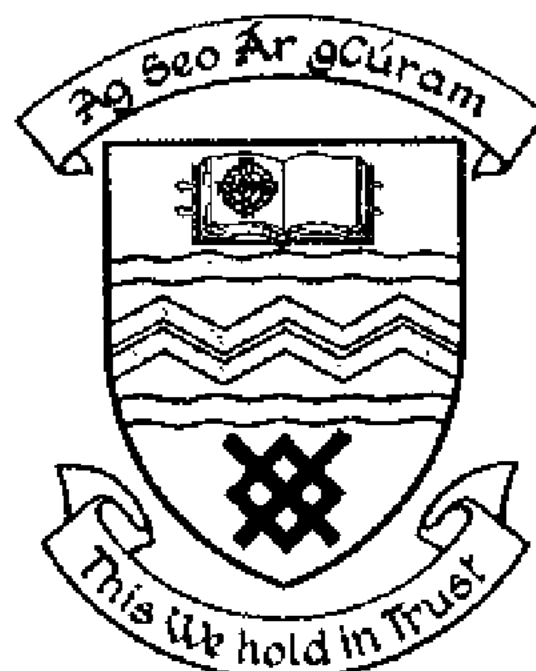


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0908	
1. Location	Unit 3 Clondalkin Industrial Estate, Crag Avenue, Dublin 22.		
2. Development	Modify the existing premises in three phases comprising of phase 1 (A) loading bay, marshalling area, cold store and first floor offices and amenities and external modifications. Phase 2 (B) 6 no. industrial units and offices, demolish the existing single storey office complex and external modifications. Phase 3 (C) loading bay, marshalling area, cold store and re-location of E.S.B. room, first floor offices, signage and demolition of sheds and external modifications.		
3. Date of Application	23/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/02/1999 2.	1. 31/05/1999 2.
4. Submitted by	Name: RC Design Services, Address: Moyalla 2 Wynberg Park,		
5. Applicant	Name: O. C. Coldstores Ltd., Address: Unit 3 Clondalkin Industrial Estate, Crag Avenue, Dublin 22.		
6. Decision	O.C.M. No. 1612  Date 29/07/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1982  Date 10/09/1999	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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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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Dublin 24

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RC Design Services,  
Moyalla  
2 Wynberg Park,  
Blackrock,  
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1982	Date of Final Grant 10/09/1999
Decision Order Number 1612	Date of Decision 29/07/1999
Register Reference S98A/0908	Date 31/05/99

**Applicant** O. C. Coldstores Ltd.,

**Development** Modify the existing premises in three phases comprising of phase 1 (A) loading bay, marshalling area, cold store and first floor offices and amenities and external modifications. Phase 2 (B) 6 no. industrial units and offices, demolish the existing single storey office complex and external modifications. Phase 3 (C) loading bay, marshalling area, cold store and re-location of E.S.B. room, first floor offices, signage and demolition of sheds and external modifications.

**Location** Unit 3 Clondalkin Industrial Estate, Crag Avenue, Dublin 22.

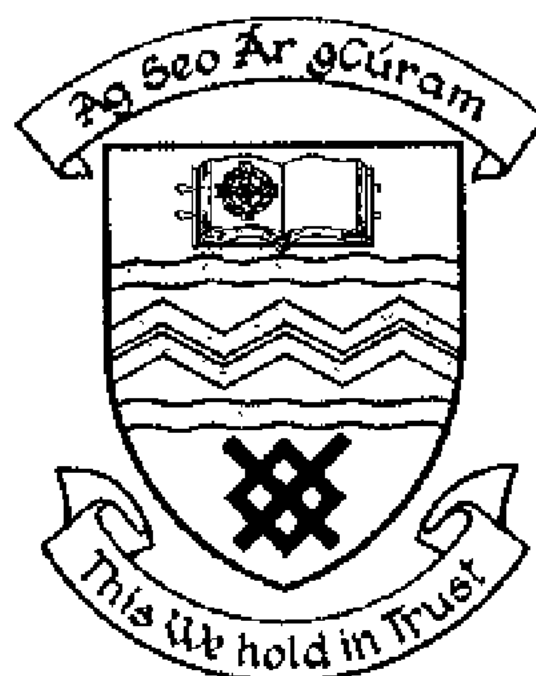
**Floor Area** 5252.00 Sq Metres  
**Time extension(s) up to and including** 26/02/1999  
**Additional Information Requested/Received** 19/02/1999 /31/05/1999

A Permission has been granted for the development described above,  
subject to the following (12) Conditions.

