

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0408/C1	
1. Location	Barney's Lane, Brownsbarn, Co. Dublin. (Site bounded by Barney's Lane, Casement Airfield to the north and Naas Road to the south).		
2. Development	Site development works for an industrial/warehousing and related development on a site of 18.5 hectares, with access from Barneys Lane. The site development works include roads, footpaths, street lighting, entrance kiosk, landscaping, foul and surface water drainage including flow attenuation area, pumping station, control house and overflow chambers. The application also includes the demolition of a habitable house and improvements to Barneys Lane for a distance of 300 metres. An Environmental Impact Statement accompanies this application. Compliance re condition no.s 16, 17 & 18.		
3. Date of Application	19/10/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Roughan and O'Donovan, Address: The Gables, Torquay Road,		
5. Applicant	Name: SIAC Construction Ltd., Address: Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0582 Date 24/03/1999	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
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/0408/C1

DATE : 24.03.1993

RE: Site development works for an industrial/warehousing and related development on a site of 18.5 hectares, with access from Barneys Lane. The site development works include roads, footpaths, street lighting, entrance kiosk, landscaping, foul and surface water drainage including flow attenuation area, pumping station, control house and overflow chambers. The application also includes the demolition of a habitable house and improvements to Barneys Lane for a distance of 300 metres. (An Environmental Impact Statement accompanies this application) at Barney's Lane, Brownsbarn, Co. Dublin. (Site bounded by Barney's Lane, Casement Airfield to the north & Naas Road to the South) for SIAC Construction Ltd. Compliance re. Condition No's. 16, 17 and 18.

Dear Sir,

I refer to your submission received on 19.10.1998 to comply with Condition No's. 16, 17 and 18 of Grant of Permission Order No. 2114, dated 14.10.1998, in connection with the above.

In relation to Condition No. 16 the details submitted are acceptable to the Environmental Services Section with respect to the requirements of sub-section (a) of the condition.

In relation to Condition No. 17 the details submitted are acceptable to the Environmental Services Section with respect to the requirements of sub-section (G) of the condition.

In relation to Condition No. 18 the details submitted are acceptable to the Environmental Services Section with respect to the requirements of sub-sections (a), (b) and (g) of the condition.

Yours faithfully,

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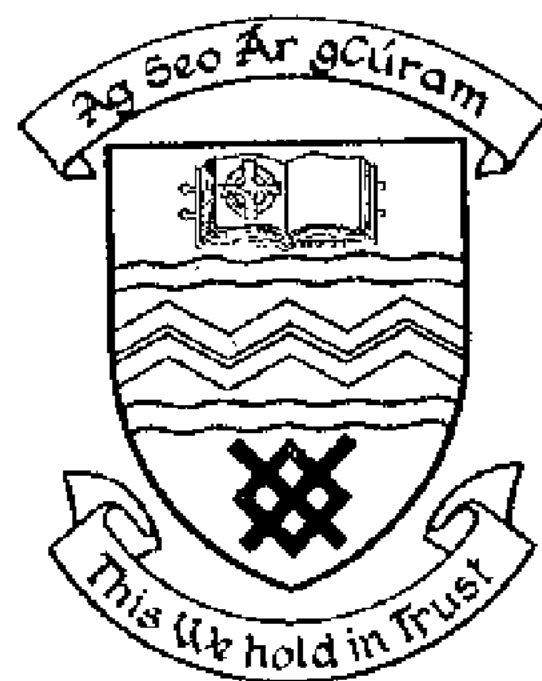
for Senior Administrative Officer

Roughan and O'Donovan,
The Gables,
Torquay Road,
Foxrock,
Dublin 18.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0408	
1. Location	Barney's Lane, Brownsbarn, Co. Dublin. (Site bounded by Barney's Lane, Casement Airfield to the north and Naas Road to the south).		
2. Development	Site development works for an industrial/warehousing and related development on a site of 18.5 hectares, with access from Barneys Lane. The site development works include roads, footpaths, street lighting, entrance kiosk, landscaping, foul and surface water drainage including flow attenuation area, pumping station, control house and overflow chambers. The application also includes the demolition of a habitable house and improvements to Barneys Lane for a distance of 300 metres. An Environmental Impact Statement accompanies this application.		
3. Date of Application	19/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Collen Project Management, Address: East Wall, Dublin 3.		
5. Applicant	Name: SIAC Construction Ltd., Address: Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1783 Date 04/09/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2114 Date 14/10/98	Effect	

