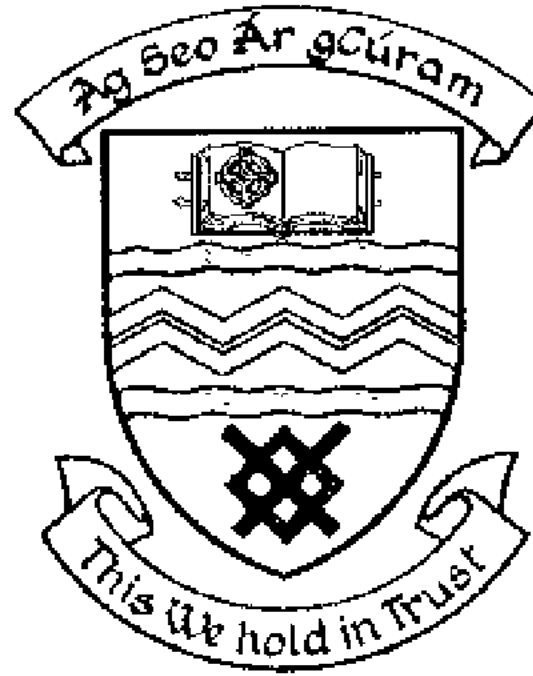


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0662	
1. Location	Unit 23, Cookstown Industrial Estate, Tallaght, Dublin 24.		
2. Development	Demolition of 138 sq.m. of office/toilet/canteen area and the demolition of 330 sq.m. of store/warehouse area to the rear of the existing and the construction of 733 sq.m. of office in two stories and the construction of 1,643 sq.m. of warehouse/storage in a single bay to the rear and the associated site works and the provision of 38 extra car parking spaces to the front of the development to cater for the overall increase in warehouse and office area.		
3. Date of Application	24/09/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/11/1998 2.	1. 13/01/1999 2.
4. Submitted by	Name: Conor Furey & Associates, Address: Sycamore Lodge, Ballyshannon,		
5. Applicant	Name: Prince O'Burren, Address: Unit 23 Cookstown Industrial Estate, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0472 Date 09/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0809 Date 23/04/1999	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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Conor Furey & Associates,
Sycamore Lodge,
Ballyshannon,
Kilcullen,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0809	Date of Final Grant 23/04/1999
Decision Order Number 0472	Date of Decision 09/03/1999
Register Reference S98A/0662	Date 13th January 1999

Applicant Prince O'Burren,

Development Demolition of 138 sq.m. of office/toilet/canteen area and the demolition of 330 sq.m. of store/warehouse area to the rear of the existing and the construction of 733 sq.m. of office in two stories and the construction of 1,643 sq.m. of warehouse/storage in a single bay to the rear and the associated site works and the provision of 38 extra car parking spaces to the front of the development to cater for the overall increase in warehouse and office area.

Location Unit 23, Cookstown Industrial Estate, Tallaght, Dublin 24.

Floor Area 2376.00 Sq Metres

Time extension(s) up to and including

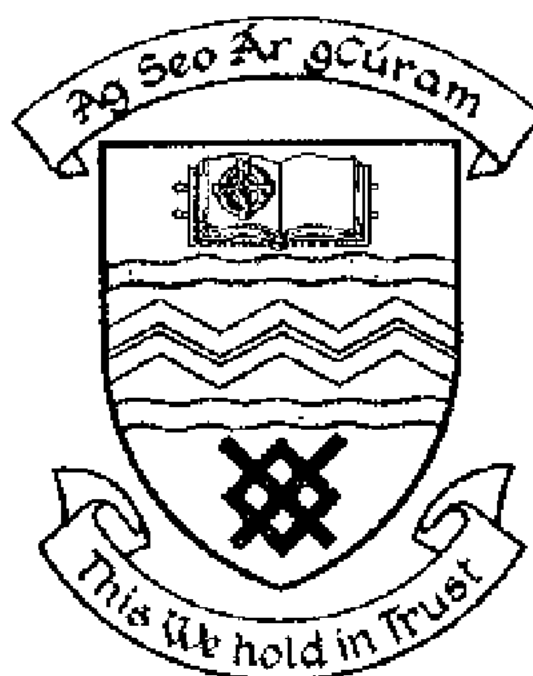
Additional Information Requested/Received 20/11/1998 /13/01/1999

