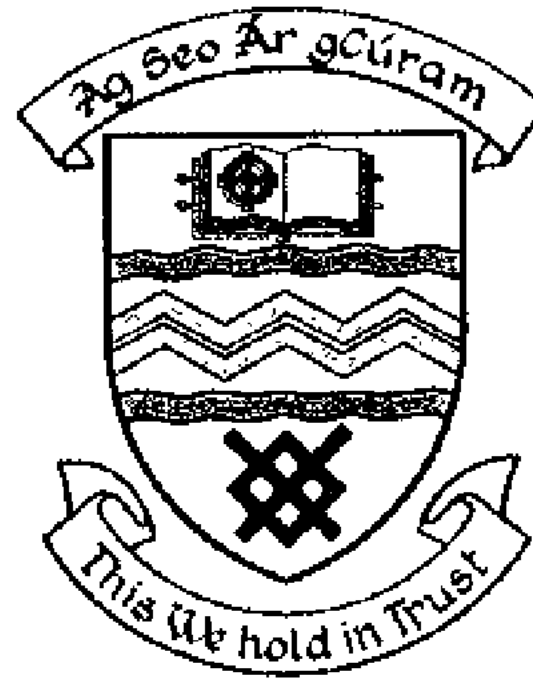
To enable effective control to be maintained in the interest of the proper planning and development of the area.

- 14 That a financial contribution in the sum of £72,699 (seventy two thousand six hundred and ninety nine pounds) EUR 92,309 (ninety two thousand three hundred and nine 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 15 That a financial contribution in the sum of £189,105 (one hundred and eighty nine thousand one hundred and five pounds) EUR 240,113 (two hundred and forty thousand one hundred and thirteen 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.

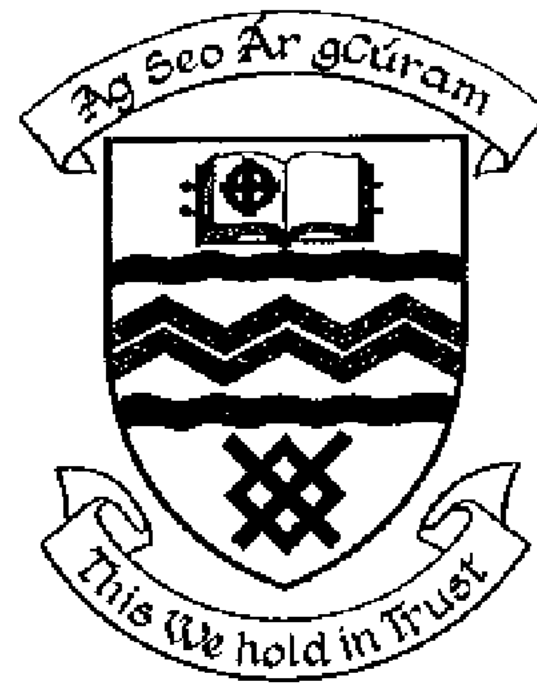
.....06/07/00
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0876	
1. Location	Nangor Road, Western Industrial Estate, Dublin 12.		
2. Development	5 no. 3 storey industrial office units at Nangor Road, Western Industrial Estate, Dublin 12. Permission includes demolition of existing derelict dwelling.		
3. Date of Application	10/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/02/2000 2.	1. 07/03/2000 2.
4. Submitted by	Name: Traynor O'Toole Partnership, Address: 49 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Profile Properties, Address: c/o Traynor O'Toole Partnership, 49 Upper Mount Street, Dublin 2.		
6. Decision	O.C.M. No. 0946 Date 04/05/2000	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
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0946	Date of Decision 04/05/2000 <i>MA</i>
Register Reference S99A/0876	Date: 10/12/99

Applicant Profile Properties,
Development 5 no. 3 storey industrial office units at Nangor Road,
Western Industrial Estate, Dublin 12. Permission includes
demolition of existing derelict dwelling.
Location Nangor Road, Western Industrial Estate, Dublin 12.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 08/02/2000 /07/03/2000
Clarification of Additional Information Requested/Received /

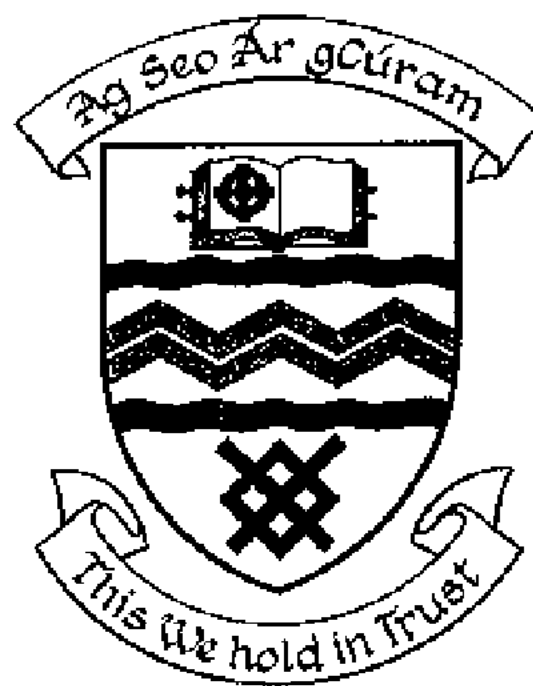
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

MA
..... 04/05/00
for SENIOR ADMINISTRATIVE OFFICER

Traynor O'Toole Partnership,
49 Upper Mount Street,
Dublin 2.