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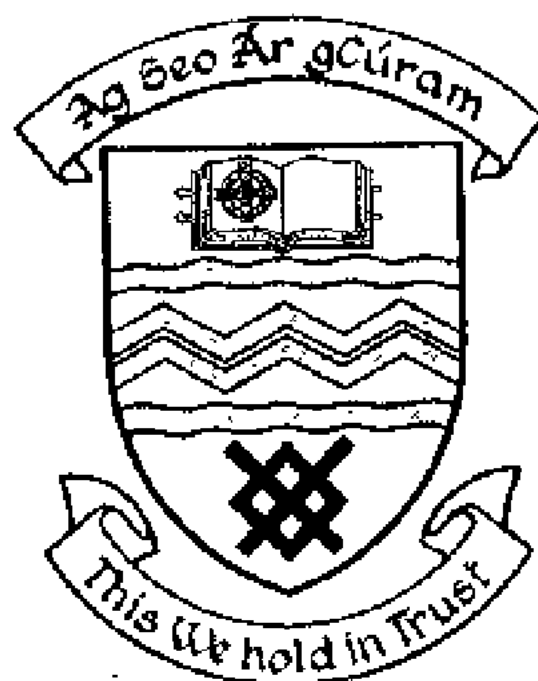
Telephone: 01-414 9230  
Fax: 01-414 9104

**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 as amended by the revised plans and details submitted by way of additional information 31/05/99, 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 Prior to the commencement of development the applicant shall submit details of all proposed external finishes for the written agreement of the Planning Authority.  
REASON:  
In the interests of visual amenity.
- 3 Prior to the commencement of development the applicant shall submit details of a proposed landscaping and planting scheme for the site, for the written agreement of the Planning Authority. All planting and landscaping works to be undertaken in the first planting season following commencement of development.  
REASON:  
In the interest of visual amenity.
- 4 Prior to the commencement of development the applicant shall submit details of proposed boundary treatment to the site, for the written agreement of the planning authority. Such boundary treatment shall consist of the painting of the existing palisade fence along rear and side boundaries either dark green/black and the provision of a low wall and railing (not of the palisade type) with matching gate and pillars along the front boundary.  
REASON:  
In the interests of visual amenity.
- 5 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 applicant shall have regard to the following details:-
  - a) Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
  - b) Applicant to submit written evidence of permission to connect to private sewer;

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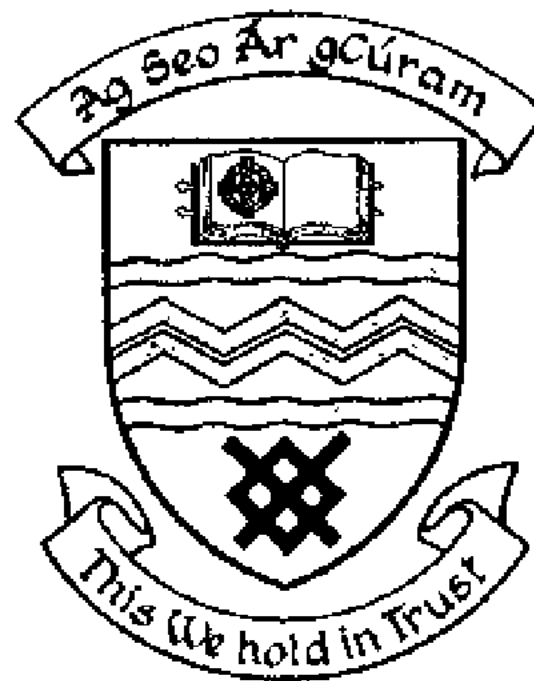
- c) Applicant to ensure full and complete separation of foul and surface water systems;
- d) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick;
- e) No building within 5m of public sewer or sewer with potential to be taken in charge;
- f) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990;
- g) Applicant to submit cover and invert levels of all manholes on surface water system before work commences on site;
- h) Applicant to submit details of outfall to stream including head wall, wing walls, apron and invert level of stream at outfall, for approval before work commences on site;
- i) All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer;
- j) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
- k) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations;
- l) To facilitate self-cleaning of watermains, where possible, spurs shall terminate with a loop. Otherwise spurs shall end with a Duckfoot hydrant.