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

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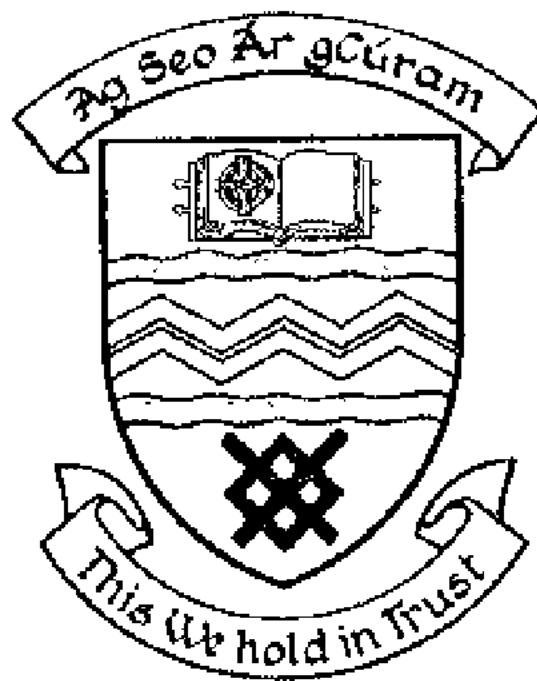
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by Additional Information received on 13/01/99, 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 The areas of the proposed building indicated as 'store' on drawing 98-P15-CF-02 received on 13/01/99 shall be used for warehousing/storage only and shall not be used for manufacturing.
REASON:
The site is not of sufficient size to accommodate the necessary increase in parking provision that would be necessary to serve a conversion of the warehouse/storage areas to manufacturing.
- 3 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 5 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.
- 6 The car parking areas indicated on the submitted plans shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.
REASON:
In the interest of traffic safety.
- 7 Foul and surface water drains in the construction area shall be isolated from other drainage during construction

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activities and reconnected only after inspection by a chartered engineer.

REASON:

To ensure satisfactory drainage.

- 8 The applicant shall ensure full and complete separation of foul and surface water drainage systems.

REASON:

To ensure satisfactory drainage.

- 9 The boundary along the road frontage and on both sides forward of the front building shall be formed by a plinth wall and steel bar railing. Details shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

In the interest of visual amenity.

- 10 That a financial contribution in the sum of £14,741 (fourteen thousand seven hundred and forty one 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.

- 11 That a financial contribution in the sum of money equivalent to the value of £38,346 (thirty eight thousand three hundred and forty six 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 facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

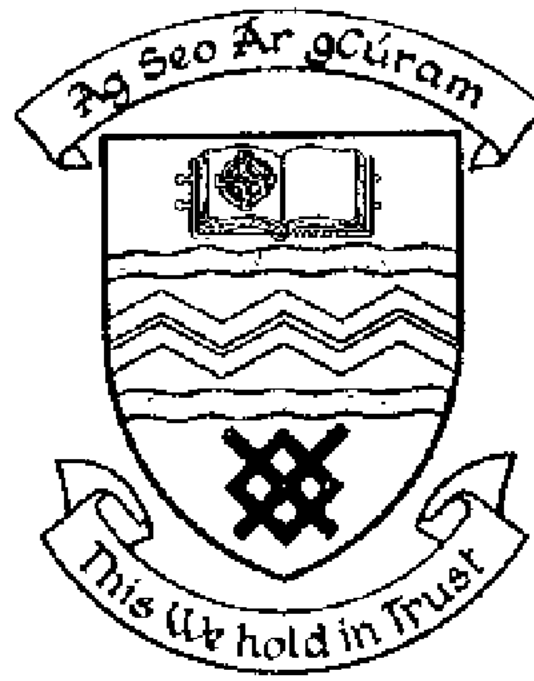
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 12 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 5 and 6 of

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Register Reference S95A/0484, arrangements to be made prior to commencement of development.

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 these 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.

