

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0603/C1	
1. Location	Site D, Kilcarbery Distribution Park, Nangor Road, Clondalkin, Dublin 22.		
2. Development	A single storey warehouse/distribution building with ancillary two storey office area and associated car parking, truck marshalling areas, electrical substation, security building and boundary fences. Compliance re condition no.8.		
3. Date of Application	29/03/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Lorcan Greene & Associates, Address: 5 Thormanby Road, Howth,		
5. Applicant	Name: Patrick Shovlin, Address: 10 Fleet Street, Dublin 2.		
6. Decision	O.C.M. No. 1373 Date 01/07/1999	Effect CR COMPLIANCE NOT ACCEPTABLE	
7. Grant	O.C.M. No. Date	Effect CR COMPLIANCE NOT ACCEPTABLE	
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.	

REG. REF. : S98A/0603/C1

DATE : 02.07.1999

RE: A single storey warehouse/distribution building with ancillary two storey office area and associated car parking, truck marshalling areas, electrical substation, security building and boundary fences at Site D, Kilcarbery Distribution Park, Nangor Road, Clondalkin, Dublin 22 for Patrick Shovlin. Compliance re. Condition No. 8.

Dear Sirs,


I refer to your submission received on 29.03.1999 to comply with Condition No. 8 of Grant of Permission Order No. 0029, dated 08.01.1999, in connection with the above.

In this regard I wish to advise you that:-

1. The proposed landscaping bears no relation to the rural area in which it is located and makes no attempt to blend with the buildings into the landscape. The planting is also totally inadequate and inappropriate as is the volume of area given to planting purposes. A revised plan is required to address these deficiencies. The developer is advised to contact the Parks and Landscape Services Section of the County Council as to discuss and agree the plan prior to submission.
2. Details of the colour of the proposed fencing is required.

Accordingly, your submission of 29/03/99 in relation to the compliance with Condition No. 8 of Grant of Permission Order No. 0029 is not acceptable.

Yours faithfully,

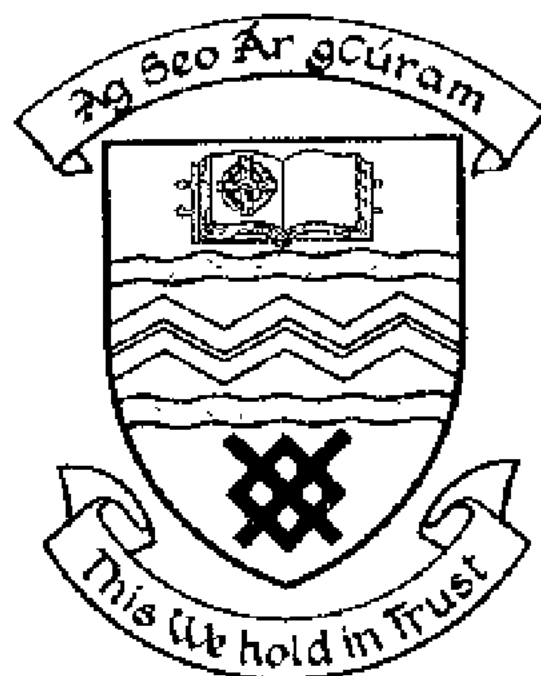


for Senior Administrative Officer

Lorcan Greene & Associates,
5 Thormanby Road,
Howth,
Co. Dublin.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0603	
1. Location	Site D, Kilcarbery Distribution Park, Nangor Road, Clondalkin, Dublin 22.		
2. Development	A single storey warehouse/distribution building with ancillary two storey office area and associated car parking, truck marshalling areas, electrical substation, security building and boundary fences.		
3. Date of Application	31/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lorcan Greene & Associates, Address: 5 Thormanby Road, Howth,		
5. Applicant	Name: Patrick Shovlin, Address: 10 Fleet Street, Dublin 2.		
6. Decision	O.C.M. No. 2334 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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Lorcan Greene & Associates,
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Howth,
Co. Dublin.

