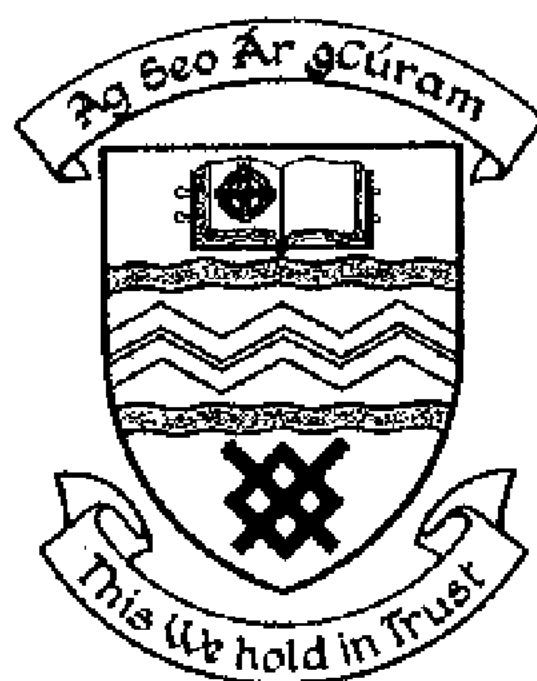


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0804	
1. Location	Site adjacent to Willow Road and Knockmitten Lane, Nangor Road, Dublin 12.		
2. Development	18 light industrial units, E.S.B. sub station, car parking, and service areas.		
3. Date of Application	27/11/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: David Madden & Associates Address: 4 Merrion Square, Dublin 2		
5. Applicant	Name: Entonne Investments Ltd. Address: The Hill, Monkstown, Co. Dublin.		
6. Decision	O.C.M. No. 0147 Date 25/01/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 494 Date 11/03/1999	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.	

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David Madden & Associates
4 Merrion Square,
Dublin 2

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 494	Date of Final Grant 11/03/1999
Decision Order Number 0147	Date of Decision 25/01/1999
Register Reference S98A/0804	Date 27th November 1998

Applicant Entonne Investments Ltd.

Development 18 light industrial units, E.S.B. sub station, car parking,
and service areas.

Location Site adjacent to Willow Road and Knockmitten Lane, Nangor
Road, Dublin 12.

Floor Area 0.00 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 (11) Conditions.

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Conditions and Reasons

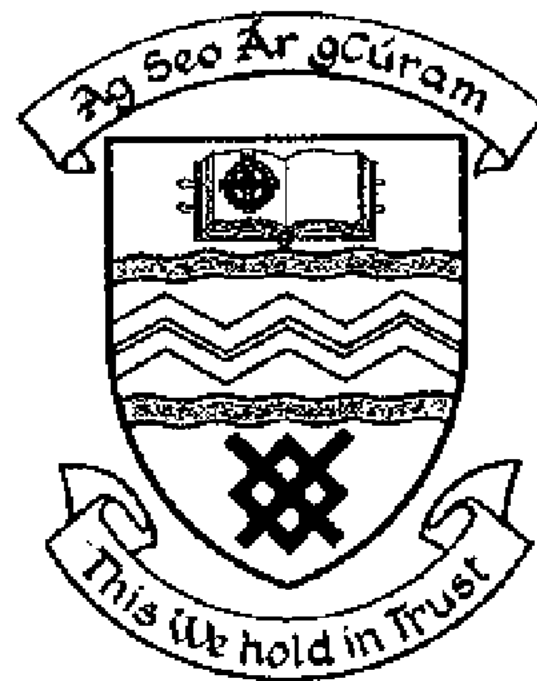
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
 REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That 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.

- 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council, in this regard the following shall apply:-
 - a) Applicant to ensure that drainage pipelines are of sufficient capacity to convey peak flows;
 - b) Applicant to ensure full and complete separation of foul and surface water systems;
 - c) All waste water from commercial, business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer;
 - d) All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer;
 - e) Applicant to submit a watermain layout drawing indicating proposed point of connection to public mains, pipe diameters and materials, and location of valves meters and hydrants.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878 - 1964.