8. Appeal Notified		
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



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Collen Project Management,
East Wall,
Dublin 3.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2114	Date of Final Grant 14/10/98
Decision Order Number 1783	Date of Decision 04/09/98
Register Reference S98A/0408	Date 19th June 1998

Applicant SIAC Construction Ltd.,

Development Site development works for an industrial/warehousing and related development on a site of 18.5 hectares, with access from Barneys Lane. The site development works include roads, footpaths, street lighting, entrance kiosk, landscaping, foul and surface water drainage including flow attenuation area, pumping station, control house and overflow chambers. The application also includes the demolition of a habitable house and improvements to Barneys Lane for a distance of 300 metres. An Environmental Impact Statement accompanies this application.

Location Barney's Lane, Brownsbarn, Co. Dublin. (Site bounded by Barney's Lane, Casement Airfield to the north and Naas Road to the south).

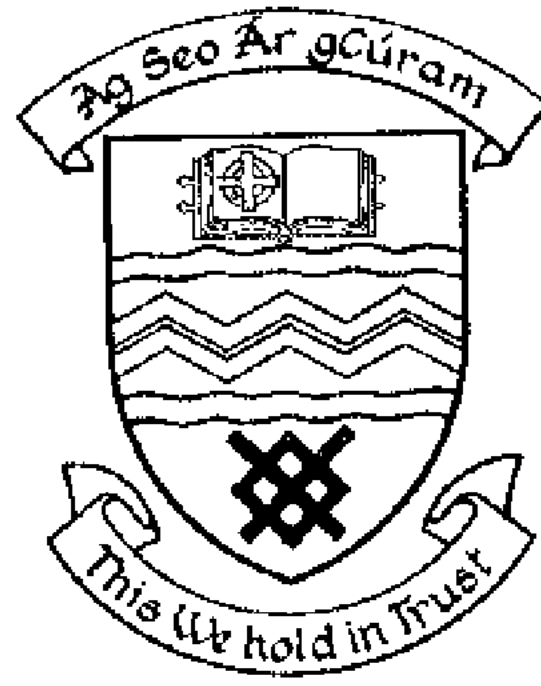
Floor Area 0.000 Sq Metres

Time extension(s) up to and including 08/09/98

Additional Information Requested/Received /

A Permission has been granted for the development described above,

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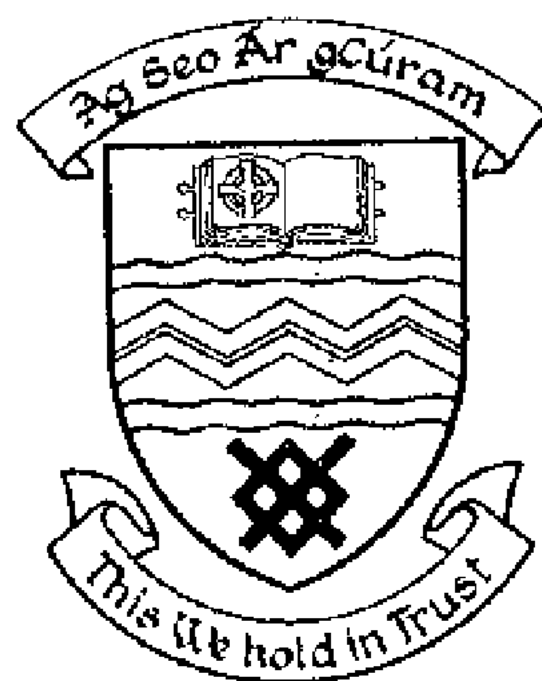
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subject to the following (23) conditions.

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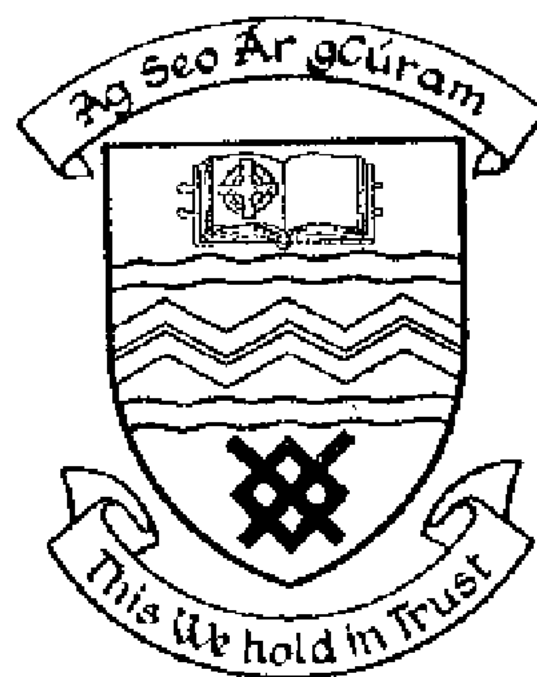
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 With reference to the attenuation area, appropriate bird management procedures and systems to be put in place to minimize the potential of bird hazard to aircraft.
REASON:
In the interest of air safety.
- 3 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.
- 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 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.
- 6 That the areas located between the buildings on each of the sites within the estate and the roadways shall be reserved for landscaping and/or car parking and shall not be used for truck parking, storage or display purposes.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 7 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.

