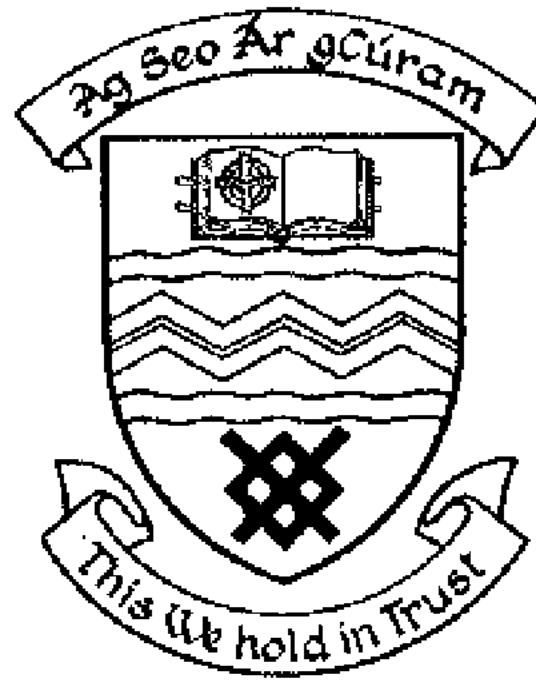


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0417	
1. Location	Greenhills Road, Tallaght, Dublin 24.		
2. Development	Single storey extension to the side and rear of the existing premises, for warehousing use.		
3. Date of Application	23/06/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/08/1998 2.	1. 20/11/1998 2.
4. Submitted by	Name: Paul O'Connell & Associates, Address: Waterway House, 78 Grove Road,		
5. Applicant	Name: Beaver Distribution Ltd., Address: Greenhills Road, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0329 Date 18/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0658 Date 01/04/1999	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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PLANNING DEPARTMENT
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Paul O'Connell & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0658	Date of Final Grant 01/04/1999
Decision Order Number 0329	Date of Decision 18/02/1999
Register Reference S98A/0417	Date 20th November 1998

Applicant Beaver Distribution Ltd.,

Development Single storey extension to the side and rear of the existing premises, for warehousing use.

Location Greenhills Road, Tallaght, Dublin 24.

Floor Area 745.69 Sq Metres

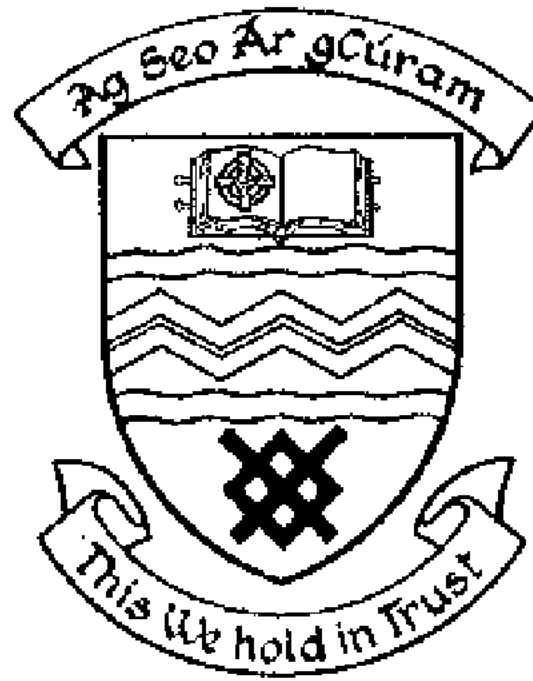
Time extension(s) up to and including 19/02/1999

Additional Information Requested/Received 17/08/1998 /20/11/1998

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 as amended by Plans received on 05/02/99 as Unsolicited Additional Information, 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 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.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 4 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 amenity.
- 5 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 6 The applicant shall ensure full and complete separation of foul and surface water drainage systems in the development.
REASON:
To secure satisfactory drainage.
- 7 Prior to commencement of the development the applicant shall submit to the Planning Authority full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to existing sewer.
REASON:
To secure satisfactory drainage.
- 8 Prior to the commencement of the development the applicant shall submit to the Planning Authority a detailed layout

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plan of the water supply system indicating pipe sizes and hydrant locations. No building shall lie within 5 metre of a watermain less than 225mm diameter or within 8 metres of a watermain greater than 225mm diameter;

REASON:

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

- 9 The applicant shall construct a 1.2 metre wide path along the frontage of the site. The setting out of this path shall be agreed with the Roads Department before works commence. The agreed cost of constructing the path can be off set against the requirement of Condition 10.

REASON:

In the interest of road safety.

- 10 A financial contribution, in the sum of money equivalent to the value of £4,800 (four 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 value pertaining at the time of payment shall be paid by the developer to South Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

REASON:

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

- 11 That a financial contribution in the sum of £6,023 (six thousand and twenty three 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.

