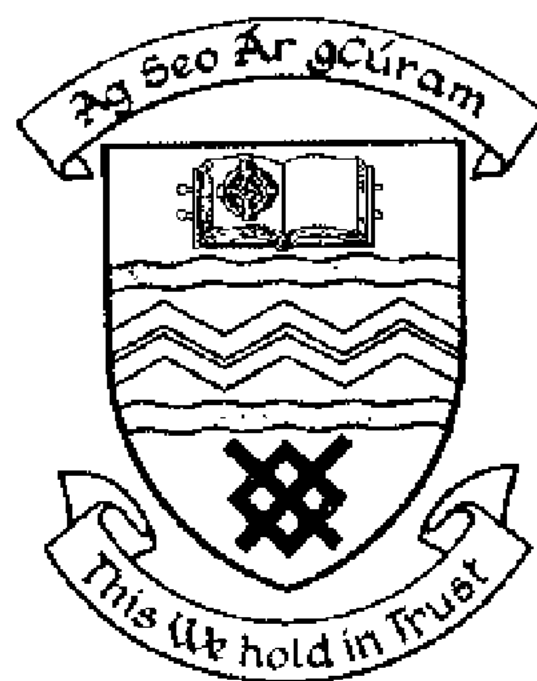


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0630	
1. Location	Kilcarbery Distribution Park, Dublin 22.		
2. Development	Construct a warehouse, office, yard and car park.		
3. Date of Application	08/09/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: George Tracey, Address: 9 Kerry Mount Green, Foxrock,		
5. Applicant	Name: George Tracey, Address: 9 Kerry Mount Green, Foxrock, Dublin 18.		
6. Decision	O.C.M. No. 2331  Date 19/11/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0029  Date 08/01/99	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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George Tracey,  
9 Kerry Mount Green,  
Foxrock,  
Dublin 18.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0029	Date of Final Grant 08/01/99
Decision Order Number 2331	Date of Decision 19/11/98
Register Reference S98A/0630	Date 8th September 1998

**Applicant** George Tracey,

**Development** Construct a warehouse, office, yard and car park.

**Location** Kilcarbery Distribution Park, Dublin 22.

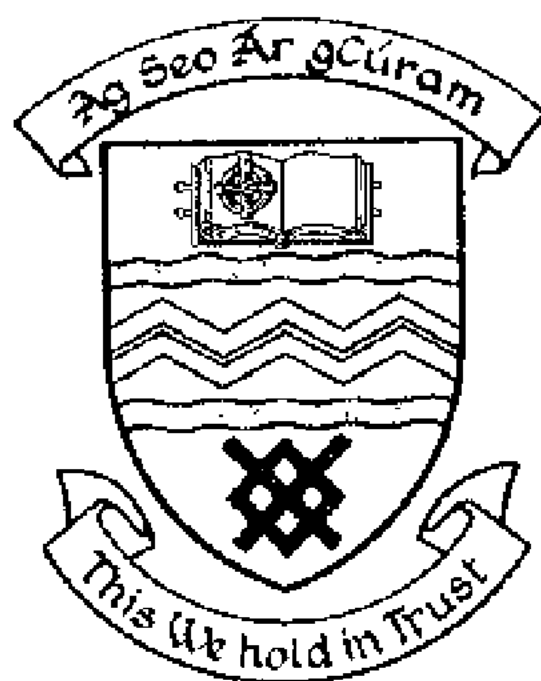
**Floor Area** 8400.000 Sq Metres

**Time extension(s)** up to and including 23/11/98

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (15) Conditions.