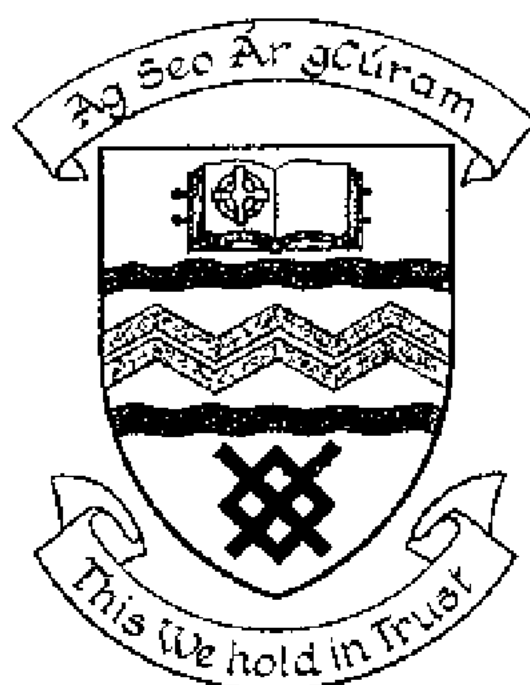
Signed on behalf of South Dublin County Council.

Eileen Bowler 26th
April 1999
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0472	Date of Decision 09/03/1999 <i>lt</i>
Register Reference S98A/0662	Date: 24/09/1998

Applicant Prince O'Burren,

Development Demolition of 138 sq.m. of office/toilet/canteen area and the demolition of 330 sq.m. of store/warehouse area to the rear of the existing and the construction of 733 sq.m. of office in two stories and the construction of 1,643 sq.m. of warehouse/storage in a single bay to the rear and the associated site works and the provision of 38 extra car parking spaces to the front of the development to cater for the overall increase in warehouse and office area.

Location Unit 23, Cookstown Industrial Estate, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/11/1998 /13/01/1999

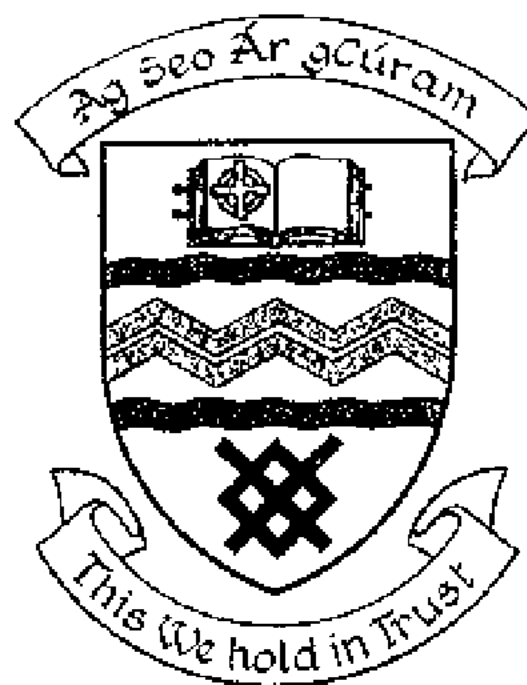
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

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

lt
..... 09/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Conor Furey & Associates,
Sycamore Lodge,
Ballyshannon,
Kilcullen,
Co. Kildare.

SOUTH DUBLIN COUNTY COUNCIL
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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 and as amended by Additional Information received on 13/01/99, 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 The areas of the proposed building indicated as 'store' on drawing 98-P15-CF-02 received on 13/01/99 shall be used for warehousing/storage only and shall not be used for manufacturing.

REASON:

The site is not of sufficient size to accommodate the necessary increase in parking provision that would be necessary to serve a conversion of the warehouse/storage areas to manufacturing.

- 3 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.

REASON:

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

- 4 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

- 5 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.

- 6 The car parking areas indicated on the submitted plans shall be clearly marked out and available at all times for car

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parking use and shall not be used for storage or display or other uses.

REASON:

In the interest of traffic safety.

- 7 Foul and surface water drains in the construction area shall be isolated from other drainage during construction activities and reconnected only after inspection by a chartered engineer.

REASON:

To ensure satisfactory drainage.

- 8 The applicant shall ensure full and complete separation of foul and surface water drainage systems.

REASON:

To ensure satisfactory drainage.

- 9 The boundary along the road frontage and on both sides forward of the front building shall be formed by a plinth wall and steel bar railing. Details shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON:

In the interest of visual amenity.

