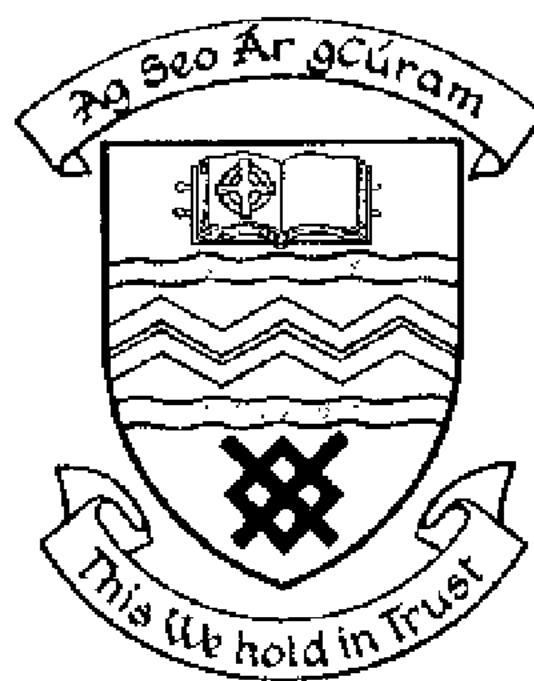


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0440	
1. Location	Hibernian Industrial Estate, off the Greenhills Road, Tallaght, Dublin 24.		
2. Development	Revisions to previously approved planning permission reg. S97A/0406 for the erection of a factory, warehouse and office facility to include additional office accommodation and additional glazing to front elevation.		
3. Date of Application	30/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Clifton Scannell Emerson, Address: Seafort Lodge, Castle Dawson Avenue,		
5. Applicant	Name: Folens Publishers, Address: Airtown Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1710 Date 27/08/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2053 Date 08/10/98	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



**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

Clifton Scannell Emerson,
Seafort Lodge,
Castle Dawson Avenue,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2053	Date of Final Grant 08/10/98
Decision Order Number 1710	Date of Decision 27/08/98
Register Reference S98A/0440	Date 30th June 1998

Applicant Folens Publishers,

Development Revisions to previously approved planning permission reg. S97A/0406 for the erection of a factory, warehouse and office facility to include additional office accommodation and additional glazing to front elevation.

Location Hibernian Industrial Estate, off the Greenhills Road, Tallaght, Dublin 24.

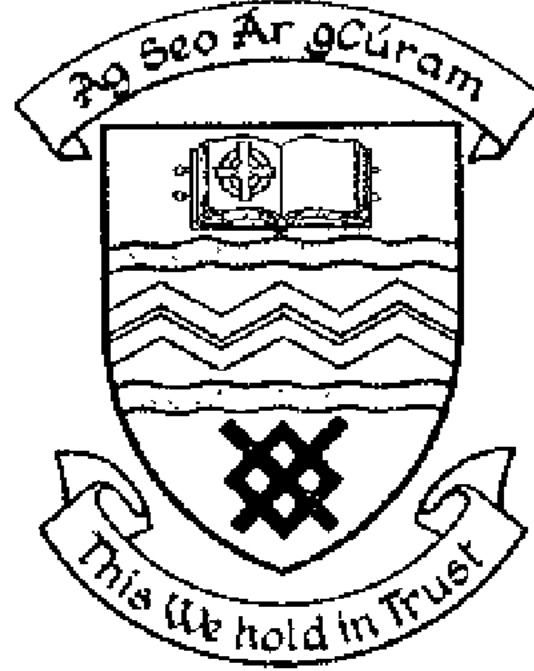
Floor Area 2935.000 Sq Metres

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 (12) conditions.

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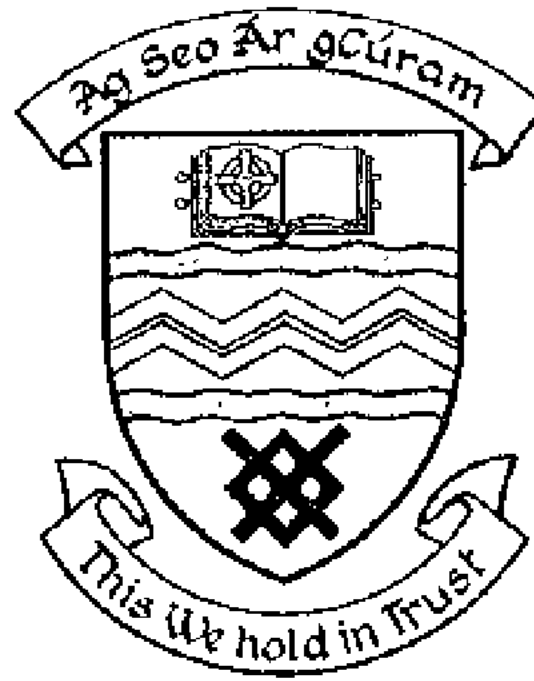
Bosca 4122
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Conditions and Reasons

- 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 The layout for the proposed development shall be as per Drawing No. 9722/4A received by the Planning Authority on 30/06/98.
REASON:
In the interest of clarity and the proper planning and development of the area.
- 3 No part of the proposed building shall be within 11.0m of the centre line of the 110Kv transmission line which traverses the site.
REASON:
In the interest of public health and the proper planning and development of the area.
- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 6 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.

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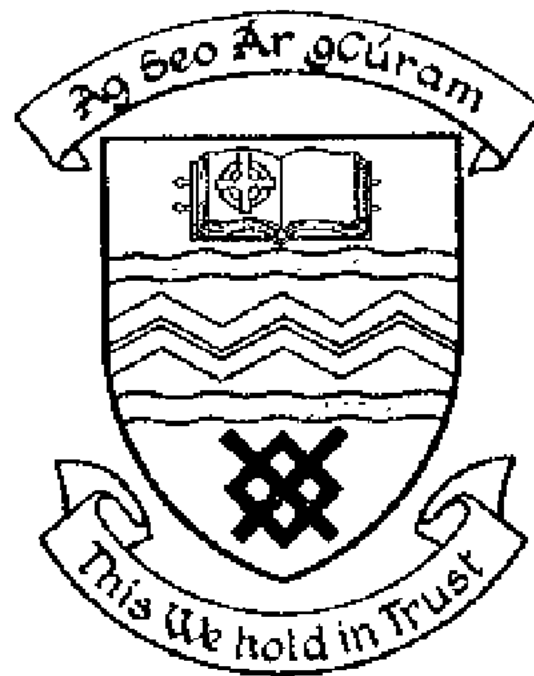
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- 7 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 8 That the area between the building and roads must not be used for truck parking or other storage or display purposes, 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.
- 9 The developer shall upgrade the ring watermain adjacent to east/north elevations from 100mm diameter to 150mm diameter.
REASON:
In the interest of the proper planning and development of the area.
- 10 The office component of this development shall be used solely as ancillary space to the warehouse development and shall not be sold, let or otherwise transferred or conveyed save as part of one single industrial/warehouse unit.
REASON:
In the interest of the proper planning and development of the area.
- 11 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 11 and 12 of Register Reference S97A/0406, 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.
- 12 That a financial contribution in the sum of money equivalent to the value of £2,800 (two thousand eight 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

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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 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.

- (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.


..... 2. October 1998
for SENIOR ADMINISTRATIVE OFFICER