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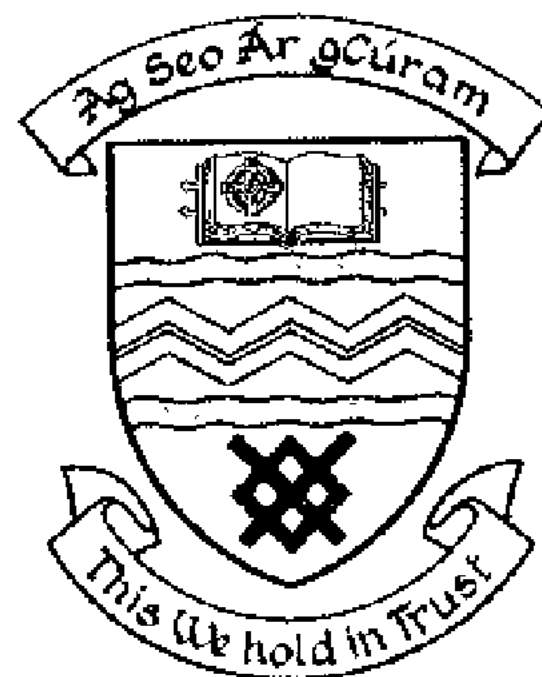
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**Conditions and Reasons**

- 1 Subject to the conditions set out below the development shall accord with the terms and conditions of the planning permission granted under Reg. Ref. S98A/0392.  
REASON:  
In the interests of the proper planning and development of the area.
- 2 Occupation of the proposed unit shall not take place until the site works for the proposed Industrial/Distribution Park as granted permission under Reg. Ref. S98A/0392 have been satisfactorily completed.  
REASON:  
In the interests of the proper planning and development of the area.
- 3 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.
- 4 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.
- 5 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.
- 6 That the developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement

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of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on the site.

REASON:

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

- 7 No signs shall be erected on the building without a prior grant of permission. Signs shall not be internally illuminated and shall not project above the parapet of the building. Projecting signs are not acceptable. Details of the proposed signage shall be subject to the approval of the Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interests of visual amenity and the proper planning and development of the area.

- 8 That details of landscaping and boundary treatment including any security fencing and gates shall be submitted and approved by the Planning Authority and work thereon completed prior to occupation of the proposed structure.

REASON:

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

- 9 That prior to commencement of development, details of the proposed colour of the external finishes be submitted to the Planning Authority for written agreement.

REASON:

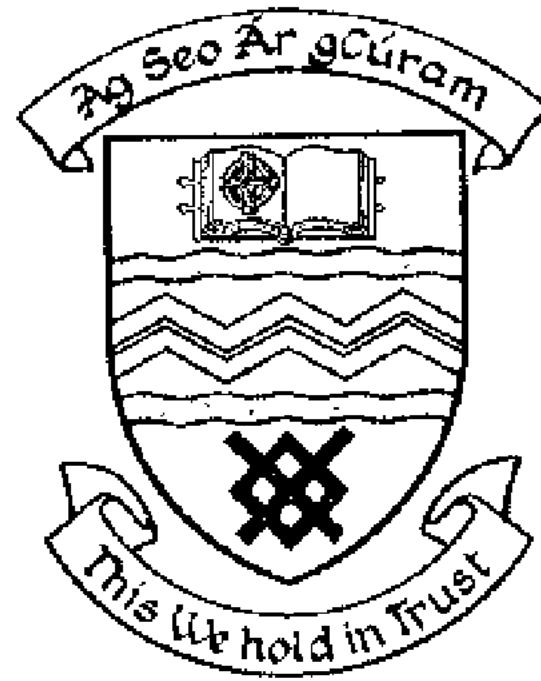
In the interest of the visual amenity and the proper planning and development of the area.

- 10 The area to the south of the proposed building bounding the Nangor Road shall not be used for storage or display purposes.

REASON:

In the interests of amenity and the proper planning and development of the area.