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 2334	Date of Decision 19/11/98
Register Reference S98A/0603	Date 31st August 1998

Applicant Patrick Shovlin,

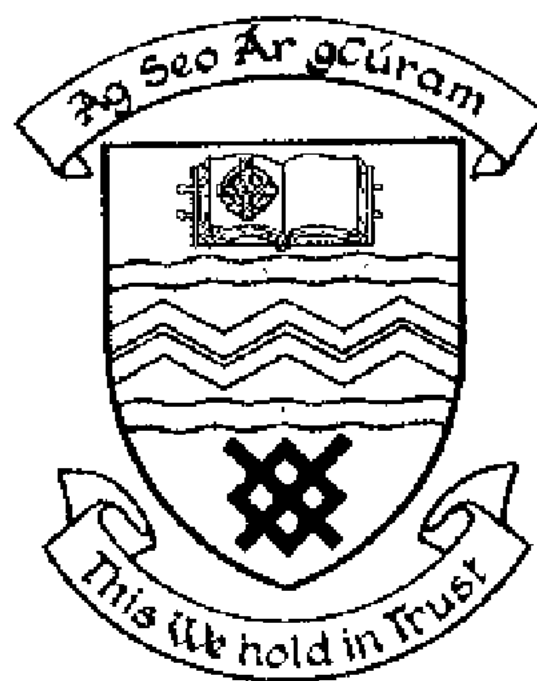
Development A single storey warehouse/distribution building with ancillary two storey office area and associated car parking, truck marshalling areas, electrical substation, security building and boundary fences.

Location Site D, Kilcarbery Distribution Park, Nangor Road, Clondalkin, Dublin 22.

Floor Area 9739.000 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 (14) Conditions.

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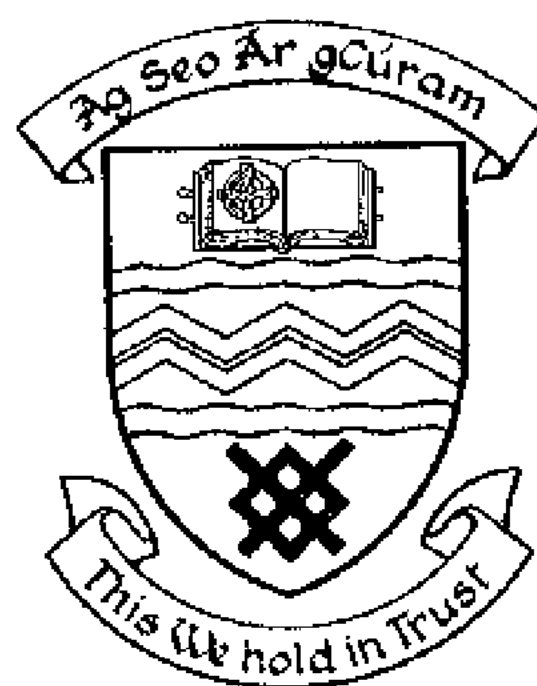
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Conditions and Reasons

- 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 received by the Planning Authority on the 31st August 1998 as amended by the plans and particulars received 10th November 1998.
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 Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 5 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.
- 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,

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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 to 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.

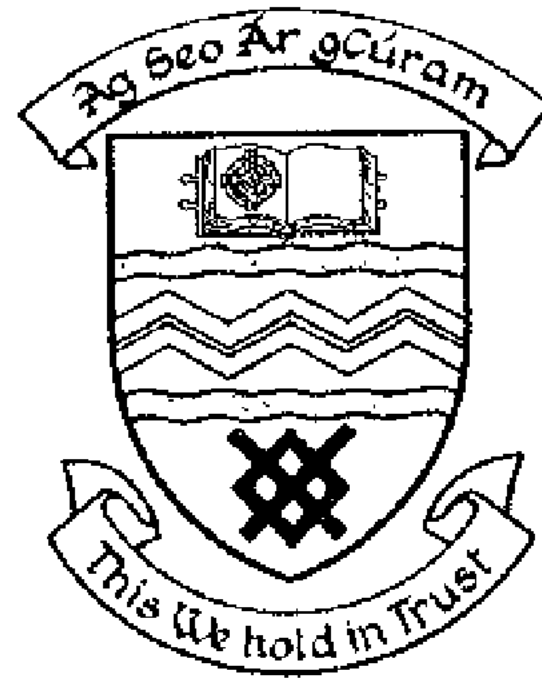
REASON:

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

- 10 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 the surface water runoff and for attenuation of the surface water. (Note: Attenuation/storage measures to be located within

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- the site).
- (b) 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 as granted permission under Reg. Ref. S98A/0392.