REASON:

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

- 6 All carparking spaces shall be clearly marked out and the carparking/circulation areas indicated on the amended site plans submitted 31/05/99 shall be available at all times for carparking use and shall not be used for storage, display or other such uses.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REASON:

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

- 7 The proposed signage on the cold store extension shall be reduced in scale so as to match the signage on the adjoining building to the north. Notwithstanding the above mentioned signage no additional advertising signs or structures shall be erected except those which are exempted development, without prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interests of the control of advertising with respect to the visual amenities of the area.

- 8 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 9 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.

- 10 Prior to the commencement of development the applicant shall consult with the relevant statutory authority regarding the relocation of existing overhead cables on the site.

REASON:

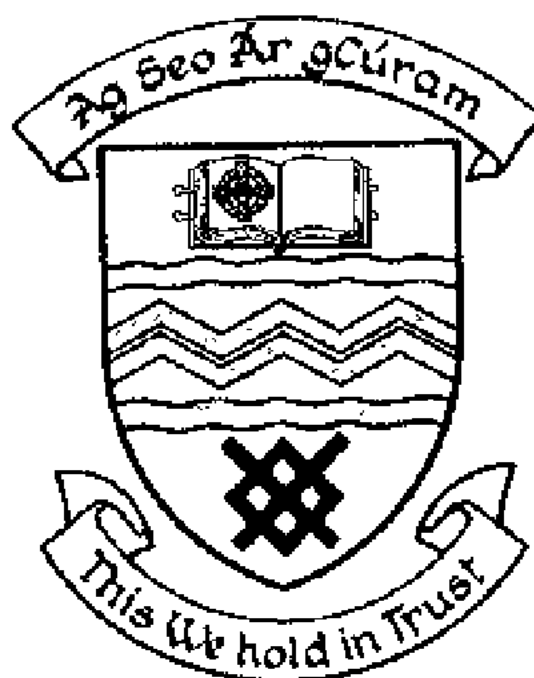
In the interest of the proper planning and development of the area.

- 11 That a financial contribution in the sum of £42,405 (forty two thousand four hundred and five 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.

SOUTH DUBLIN COUNTY COUNCIL  
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- 12 That a financial contribution in the sum of £110,313 (one hundred and ten thousand three hundred and thirteen 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:

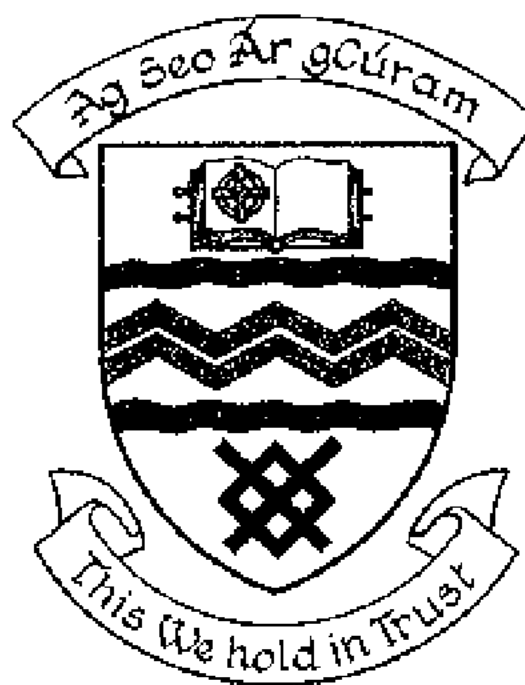
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

*L. A. W. W. Boulton* 13/09/99  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1612	Date of Decision 29/07/1999
Register Reference S98A/0908	Date: 23/12/98

**Applicant** O. C. Coldstores Ltd.,

**Development** Modify the existing premises in three phases comprising of phase 1 (A) loading bay, marshalling area, cold store and first floor offices and amenities and external modifications. Phase 2 (B) 6 no. industrial units and offices, demolish the existing single storey office complex and external modifications. Phase 3 (C) loading bay, marshalling area, cold store and re-location of E.S.B. room, first floor offices, signage and demolition of sheds and external modifications.

**Location** Unit 3 Clondalkin Industrial Estate, Crag Avenue, Dublin 22.

**Floor Area** Sq Metres

**Time extension(s) up to and including** 26/02/1999

**Additional Information Requested/Received** 19/02/1999 /31/05/1999

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

..... 29/07/99  
for SENIOR ADMINISTRATIVE OFFICER

RC Design Services,  
Moyalla  
2 Wynberg Park,  
Blackrock,  
Co. Dublin.