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11 That prior to the commencement of development the applicant shall submit the following details for the written agreement with the Planning Authority:-

- (a) Design calculations for surface water runoff and proposals for attenuation of surface water;
- (b) full details of the pipe sizes, gradients and invert levels of the proposed foul and surface water drainage arrangements for the site and its connection in to the foul and drainage arrangements for the Industrial/Distribution Park as granted permission under Reg. Ref. S98A/0392;
- (c) Details of surface water interceptor;
- (d) detailed proposals for watermain layout, indicating pipe sizes, valve, meter and hydrant layout and its connection into the watermain arrangements for the Industrial/Distribution Park and granted permission under Reg. Ref. S98A/0392.

REASON:

So that the development is in accordance with the requirements of the Environmental Services Department.

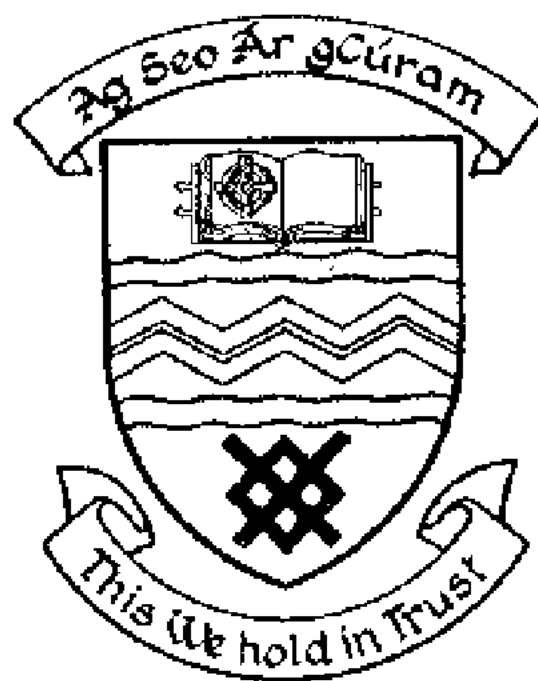
12 That the following requirements of the Environmental Services Department shall be provided for and adhered to in the development:-

- . Full and complete separation of foul and surface water systems;
- . Trade effluent shall not be discharged without the applicant first obtaining a licence under Section 16 of the Water Pollution Acts 1977-1990;
- . 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;
- . All surface water run-off from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer;
- . All redundant ditches or streams to be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system;
- . No building shall be within 5 metres of public sewer or sewer with potential to be taken in charge

REASON:

So that the development is in accordance with the

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requirements of the Environmental Services Department and the proper planning and development of the area.

- 13 That the following requirements of the Environmental Services Department in relation to the proposed water supply arrangements shall be provided for and adhered to in the development:-

- 24 hour storage for the proposed structure shall be provided;
- The connection to the watermain shall be metered.

REASON:

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

- 14 Off-street car parking and loading and unloading facilities shall be provided in accordance with Development Plan standards. Satisfactory detailed plans to be submitted in this regard prior to commencement of development.

REASON:

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

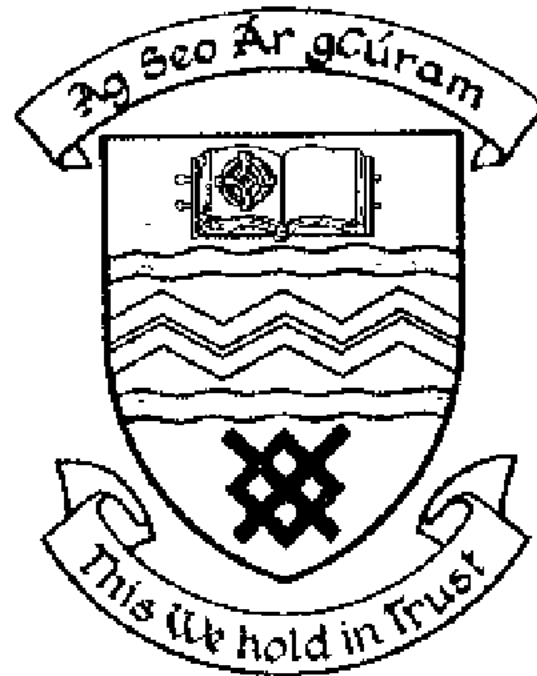
- 15 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 11, 14, 19, 20 and 21 of Register Reference S98A/0392, arrangements to be made prior to commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the 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.