REASON:

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

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

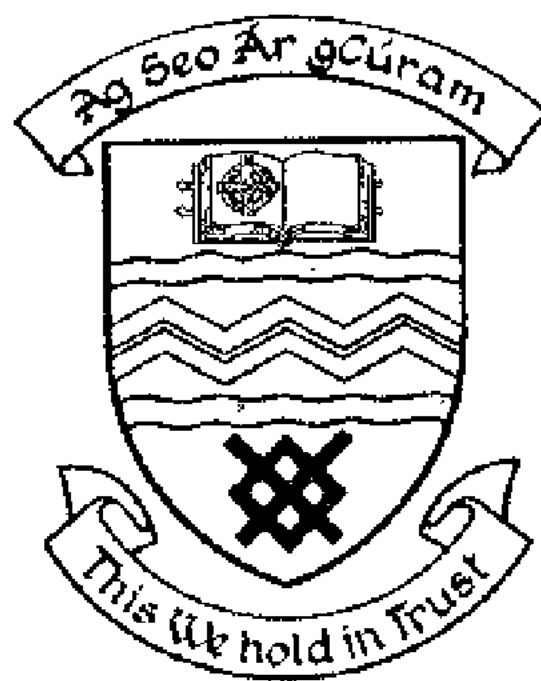
- . Full and complete separation of foul and surface water systems;
- . Trade effluent shall not be discharged without the applicant first obtaining a licence under Section 16 of the Water Pollution Acts 1977-1990;
- . All waste water from commercial business or institutional kitchens shall be routed via an appropriate grease trap or grease removal system before being discharged to the public sewer;
- . No building to be located within 5 metres of public sewer or sewer with potential to be taken in charge;
- . All foul sewerage shall be discharged via the site drainage i.e. manhole F3 to discharge to manhole F2;
- . 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.

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.

- 12 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:-

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. 24 hour storage for the proposed structure shall be provided;

. The connection to the watermain shall be metered.

REASON:

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

- 13 Off street car parking and loading and unloading facilities to be provided in accordance with Development Plan standards.

REASON:

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

- 14 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.
- (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.

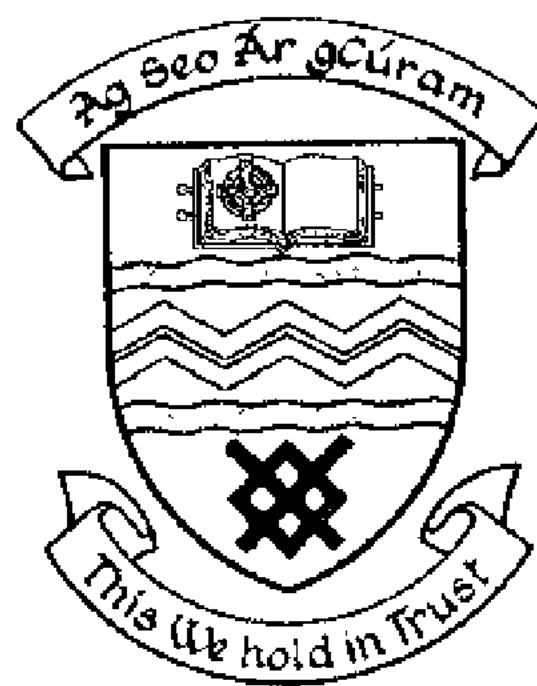
Signed on behalf of South Dublin County Council.