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REASON:

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

- 8 That prior to the commencement of the development, the applicant shall submit proposals for the estate name, road numbering and site numbering scheme for agreement with the Planning Authority.

REASON:

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

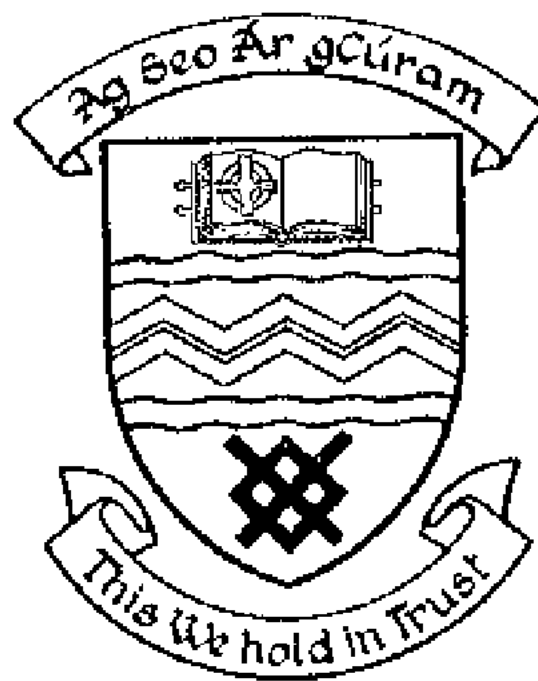
- 9 That prior to the commencement of the development the applicant shall submit for agreement with the Planning Authority, a fully detailed landscape plan in which provision is made for the following requirements:

- (a) the boundary treatment between each of the sites within the estate shall be in new indigenous hedgerow as a ameliorative measure against the negative effects of the large-scale hedgerow removal especially on wildlife necessitated by the development.
- (b) that there shall be a minimum distance of ten metres between the northern edge of the access road and the River Camac which flows through the site so as to ensure protection and the preservation of the riverside vegetation and habitats.
- (c) the depth of 'woodland' planting along the boundary with the Airmotive factory to the east shall be sufficient to provide for adequate screening and a meaningful woodland setting. Details to be agreed.
- (d) the mature trees in the vicinity of the existing dwelling on the site should be retained. Revisions shall be made to the site layout including the internal road to facilitate this requirement.
- (e) provision for an entire line of trees along the Naas Road boundary to screen the development for the public road.

REASON:

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

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- 10 That full details of the attenuation area and the treatment of the riverbank vegetation shall be submitted for agreement with the Planning Authority prior to the commencement of the development. In this regard the applicant should consult with the Eastern Regional Fisheries Board prior to submission.

REASON:

In the interest of the amenity of the area and the preservation and protection of the riverside habitats.

- 11 That the applicant shall be responsible at his own expense for the realignment works extending over four hundred metres on Barney's Lane and the roundabout as shown on Drawing No. 97134/07 submitted with the application. These works shall include all land boundary treatment, public lighting and road markings.

REASON:

To facilitate the development and proper planning and development of the area.

- 12 That no structure or buildings, with the exception of the security kiosk shown on the lodged submission, shall be located within that part of the site which lies within the 'Restricted Area' of Casement/Baldonnell Aerodrome and no building located elsewhere on the site shall exceed fifteen metres in height above ground level. The applicant to consult with the Department of Defence.

REASON:

So that the development is in accordance with the Department of Defence Policies in relation to development within the Approach Areas to Baldonnell/Casement Aerodrome.

- 13 That prior to the commencement of the development the applicant shall submit a site layout plan showing correctly the line of the Restricted Area of Casement/Baldonnell Aerodrome.