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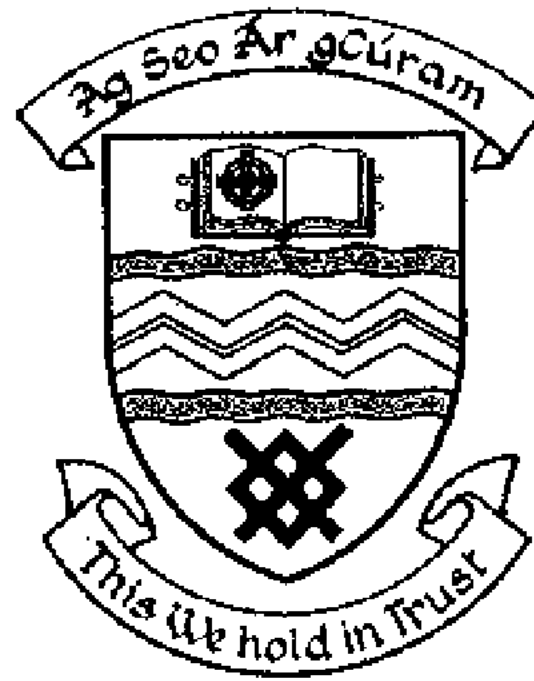
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- 5 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 That the area between the building and 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.
- 7 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. The boundary treatment to the site shall provide for a low plinth wall and railing (not of the palisade type), to be provided along the northern, western and southern boundaries of the site.
 REASON:
 In the interest of amenity.
- 8 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
 REASON:
 In the interest of the proper planning and development of the area.
- 9 Footpath and kerb to be dished and new entrance constructed to the satisfaction of the Area Engineer, Roads Maintenance.
 REASON:
 In the interest of the proper planning and development of the area.
- 10 That a financial contribution in the sum of money equivalent to the value of #17,400 (seventeen thousand four hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic

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management 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:

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.

- 11 That a financial contribution in the sum of #12,000 (twelve thousand 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:

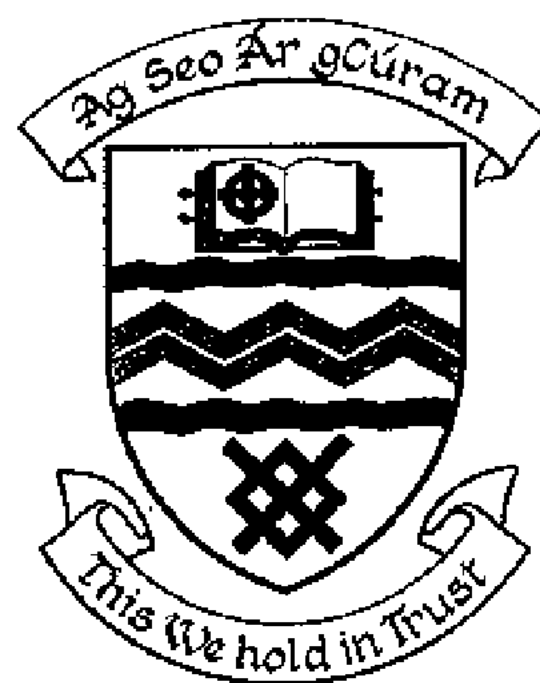
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- (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.

E. O'Sullivan 15th March 1999
 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 0147	Date of Decision 25/01/99
Register Reference S98A/0804	Date 27th November 1998

Applicant Entonne Investments Ltd.

Development 18 light industrial units, E.S.B. sub station, car parking,
and service areas.

