

OMS ARCHITECTS		
IOB No.	0154	
FILE No.	301- Plan. App. #1	
Date	- 5 NOV 2003	
JW		
JS		

Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T: (01) 672 2149 / F: (01) 670 7861

04/11/2003

Oms Architects
Columbia Mills
14-15, Sir John Rogersons Quay
Dublin 2

THIS IS AN IMPORTANT LEGAL DOCUMENT WHICH SHOULD BE PLACED WITH YOUR TITLE DEEDS

Application No.	3618/03
Registration Date	28-Jul-2003
Decision Date	19-Sep-2003
Decision Order No	P3954
Date of Final Grant	29-Oct-2003
Grant Order No	P4660
Location	1-4 North Strand and 1 Aldborough Place, Dublin 3
Proposal	Costellos Construction Ltd intend to apply for permission for demolition of existing single and 2 storey buildings comprising of motor showrooms, former video store and garage on the entire site, construction of foundations lift shaft and basement, with ramp access from Aldborough Place and ground floor slab to facilitate a proposed mixed use development at 1-4 North Strand Road and 1 Aldborough Place, Dublin 3
Applicant	Costello Construction Limited 370-372, Clontarf Road, Dublin 3
Application Type	Permission

NOTIFICATION OF GRANT OF PERMISSION

PERMISSION for the development described above has been granted under the Planning & Development Act 2000 subject to the following conditions.

CONDITIONS AND REASONS FOR CONDITIONS

1. Insofar as the Planning & Development Act 2000 and the Regulations made thereunder are concerned the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices. Reason: To comply with permission regulations.
2. The basement car park and access ramp shall not be constructed without the prior written agreement of the Roads, Streets and Traffic Department or shall be constructed by way of a separate planning permission.
Reason: in order to ensure a satisfactory standard of development.
3. The applicant shall compile for posterity a record of all structures to be demolished on site and shall submit a copy of the record to the Irish Architectural Archive.

NOT2perm



Dublin City Council

Comhairle Cathrach Bhaile Átha Cliath

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T: (01) 672 2149 / F: (01) 670 7861

04/11/2003

Reason: In order to maintain a record of structures to be demolished on site.

4. The applicant shall comply with the recommendation of the Main Engineering Drainage Division:

(a) The developer shall comply with the requirements of the Code of Practice for Development Works - Drainage,

And

(b) Subject to the Developer complying with the following conditions:

The drainage for the proposed development shall be designed on the completely separate system.

All private drains, downpipes, gullies, manholes, Armstrong Junctions, and similar private fittings are to be located within the final site boundary, with the exception of the Private Drain Connection to the Public Sewer.

The developer shall submit two copies of a detailed site drainage plan directly to the Drainage Division of Dublin City Council for written approval. These plans shall be submitted not later than the submission of the commencement notice for the development, and drainage works shall not under any circumstances commence prior to the issuing of such written approval.

All Drainage from Basement Level shall be discharged to Ground Level before falling by gravity from the site to the Public Sewer.

A Class II Light Liquid Separator, in accordance with the latest Drafts of European Standards prEN 858: Parts 1 & 2, shall be installed at suitable location on the private drainage system before discharging to Dublin City Council's foul sewer system.

Reason: In order to ensure a satisfactory standard of development.

5. The site and building works required to implement the development shall only be carried out between the hours of 8.00am and 6.00pm Monday to Friday and between 8.00 and 1.00pm Saturdays and not at all on Sundays or Bank Holidays.

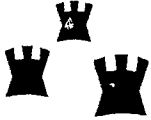
Reason: In order to safeguard the amenities of adjoining residential occupiers.

6. Prior to the commencement of development the applicant shall submit for the written agreement of the Environmental Health Department a waste management Plan for all demolition and construction waste to include the following:

- * Measures to prevent waste arising
- * Measures to achieve minimisation of waste.
- * Measures to achieve the reuse of materials.
- * Estimated tonnage of C&DW arising on site.
- * Recycling of waste arising - tonnage to be recycled on-site/off-site and proposed use of the recycled materials.
- * Estimated tonnage to be used for remedial works at identified existing landfill sites.
- * Method of disposal of the residue waste arising, including hazardous waste
- * Location (name and address) of the facility or facilities at which the residual waste will be disposed of.
- * An undertaking that only hauliers with Waste Collection Permits will be used to transport waste.

Reason: In the interests of sustainable development

NOT2perm



Dublin City Council

Comhairle Cathrach Bhaile Átha Cliath

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T: (01) 672 2149 / F: (01) 670 7861

04/11/2003

7. Before this development commences a financial contribution in the sum of Euro 57,636.68 shall be paid by the applicant to Dublin City Council, in accordance with Section 26 of the Local Government (Planning & Development) Act 1963. REASON : Investment by Dublin City Council in Local Authority works has facilitated and will facilitate the proposed development. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

Signed on behalf of Dublin City Council.

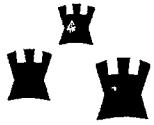
Marian Walsh
for Assistant City Manager

Date: 4/11/03

YOUR ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE ATTACHED 'CODES OF PRACTICE'

N.B. IT SHOULD BE CLEARLY UNDERSTOOD THAT THE GRANTING OF PLANNING PERMISSION DOES NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY OF COMPLYING WITH ANY REQUIREMENTS UNDER OTHER CODES OF LEGISLATION AFFECTING THE PROPOSAL AND THAT A PERSON SHALL NOT BE ENTITLED BY REASON OF A PLANNING PERMISSION TO CARRY OUT ANY DEVELOPMENT.

NOT2perm



Dublin City Council

Comhairle Cathrach Bhaile Átha Cliath

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T: (01) 672 2149 / F: (01) 670 7861

04/11/2003

7. Before this development commences a financial contribution in the sum of Euro 57,636.68 shall be paid by the applicant to Dublin City Council, in accordance with Section 26 of the Local Government (Planning & Development) Act 1963. REASON : Investment by Dublin City Council in Local Authority works has facilitated and will facilitate the proposed development. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

Signed on behalf of Dublin City Council.

Marian Walsh
for Assistant City Manager

Date: 4/11/03

YOUR ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE ATTACHED 'CODES OF PRACTICE'

N.B. IT SHOULD BE CLEARLY UNDERSTOOD THAT THE GRANTING OF PLANNING PERMISSION DOES NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY OF COMPLYING WITH ANY REQUIREMENTS UNDER OTHER CODES OF LEGISLATION AFFECTING THE PROPOSAL AND THAT A PERSON SHALL NOT BE ENTITLED BY REASON OF A PLANNING PERMISSION TO CARRY OUT ANY DEVELOPMENT.

NOT2perm