**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S98A/0908

**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 the revised plans and details submitted by way of additional information 31/05/99, 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 Prior to the commencement of development the applicant shall submit details of all proposed external finishes for the written agreement of the Planning Authority.  
REASON:  
In the interests of visual amenity.
- 3 Prior to the commencement of development the applicant shall submit details of a proposed landscaping and planting scheme for the site, for the written agreement of the Planning Authority. All planting and landscaping works to be undertaken in the first planting season following commencement of development.  
REASON:  
In the interest of visual amenity.
- 4 Prior to the commencement of development the applicant shall submit details of proposed boundary treatment to the site, for the written agreement of the planning authority. Such boundary treatment shall consist of the painting of the existing palisade fence along rear and side boundaries either dark green/black and the provision of a low wall and railing (not of the palisade type) with matching gate and pillars along the front boundary.  
REASON:  
In the interests of visual amenity.
- 5 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 applicant shall have regard to the following details:-

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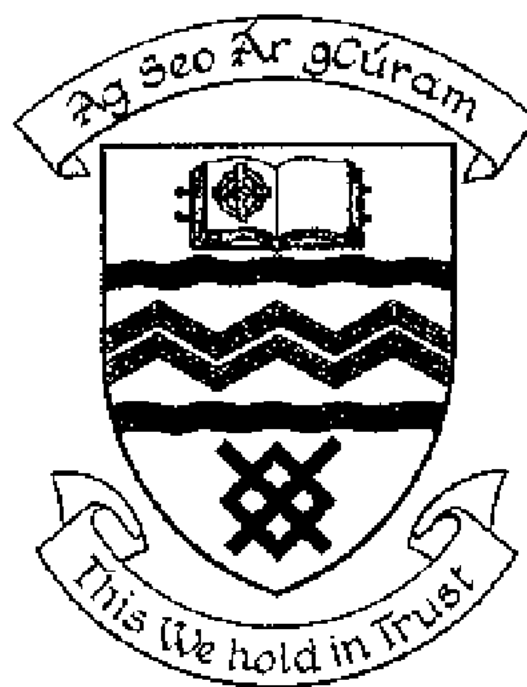
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REG. REF. S98A/0908

- a) Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
- b) Applicant to submit written evidence of permission to connect to private sewer;
- 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;
- e) No building within 5m of public sewer or sewer with potential to be taken in charge;
- f) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990;
- g) Applicant to submit cover and invert levels of all manholes on surface water system before work commences on site;
- h) Applicant to submit details of outfall to stream including head wall, wing walls, apron and invert level of stream at outfall, for approval before work commences on site;
- i) All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer;
- j) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense;
- k) Prior to the commencement of the works, applicant shall submit for the approval of the Area Engineer, Deansrath Depot (tel. (01) 4570784) a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to existing watermains. Layout shall be in accordance with Part B of 1997 Building Regulations;

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REG REF. S98A/0908

- 1) To facilitate self-cleaning of watermains, where possible, spurs shall terminate with a loop. Otherwise spurs shall end with a Duckfoot hydrant.

REASON:

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

- 6 All carparking spaces shall be clearly marked out and the carparking/circulation areas indicated on the amended site plans submitted 31/05/99 shall be available at all times for carparking use and shall not be used for storage, display or other such uses.

REASON:

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

- 7 The proposed signage on the cold store extension shall be reduced in scale so as to match the signage on the adjoining building to the north. Notwithstanding the above mentioned signage no additional advertising signs or structures shall be erected except those which are exempted development, without prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interests of the control of advertising with respect to the visual amenities of the area.

- 8 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 9 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.

- 10 Prior to the commencement of development the applicant shall consult with the relevant statutory authority regarding the

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REG. REF. S98A/0908

relocation of existing overhead cables on the site.

REASON:

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

- 11 That a financial contribution in the sum of £42,405 (forty two thousand four hundred and five 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.

- 12 That a financial contribution in the sum of £110,313 (one hundred and ten thousand three hundred and thirteen 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.

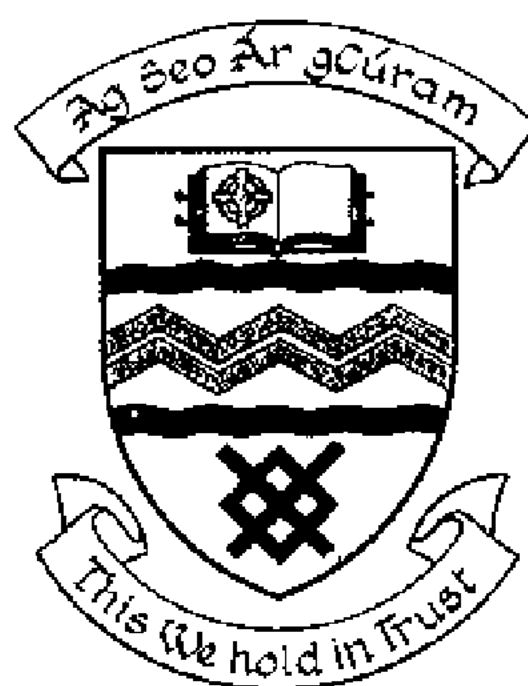
REASON:

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

Decision Order Number 0388	Date of Decision 19/02/1999
Register Reference S98A/0908	Date: 23/12/1998

Applicant                      O. C. Coldstores Ltd.,  
Development                Modify the existing premises in three phases comprising  
   of phase 1 (A) loading bay, marshalling area, cold store and  
   first floor offices and amenities and external  
   modifications. Phase 2 (B) 6 no. industrial units and  
   offices, demolish the existing single storey office complex  
   and external modifications. Phase 3 (C) loading bay,  
   marshalling area, cold store and re-location of E.S.B. room,  
   first floor offices, signage and demolition of sheds and  
   external modifications.

Location                      Unit 3 Clondalkin Industrial Estate, Crag Avenue, Dublin 22.

App. Type                      Permission

Dear Sir/Madam,  
With reference to your planning application, received on 23/12/1998 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:

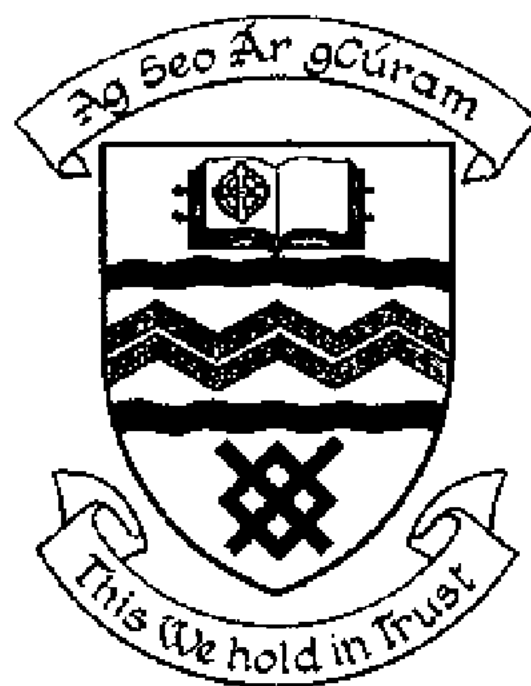
- 1        The applicant is requested to submit a carparking layout for the overall site, to comply with Development Plan requirements.  
          Applicant is advised to contact the Roads Section with respect to the requirements for same
- 2        The applicant is advised that the proposal for a pumping station is not acceptable. Applicant is required to examine the possibility of draining to the 225mm diameter foul sewer on the north side of Crag Avenue as Council records show the level to be over 1 metre deeper on that side.  
          Alternatively, the possibility of draining to the sewers in

RC Design Services,  
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2 Wynberg Park,  
Blackrock,  
Co. Dublin.

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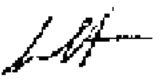
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REG REF. S98A/0908

Crag terrace or to the 900mm diameter sewer south of the canal should be investigated. Layout, pipe sizes, invert and cover levels and longitudinal sections to be submitted in this regard.

- 3 Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- 4 Applicant to submit written evidence of the permission of the owners to connect to private sewer.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

22/02/1999

**SOUTH DUBLIN COUNTY COUNCIL**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0384	Date of Decision 19/02/1999
Register Reference S98A/0908	Date 23rd December 1998

Applicant O. C. Coldstores Ltd.,  
App. Type Permission  
Development Modify the existing premises in three phases comprising  
of phase 1 (A) loading bay, marshalling area, cold store and  
first floor offices and amenities and external  
modifications. Phase 2 (B) 6 no. industrial units and  
offices, demolish the existing single storey office complex  
and external modifications. Phase 3 (C) loading bay,  
marshalling area, cold store and re-location of E.S.B. room,  
first floor offices, signage and demolition of sheds and  
external modifications.

Location Unit 3 Clondalkin Industrial Estate, Crag Avenue, Dublin 22.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 26/02/1999

Yours faithfully

/s/ ..... 22/02/1999  
for SENIOR ADMINISTRATIVE OFFICER

RC Design Services,  
Moyalla  
2 Wynberg Park,  
Blackrock,  
Co. Dublin.