· SOUTH DUBLIN COUNTY COUNCIL
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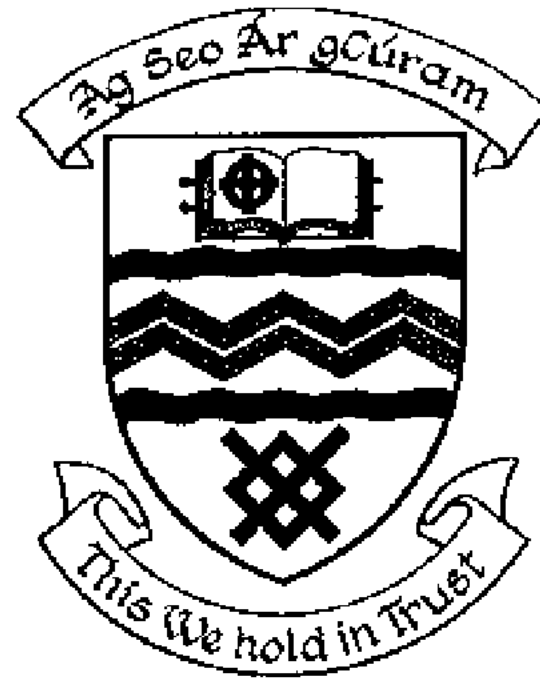
Conditions and Reasons

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- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
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- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
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- 6 The developer shall ensure that the development presents a good quality appearance to surrounding sites and roadways, especially to Nangor Road and Willow Road, through adequate

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landscaping, screening of open areas and treatment of all site boundaries. Therefore, the applicant shall ensure that landscaping proposals and boundary treatment proposals as indicated on drawings submitted with this application are implemented and in place prior to the occupation of the industrial units.

REASON:

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

- 7 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

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- 9 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 storage or display or other uses.

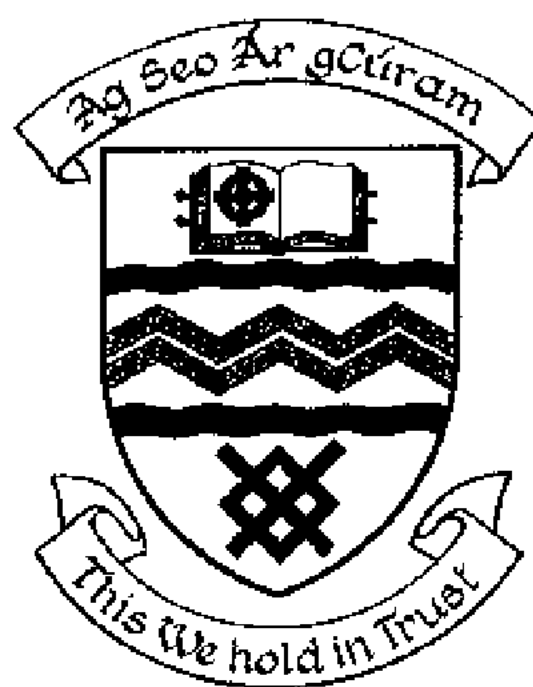
REASON:

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

- 10 The applicant shall implement the Traffic Mobility Management Plan as indicated in the response to the request for Additional Information submitted on 07/03/00 with this application. The applicant is also advised to consult with the Dublin Transportation Office in the adoption and operation of this Mobility Management Plan.

REASON:

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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.
- (b) No building within 5m of public sewer or sewer with potential to be taken in charge.
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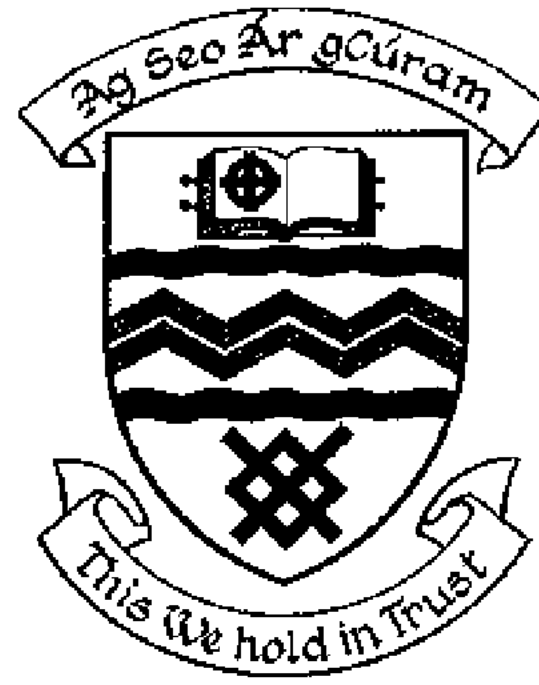
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- (a) All connections, swabbing, chlorinations by South Dublin County Council at the applicants prior expense.
- (b) Prior to the commencement of works, the applicant to submit and agree a revised watermain layout with the Area Engineer and Leakage Engineer, Deansrath Depot (tel. 4570784). Drawings to indicate proposed watermain sizes, valve, metre and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of the 1997 Building Regulations.
- (c) Spurs shall not end with a duckfoot hydrant. To facilitate self cleaning of watermains, spurs shall terminate with a loop.
- (d) Applicant may need to install balancing tanks and booster pumps on rising main to serve the upper storeys of development.
- (e) 24 hour storage to be provided to each unit.

