

**Comhairle Contae Fhine Gall Fingal County Council**



**An Roinn Pleanála  
& Infrastruchtúir Straitéisigh**

**Planning & Strategic  
Infrastructure Department**

Bosca 174  
Áras an Chontae  
Sord, Fine Gall  
Contae Átha Cliath

Bóthar an Gharráin  
Baile Bhlainséir  
Átha Cliath 15

P.O. Box 174  
County Hall  
Swords, Fingal  
Co. Dublin

Grove Road  
Blanchardstown  
Dublin 15

**Roger Dowley, Clifton Scannell Emerson & Associates  
Seafort Lodge  
Castledawson Avenue  
Blackrock  
Co Dublin**

**Notification of Grant of Permission  
PLANNING & DEVELOPMENT ACTS 2000 - 2011 AND REGULATIONS MADE  
THEREUNDER**

<b>Final Grant Order No.</b> PF/0629/12	<b>Date of Final Grant</b> 15-Jun-2012 <b>Permission Expiry Date *See Note At End</b>
<b>Decision Order No.</b> PB/0102/12	<b>Date of Decision</b> 04-May-2012
<b>Register Reference</b> FW12A/0024	<b>Registration Date</b> 15-Mar-2012

**Applicant** Hexagon Partnership

**Development** Refurbish the existing two storey Hexagon manufacturing facility. The proposed works will consist of the following:

1. Construction of new louvre facade to replace sections of existing glazing and brick facade to all four sides of the building elevation.
2. The internal works to the two storey facility and basement will consist of 12 no. rooms for electrical and electronic operations, workshop, offices and staff welfare area.
3. Re-roofing to the entire existing flat roof area of the two storey facility to include the installation of extractor fans and associated louvre clad housing.

**Location** Hexagon Manufacturing Facility, IDA Blanchardstown & Technology Pk, Snugborough Road, Dublin 15

**Floor Area** 0 sq.m.

**Time extension(s)** up to and including

**Additional Information Requested / Received /**





REG. REF. FW12A/0024

A **Permission** has been granted for the development described above, subject to the (4) condition(s) on the attached pages.

Signed on behalf of the Fingal County Council

S. Hawatty 15<sup>th</sup> June, 2012  
for **Senior Executive Officer**

For inspection purposes only.  
Consent of copyright owner required for any other use.





REG. REF. FW12A/0024

Conditions and Reasons

1. The development shall be carried out in its entirety in accordance with the plans, particulars, specifications, and information 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 requirements of the Principal Environmental Health Officer shall be ascertained and strictly adhered to in the development.

REASON: In the interest of public health.

3. No additional signage, structures, advertising devices or illuminations shall be erected anywhere on the site, without a further prior and specific grant of planning permission.

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

4. The water supply and drainage infrastructure, including the disposal of surface water, shall comply with the technical requirements of the Water Services Department of Fingal County Council and the Planning Authority, in particular:

(a) No foul drainage is to discharge into the surface water system under any circumstances.

(b) The foul drainage must be in compliance with the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006 or the EPA Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Dwellings (October 2009) whichever is applicable.

(c) No surface water/ rainwater is to discharge into the foul sewer system under any circumstances.

(d) The surface water drainage must be in compliance with the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006.





REG. REF. FW12A/0024

(e) All water fittings and installations must incorporate best current practices in water conservation.

(f) The water supply for the development must comply with the 'Guidelines for Drinking Water Supply'. FCC February 2009 Revision 1.

REASON: In the interest of public health and proper planning and sustainable development.

**NOTE:**

Permission Expiry Date:

Please note that this application is subject to the "9 day rule" as set out in S 251 of the Planning & Development Act, as amended.

All buildings must now be designed and constructed in accordance with the Building Regulations. The Building Control (Amendment) Regulations, 2009 came into effect on 1st October 2009.

With the exception of houses and certain agricultural buildings, a Fire Safety Certificate/Revised FSC (please refer to Regs) is required for all buildings (including apartments and flats), extensions and alterations and changes of use which are covered by the Building Regulations.

A **Commencement Notice** (Building Control Regulations 1997 to 2009) must be submitted to the Building Control Authority (not less than 14 days and not more than 28 days before development commences) in respect of all buildings other than

- Buildings which require a **Fire Safety Certificate** under the Regulations and where a person intends to commence work on the construction of a building before grant of the relevant Fire Safety Certificate. (See 7 Day Notice below)
- **Disability Access Certificates/Revised Disability Access Certificates**:-from the 1st of January 2010, a certificate of compliance with respect to Part M of the Second Schedule of the Building Regulations (Disability Access Certificate) shall be required in respect of all works or a building to which Part III (Fire Safety Certificates) refers.
- Exempted development for the purposes of the Planning and Development Act 2000 and the Regulations made thereunder.





REG. REF. FW12A/0024

A **7 Day Notice** is required where a person intends to commence work on the construction of a building before grant of the relevant Fire Safety Certificate. The Notice must be submitted not less than 7 days in advance of commencement of work and must be in accordance with the requirements of Article 20A(2) of the Regulations.

**A number of the conditions attached to the planning permission may need compliance submissions to be lodged and agreed prior to commencement of development. Please submit 5 copies of all documentation in relation to compliance submissions. Failure to comply with a condition of the planning permission is an offence under Section 151 of the Planning and Development Act 2000.**

*For inspection purposes only.  
Consent of copyright owner required for any other use.*