REG REF. S98A/0603

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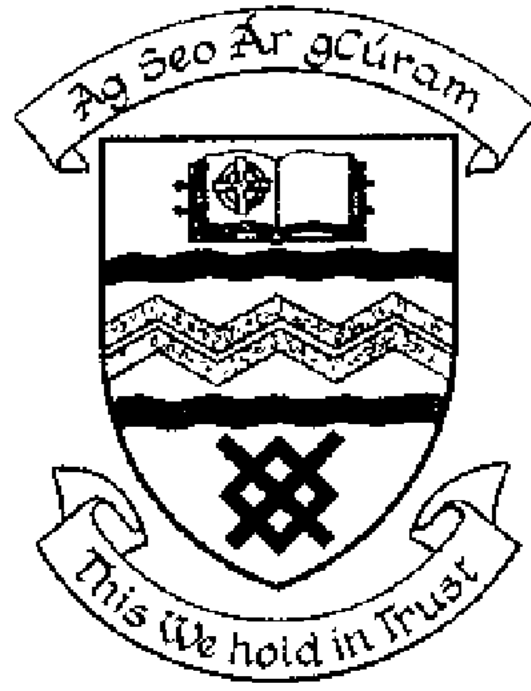


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.....11 January 1999
for SENIOR ADMINISTRATIVE OFFICER

**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 2334	Date of Decision 19/11/98
Register Reference S98A/0603	Date 31st August 1998

Applicant Patrick Shovlin,

Development A single storey warehouse/distribution building with ancillary two storey office area and associated car parking, truck marshalling areas, electrical substation, security building and boundary fences.

Location Site D, Kilcarbery Distribution Park, Nangor Road, Clondalkin, 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 (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

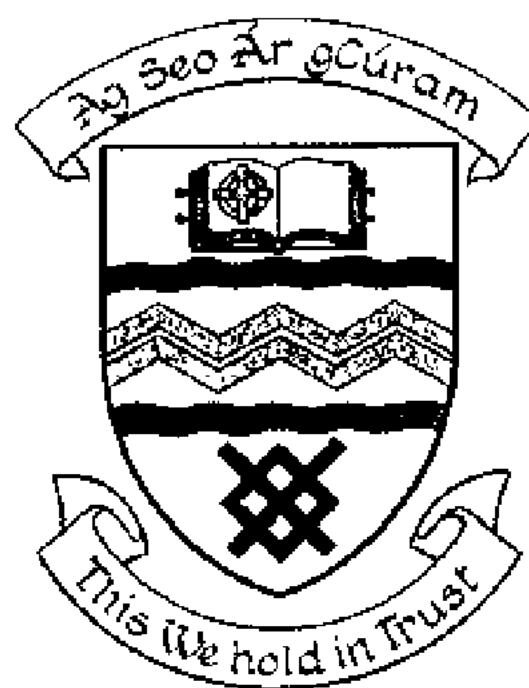
HH
..... 19/11/98
for SENIOR ADMINISTRATIVE OFFICER

Lorcan Greene & Associates,
5 Thormanby Road,
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Co. Dublin.

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REG REF. S98A/0603

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 received by the Planning Authority on the 31st August 1998 as amended by the plans and particulars received 10th November 1998.
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 Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.

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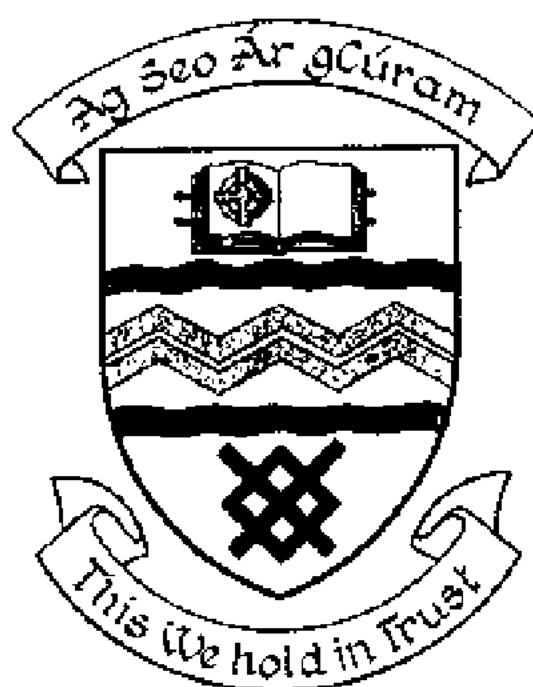
REG. REF. S98A/0603

- 5 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.
- 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 to 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.