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- (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.

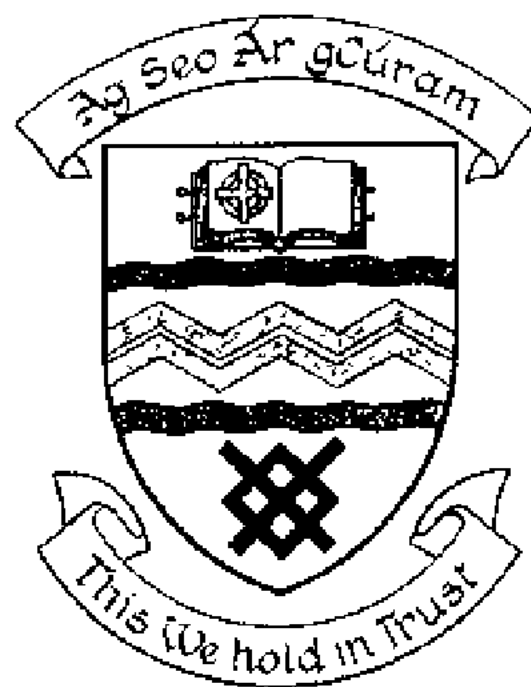
Signed on behalf of South Dublin County Council.

 ..... 11 January 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 2331	Date of Decision 19/11/98
Register Reference S98M/0630	Date 8th September 1998

**Applicant** George Tracey,  
**Development** Construct a warehouse, office, yard and car park.  
**Location** Kilcarbery Distribution Park, Dublin 22.  
**Floor Area** Sq Metres  
**Time extension(s) up to and including** 23/11/98  
**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 ( 15 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 19/11/98  
for SENIOR ADMINISTRATIVE OFFICER

George Tracey,  
9 Kerry Mount Green,  
Foxrock,  
Dublin 18.



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REG REF. S98A/0630

**Conditions and Reasons**

- 1      Subject to the conditions set out below the development shall accord with the terms and conditions of the planning permission granted under Reg. Ref. S98A/0392.  
REASON:  
In the interests of the proper planning and development of the area.
  
- 2      Occupation of the proposed unit shall not take place until the site works for the proposed Industrial/Distribution Park as granted permission under Reg. Ref. S98A/0392 have been satisfactorily completed.  
REASON:  
In the interests of the proper planning and development of the area.
  
- 3      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.
  
- 4      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.
  
- 5      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.

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REG. REF. S98A/0630

- 6 That the developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on the site.

REASON:

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

- 7 No signs shall be erected on the building without a prior grant of permission. Signs shall not be internally illuminated and shall not project above the parapet of the building. Projecting signs are not acceptable. Details of the proposed signage shall be subject to the approval of the Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interests of visual amenity and the proper planning and development of the area.

- 8 That details of landscaping and boundary treatment including any security fencing and gates shall be submitted and approved by the Planning Authority and work thereon completed prior to occupation of the proposed structure.

REASON:

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

- 9 That prior to commencement of development, details of the proposed colour of the external finishes be submitted to the Planning Authority for written agreement.

REASON:

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REG REF. S98A/0630

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

- 10 The area to the south of the proposed building bounding the  
Nangor Road shall not be used for storage or display  
purposes.

REASON:

In the interests of amenity and the proper planning and  
development of the area.