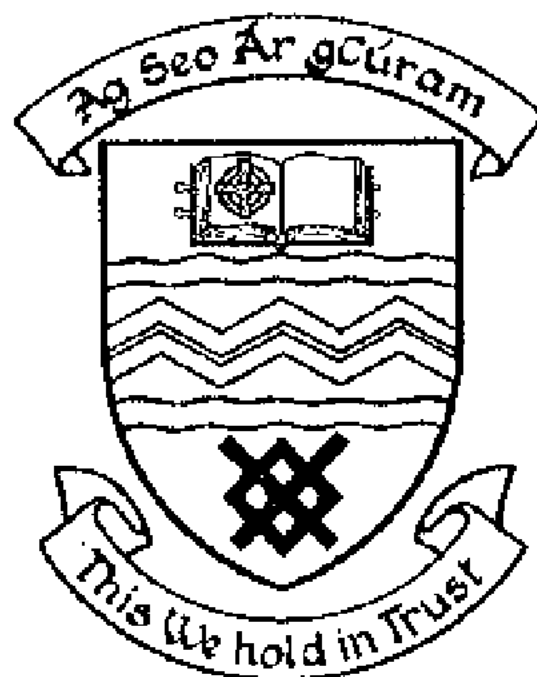
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.

REG REF. S98A/0417

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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.

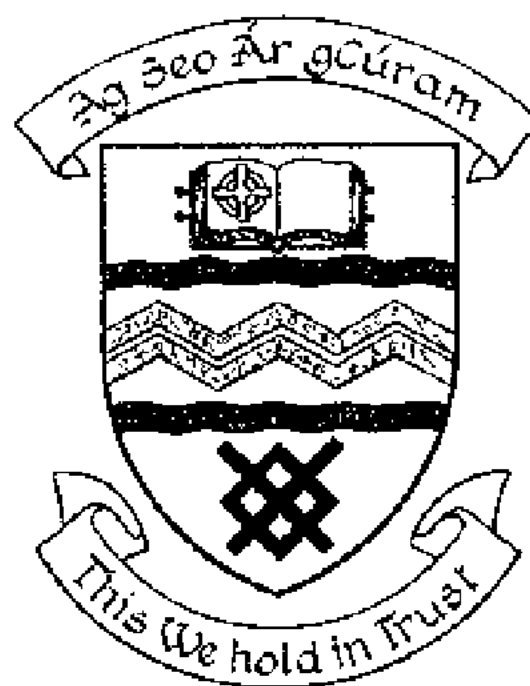
Signed on behalf of South Dublin County Council.

Edward Gordon 7th
7th April 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 0329	Date of Decision 18/02/1999
Register Reference S98A/0417	Date: 23/06/1998

Applicant Beaver Distribution Ltd.,

Development Single storey extension to the side and rear of the existing premises, for warehousing use.

Location Greenhills Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 19/02/1999

Additional Information Requested/Received 17/08/1998 /20/11/1998

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.

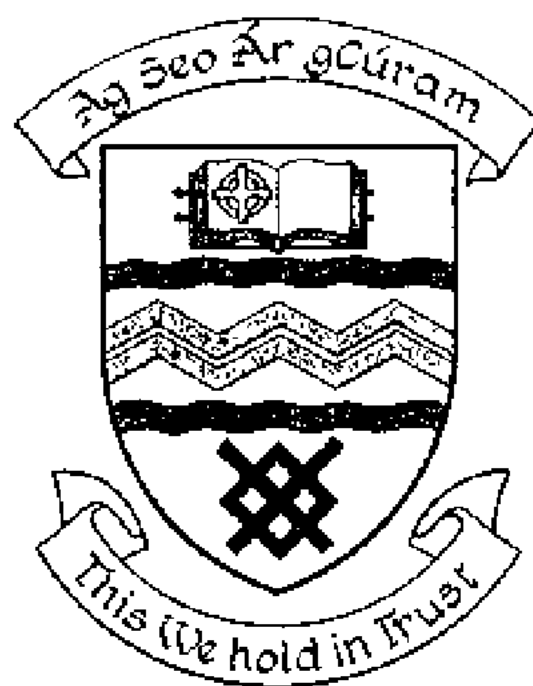

..... 18/02/1999
for SENIOR ADMINISTRATIVE OFFICER

Paul O'Connell & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98A/0417

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 as amended by Plans received on 05/02/99 as Unsolicited Additional Information, 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 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.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 4 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 amenity.
- 5 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 6 The applicant shall ensure full and complete separation of foul and surface water drainage systems in the development.
REASON:
To secure satisfactory drainage.
- 7 Prior to commencement of the development the applicant shall submit to the Planning Authority full details of proposed

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REG. REF. S98A/0417

drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to existing sewer.

REASON:

To secure satisfactory drainage.

- 8 Prior to the commencement of the development the applicant shall submit to the Planning Authority a detailed layout plan of the water supply system indicating pipe sizes and hydrant locations. No building shall lie within 5 metre of a watermain less than 225mm diameter or within 8 metres of a watermain greater than 225mm diameter;

REASON:

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

- 9 The applicant shall construct a 1.2 metre wide path along the frontage of the site. The setting out of this path shall be agreed with the Roads Department before works commence. The agreed cost of constructing the path can be off set against the requirement of Condition 10.

REASON:

In the interest of road safety.