Location Site adjacent to Willow Road and Knockmitten Lane, Nangor
Road, 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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 25/01/99
for SENIOR ADMINISTRATIVE OFFICER

David Madden & Associates
4 Merrion Square,
Dublin 2

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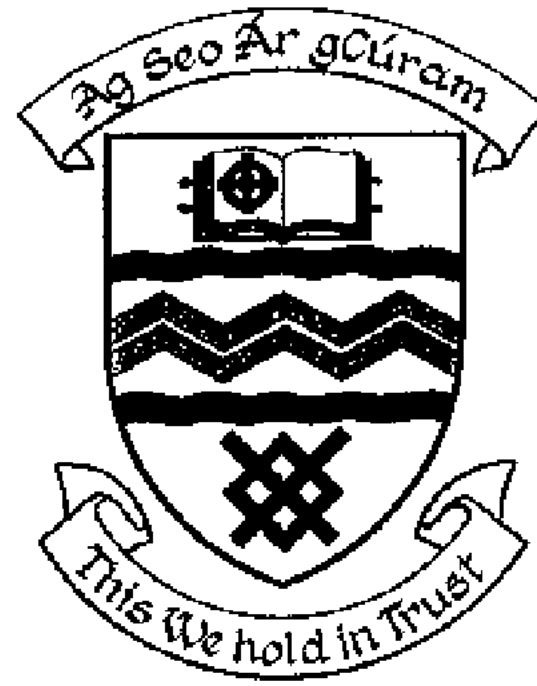
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REG REF. S98A/0804

Conditions and Reasons

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REG. REF. S98A/0804

diesel interceptor before discharging to the public
sewer;

- e) Applicant to submit a watermain layout drawing
indicating proposed point of connection to public
mains, pipe diameters and materials, and location of
valves meters and hydrants.

REASON:

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

- 5 That off-street car parking facilities and parking for
trucks be provided in accordance with the Development Plan
standards.

REASON:

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

- 6 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
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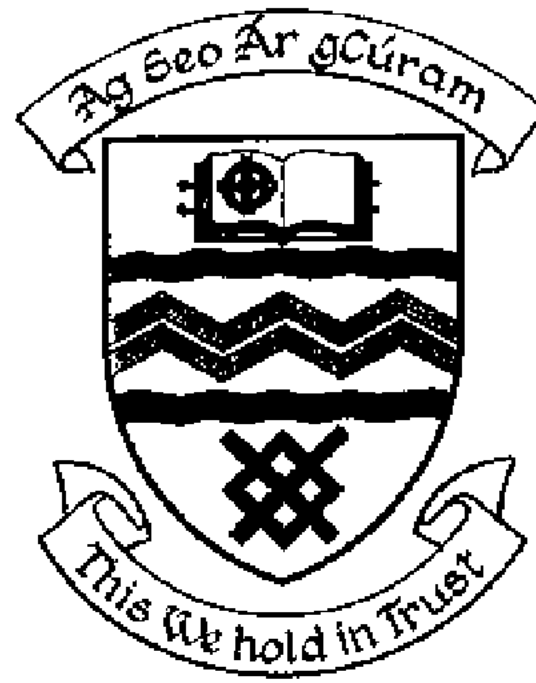
REASON:

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- 9 Footpath and kerb to be dished and new entrance constructed to the satisfaction of the Area Engineer, Roads Maintenance.
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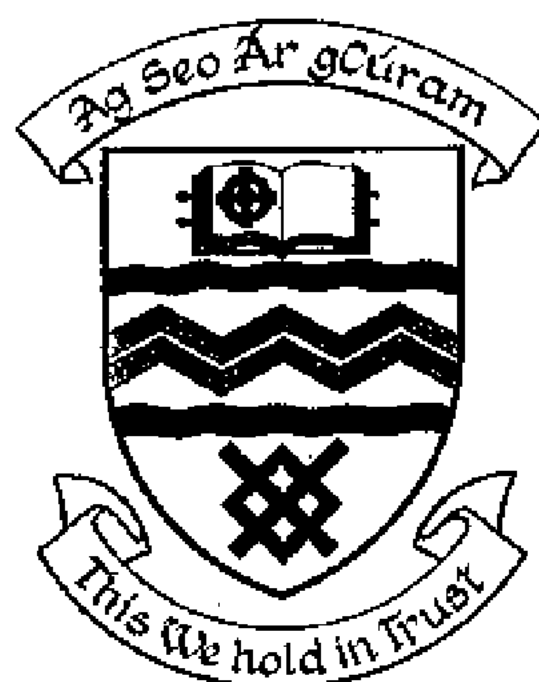
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REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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