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- 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 proper planning and development of the area.

- 10 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 the surface water runoff and for attenuation of the surface water. (Note: Attenuation/storage measures to be located within the site).
- (b) 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 as granted permission under Reg. Ref. S98A/0392.

REASON:

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

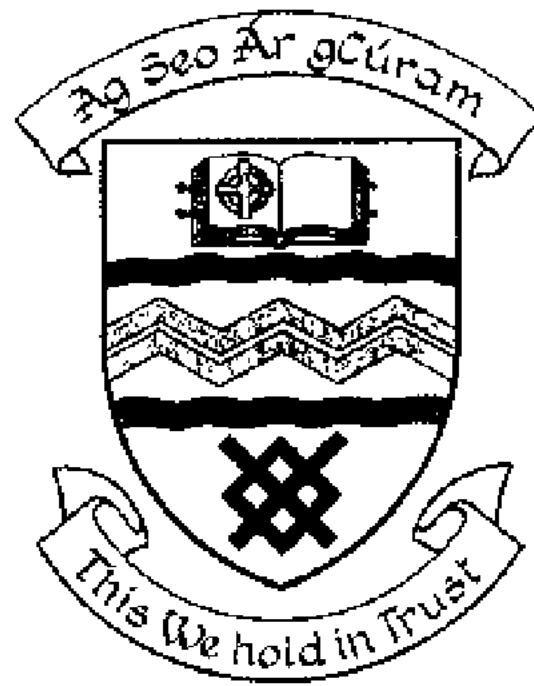
- 11 That the following requirements of the Environmental Services Department shall be provided for and adhered to in the development:-

- . 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;
- . No building to be located within 5 metres of public

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- . sewer or sewer with potential to be taken in charge;
- . All foul sewerage shall be discharged via the site drainage i.e. manhole F3 to discharge to manhole F2;
- . 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.

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.

- 12 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 interests of the proper planning and development of the area.

- 13 Off street car parking and loading and unloading facilities to be provided in accordance with Development Plan standards.

REASON:

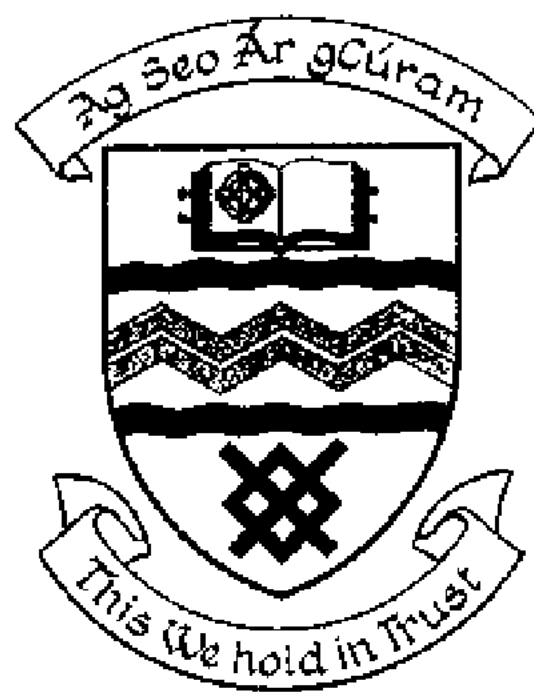
In the interest of the proper planning and development of the area.

- 14 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect

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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 2169	Date of Decision 27/10/98
Register Reference S98A/0603	Date 31st August 1998

Applicant Patrick Shovlin,
App. Type Permission
Development A single storey warehouse/distribution building with ancillary two storey office area and associated car parking, truck marshalling areas, electrical substation, security building and boundary fences.

Location Site D, Kilcarbery Distribution Park, Nangor Road, Clondalkin, 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

.....^{LH} 27/10/98
for SENIOR ADMINISTRATIVE OFFICER

Lorcan Greene & Associates,
5 Thormanby Road,
Howth,
Co. Dublin.