- 10 That a financial contribution in the sum of £14,741 (fourteen thousand seven hundred and forty one 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:

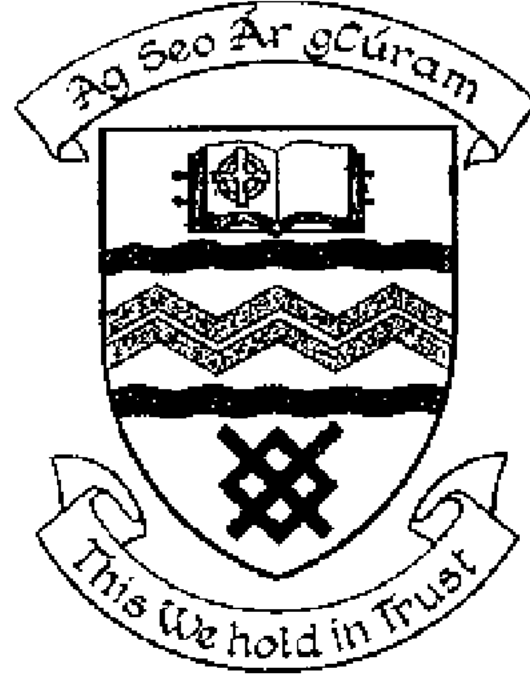
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of money equivalent to the value of £38,346 (thirty eight thousand three hundred and forty six 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

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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.

- 12 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 5 and 6 of Register Reference S95A/0484, arrangements to be made prior to commencement of development.

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 these services.

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

Decision Order Number 2343	Date of Decision 20/11/98
Register Reference S98A/0662	Date 24th September 1998

Applicant Prince O'Burren,
Development Demolition of 138 sq.m. of office/toilet/canteen area and the demolition of 330 sq.m. of store/warehouse area to the rear of the existing and the construction of 733 sq.m. of office in two stories and the construction of 1,643 sq.m. of warehouse/storage in a single bay to the rear and the associated site works and the provision of 38 extra car parking spaces to the front of the development to cater for the overall increase in warehouse and office area.

Location Unit 23, Cookstown Industrial Estate, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/09/98 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 floor plan for the existing unit indicating how it has been sub-divided and the name and nature of the business transacted in each part.

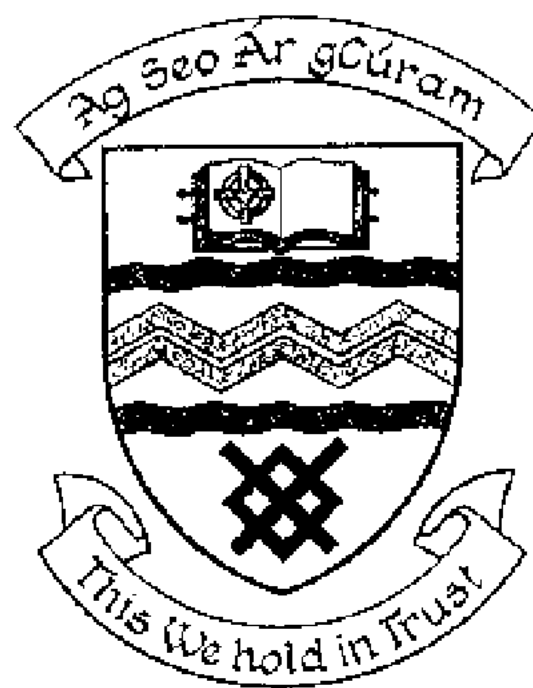
2 The applicant is requested to submit a revised site layout plan to scale 1:200 to show car-parking spaces to Development Plan standards for the cumulative floor area of the existing and proposed buildings i.e. one space per 35sq.m. gross floor area. The applicant should also include all truck-turning and marshalling areas. The applicant is

Conor Pury & Associates,
Sycamore Lodge,
Ballyshannon,
Kilcullen,
Co. Kildare.

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REG REF. S98A/0662

further requested to indicate why a third vehicular entrance is required for this site.

- 3 The applicant is requested to indicate what planning permission exists for the palisade fencing at the west end of the site. This fencing is unsightly and should be removed. If a roadside boundary treatment is required, then revised proposals for a plinth wall and railings should be submitted. The applicant is further requested to indicate if the palisade fencing on the building line at the east end of the building (adjacent to offices) is to be retained. This is not shown on drawings. If it is to be retained then proposals to paint it should be submitted.
- 4 The applicant is requested to submit proposals to remove the metal container, refrigerated truck back and extensive materials which are stored to the front of the building at its west end. External storage of this sort is acceptable when to the rear or side of the building and screened from view. The existing arrangement is seriously detrimental to the visual amenities of the area. The applicant may wish to submit proposals for a screen wall in line with the front building line behind which materials could be stored in the open.

Signed on behalf of South Dublin County Council

[Signature]
.....
for Senior Administrative Officer

20/11/98