- 10 A financial contribution, in the sum of money equivalent to the value of £4,800 (four 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 value pertaining at the time of payment shall be paid by the developer to South Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

REASON:

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

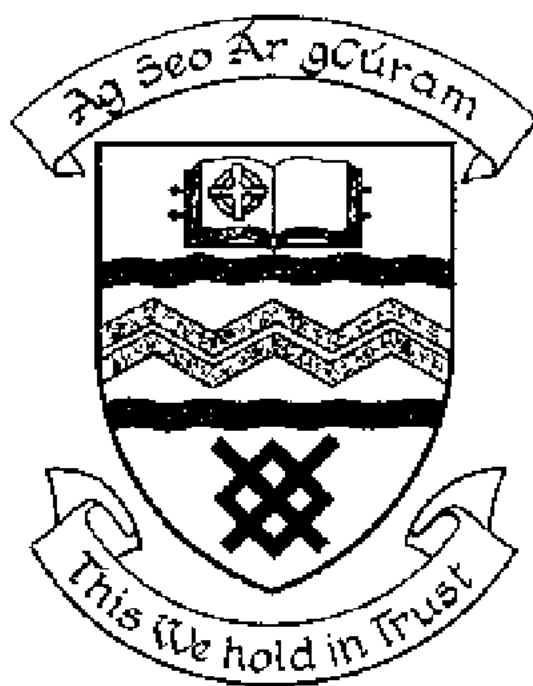
- 11 That a financial contribution in the sum of £6,023 (six thousand and twenty three pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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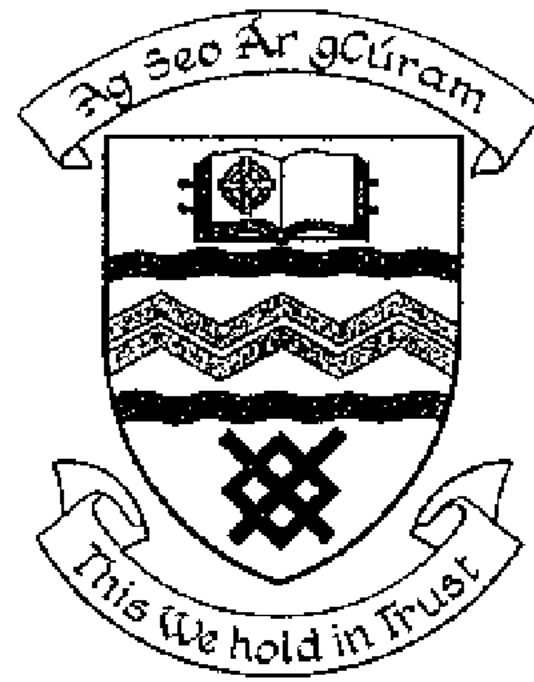
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The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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

Decision Order Number 0091	Date of Decision 18/01/99
Register Reference S98A/0417	Date 23rd June 1998

Applicant Beaver Distribution Ltd.,
App. Type Permission
Development Single storey extension to the side and rear of the existing premises, for warehousing use.

Location Greenhills Road, Tallaght, Dublin 24.

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 19/02/99

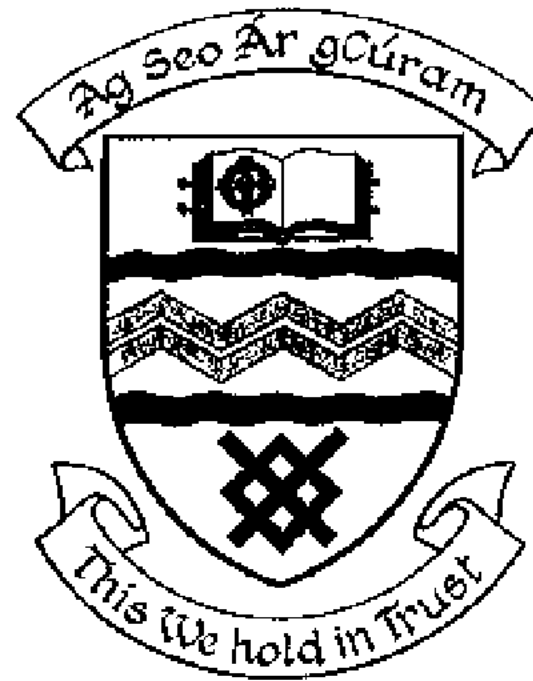
Yours faithfully

HH

..... 18/01/99
for SENIOR ADMINISTRATIVE OFFICER

Paul O'Connell & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Decision Order Number 1629	Date of Decision 17/08/98
Register Reference S98A/0417	Date 23rd June 1998

Applicant Beaver Distribution Ltd.,
Development Single storey extension to the side and rear of the existing premises, for warehousing use.

Location Greenhills Road, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/06/98 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 revised drawings to show the relative position of the existing houses adjoining the northern boundary of the site. Having regard to the height of the proposed extension and its close proximity to the boundary and its location to the south of the relevant houses the applicant is requested to submit appropriate drawings to demonstrate what effect the proposed development will have on the amenity of the affected properties. Consideration should be given to revising the proposed extension in order to minimise its impact on the adjoining properties.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer
Paul O'Connell & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

17/08/98