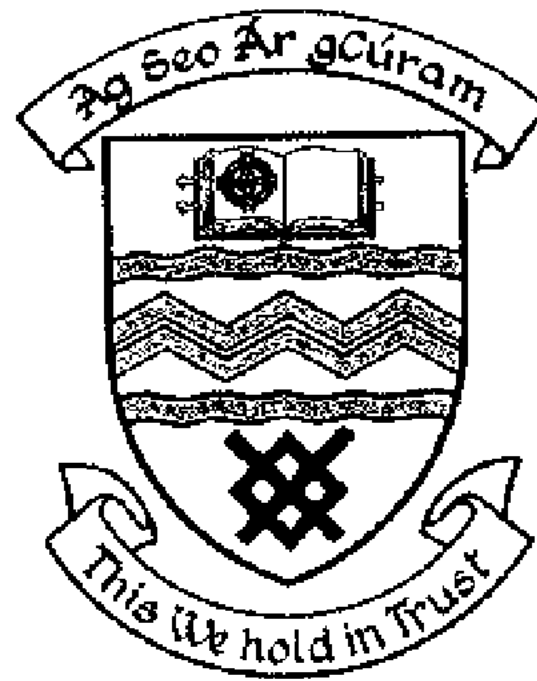


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0323	
1. Location	Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12.		
2. Development	3 storey storage and office building.		
3. Date of Application	18/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Conroy Crowe Kelly Architects, Address: 65 Merrion Square, Dublin 2.		
5. Applicant	Name: Martin Walshe & Gerry McIntyre, Address: Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12.		
6. Decision	O.C.M. No. 1468 Date 14/07/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1851 Date 26/08/1999	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 1851	Date of Final Grant 26/08/1999
Decision Order Number 1468	Date of Decision 14/07/1999
Register Reference S99A/0323	Date 18/05/99

Applicant Martin Walshe & Gerry McIntyre,

Development 3 storey storage and office building.

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

Floor Area 998.00 Sq Metres

Time extension(s) up to and including

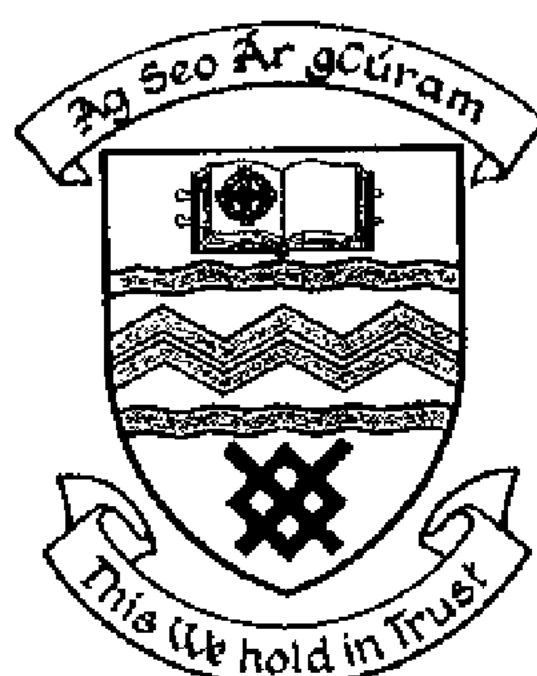
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (9) 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard the proposed development shall comply with the following:-

- a) No building within 5m of public sewer or sewer with potential to be taken in charge. Foul Sewer 225mm diameter is adjacent to site on south and east sides;
- b) No building within 5m of public sewer or sewer with potential to be taken in charge. Surface water sewer 300mm diameter increasing to 375mm diameter is adjacent to site on south and east sides;
- c) Applicant to ensure full and complete separation of foul and surface water systems;
- d) 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.

REASON:

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

- 3 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.

REASON:

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

- 4 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.

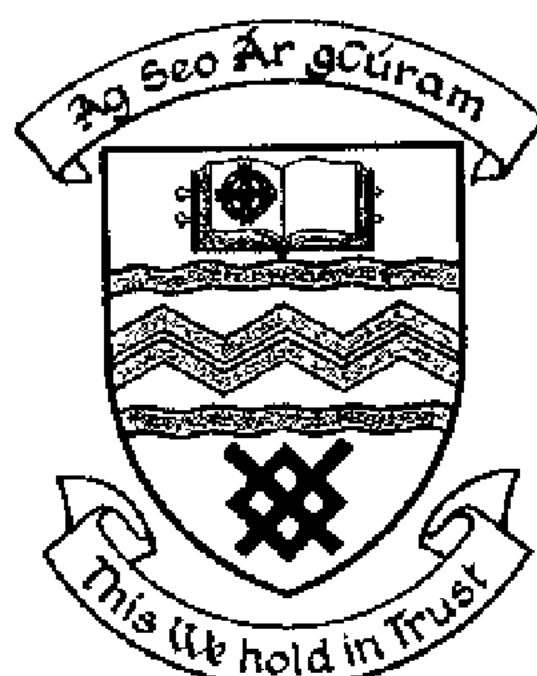
REASON:

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

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- 5 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.

- 6 That prior to development commencing a revised site layout plan shall be submitted for the written agreement of the Planning Authority providing car parking in accordance with Development Plan standards. In this regard the requirement is for 30 car spaces.

REASON:

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

- 7 That prior to development commencing full details of the proposed external finishes be submitted and agreed with the Planning Authority.