REASON:

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

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- 13 That the gross floor area of the proposed development shall not be increased by the construction of mezzanine floors or otherwise, unless a specific planning permission for such alterations is first granted by the Planning Authority or by An Bord Pleanála on appeal.

REASON:

To enable effective control to be maintained in the interest of the proper planning and development of the area.

- 14 That a financial contribution in the sum of £72,699 (seventy two thousand six hundred and ninety nine pounds) EUR 92,309 (ninety two thousand three hundred and nine 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:

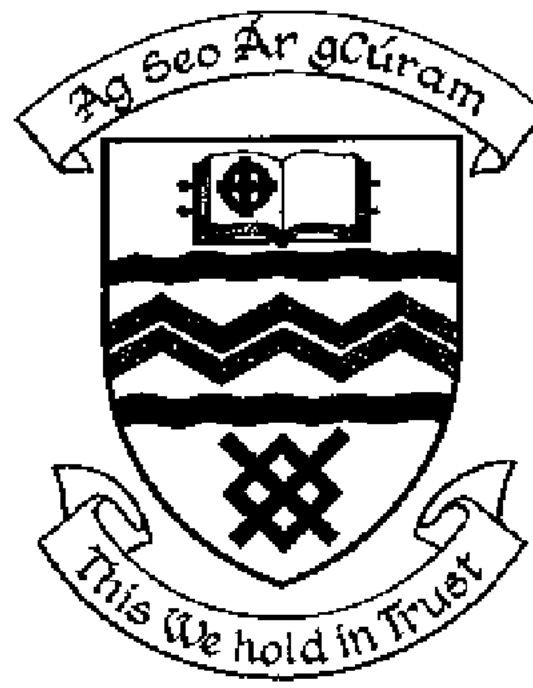
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 15 That a financial contribution in the sum of £189,105 (one hundred and eighty nine thousand one hundred and five pounds) EUR 240,113 (two hundred and forty thousand one hundred and thirteen 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.

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

Decision Order Number 0236	Date of Decision 08/02/2000
Register Reference S99A/0876	Date: 10/12/99

Applicant Profile Properties,
Development 5 no. 3 storey industrial office units at Nangor Road,
 Western Industrial Estate, Dublin 12. Permission includes
 demolition of existing derelict dwelling.

Location Nangor Road, Western Industrial Estate, Dublin 12.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 10/12/99 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 The applicant is advised that correspondence received from a third party appears to contest the applicants stated freehold interest in the entire subject site. Clarification of the applicants legal interest in the site is required in this regard, in the form of written evidence of ownership.
- 2 The applicant is requested to submit full details of proposed treatment to all site boundaries. In this regard boundary treatment to all public road boundaries shall comprise of a low wall and suitable railing to an overall height not exceeding 2.4 metres. A 2m wide planted strip shall be provided inside site boundaries to public roads.
- 3 Clarification is required in regard to an apparent discrepancy between the site boundary as shown on the site location map and proposed site drawing at the easternmost part of the site.

Traynor O'Toole Partnership,
49 Upper Mount Street,
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- 4 A mobility management plan is required to demonstrate how it is proposed to achieve an acceptable modal split between private vehicular transport and public transport and other modes of transport in accordance with the objectives of the Dublin Transportation Strategy in respect of service-based development.
- 5 Clarification is required with regard to the nature of the proposed development, described as 'industrial office units' as to whether the units are for light industry or office-based industry as defined in the South Dublin County Development Plan. In this regard the applicant is advised that office-based industry uses require the provision of car parking at the rate of one space per 25sq.m. of gross floor area. In the event that the proposal is for office-based industry revised proposals are required to show how the required car parking provision is to be achieved.
- 6 Full details are required of proposed water supply including pipe sizes, valve, meter and hydrant layout, and proposed connections to existing mains, in accordance with Part B of 1997 Building Regulations.

Signed on behalf of South Dublin County Council

[Signature]
.....
for Senior Administrative Officer

08/02/00