- 11 That prior to the commencement of development the applicant  
shall submit the following details for the written agreement  
with the Planning Authority:-

- (a) Design calculations for surface water runoff and  
proposals for attenuation of surface water;
- (b) full details of the pipe sizes, gradients and invert  
levels of the proposed foul and surface water  
drainage arrangements for the site and its  
connection in to the foul and drainage arrangements  
for the Industrial/Distribution Park as granted  
permission under Reg. Ref. S98A/0392;
- (c) Details of surface water interceptor;
- (d) detailed proposals for watermain layout, indicating  
pipe sizes, valve, meter and hydrant layout and its  
connection into the watermain arrangements for the  
Industrial/Distribution Park and granted permission  
under Reg. Ref. S98A/0392.

REASON:

So that the development is in accordance with the  
requirements of the Environmental Services Department.

- 12 That the following requirements of the Environmental  
Services Department shall be provided for and adhered to in  
the development:-

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REG. REF. S98A/0630

- . Full and complete separation of foul and surface water systems;
- . Trade effluent shall not be discharged without the applicant first obtaining a licence under Section 16 of the Water Pollution Acts 1977-1990;
- . 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;
- . All surface water run-off from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer;
- . All redundant ditches or streams to be piped with spigot and socket pipes laid open jointed with granular bed and surround and connected into the proposed drainage system;
- . No building shall be within 5 metres of public sewer or sewer with potential to be taken in charge

REASON:

So that the development is in accordance with the requirements of the Environmental Services Department and the proper planning and development of the area.

- 13 That the following requirements of the Environmental Services Department in relation to the proposed water supply arrangements shall be provided for and adhered to in the development:-
- 24 hour storage for the proposed structure shall be provided;
  - The connection to the watermain shall be metered.

REASON:

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

- 14 Off-street car parking and loading and unloading facilities shall be provided in accordance with Development Plan standards. Satisfactory detailed plans to be submitted in this regard prior to commencement of development.

REASON:

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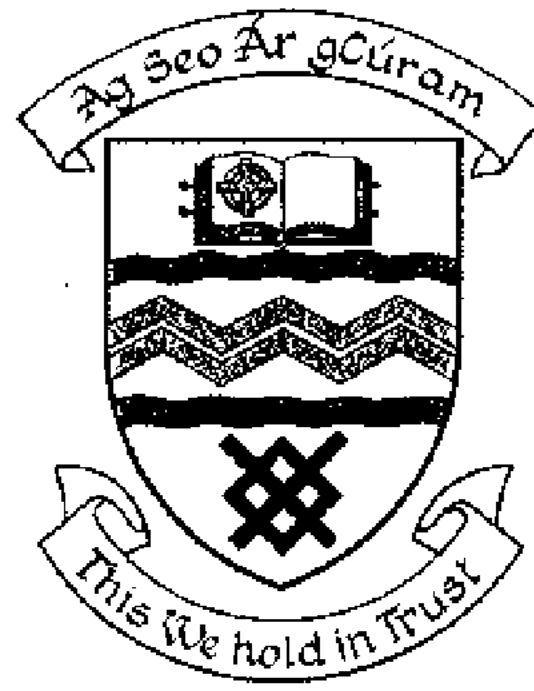
In the interest of the proper planning and development of  
the area.

- 15 That arrangements be made with regard to the payment of  
financial contributions and lodgement of security in respect  
of the overall development, as required by Condition No's.  
11, 14, 19, 20 and 21 of Register Reference S98A/0392,  
arrangements to be made prior to commencement of  
development.

REASON:

It is considered reasonable that the developer should  
contribute towards the cost of providing services and to  
ensure that a ready sanction may be available to the Council  
to induce provision of services and prevent disamenity in  
the development.

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

Decision Order Number 2226	Date of Decision 05/11/98
Register Reference S98A/0630	Date 8th September 1998

**Applicant** George Tracey,  
**App. Type** Permission  
**Development** Construct a warehouse, office, yard and car park.  
**Location** Kilcarbery Distribution Park, 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 23/11/98

Yours faithfully

..... 05/11/98  
for SENIOR ADMINISTRATIVE OFFICER

George Tracey,  
9 Kerry Mount Green,  
Foxrock,  
Dublin 18.