REASON:

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

- 8 That a financial contribution in the sum of £7,807 (seven thousand eight hundred and seven pounds) 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:

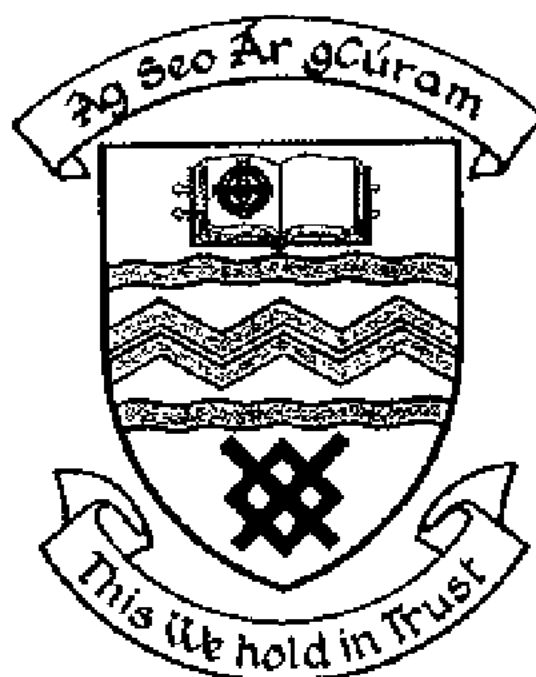
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 That a financial contribution in the sum of £20,307 (twenty thousand three hundred and seven pounds) 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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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

[Signature]
.....30/08/99
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 1468	Date of Decision 14/07/1999
Register Reference S99A/0323	Date: 18/05/99

Applicant Martin Walshe & Gerry McIntyre,
Development 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 /

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

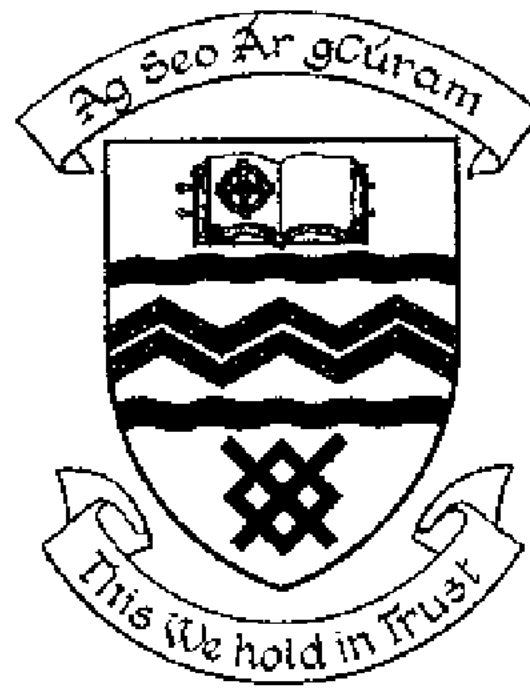
..... 15/07/99
for SENIOR ADMINISTRATIVE OFFICER

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

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REG REF. S99A/0323

Conditions and Reasons

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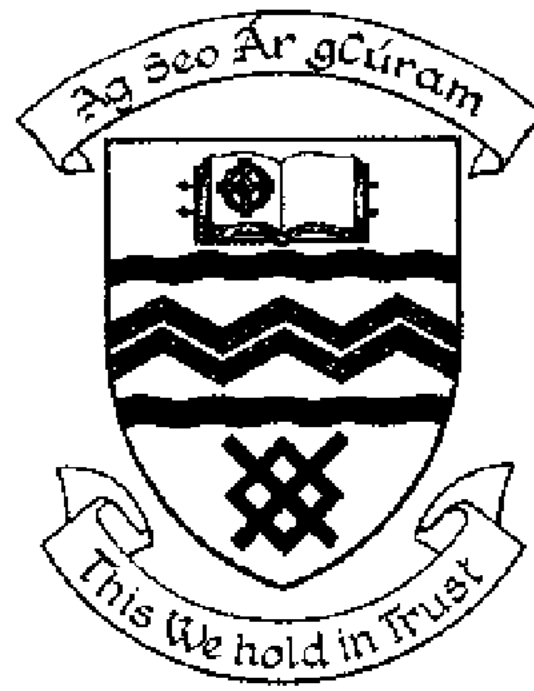
REASON:

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REG. REF. S99A/0323

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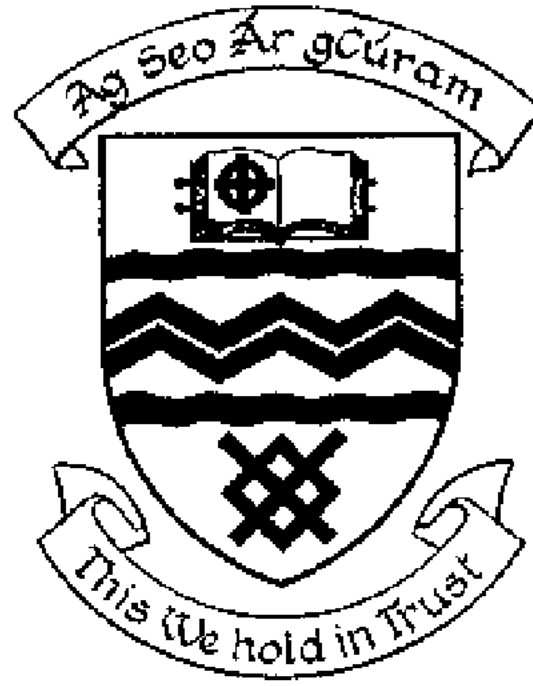
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