REASON:

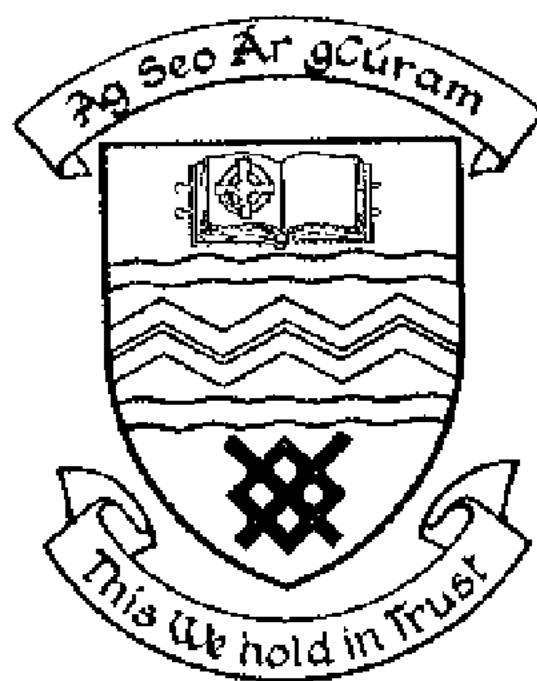
The lodged drawings show the line incorrectly indicated.

- 14 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

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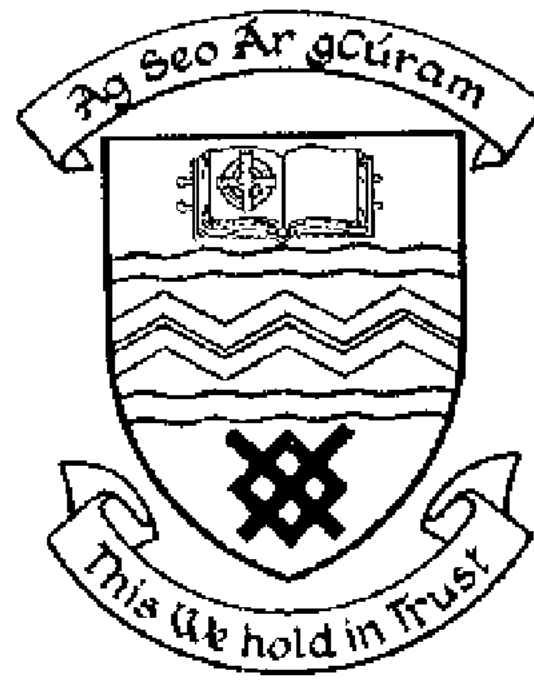
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- 15 That the front elevations of the buildings on sites adjoining the Naas Road boundary shall face towards the Naas Road. The front elevations of the buildings shall otherwise face towards the main access roads serving each site. These shall be a minimum distance of twenty metres between the front boundaries and buildings on site.
REASON:
In the interest of amenity and the proper planning and development of the area.
- 16 That the applicant shall provide for and adhere to the following requirements in relation to surface water drainage arrangements.
- (a) Applicant to limit runoff from site to 15% of 5 year 30 minute storm i.e. 32mm/hr. Applicant to resubmit calculations for attenuation ponds based on this allowable runoff, prior to commencement of construction.
 - (b) Prior to commencement of construction, applicant shall submit design calculations for proposed realignment of Camac River and details of headwalls and bank protection at inlet and outlet of culvert. Culvert width to be increased to 3.0m. Screen to the Councils Environmental Services Department detail to be installed at inlet.
 - (c) All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer.
 - (d) 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 satisfies the requirements of the Environmental Services Department.
- 17 That the following requirements in relation to the foul drainage arrangements shall be provided for and adhered to in the development.
- (a) Applicant to ensure full and complete separation of foul and surface water systems.

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- (b) No building shall be constructed within a five metre distance of public sewer or any sewer with potential to be taken in charge.
- (c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (d) The development of the site shall cease when the peak foul flows at the inlet to the pumphouse exceeds the capacity (excluding standby capacity) of the pumping station, until a connection is possible to the proposed gravity sewer.
- (e) the applicant shall install a N.R.V. on the rising main immediately downstream of the connection from PWA.
- (f) N.R.V. to be installed on emergency outfall from overflow tank.
- (g) The overflow tank shall be sized to cater for 12hrs retention of flow from both the site and Airmotive. Details shall be submitted prior to commencement of construction.
- (h) applicant shall undertake a surge analysis of the rising main and shall carry out all works recommended in the surge analysis report.

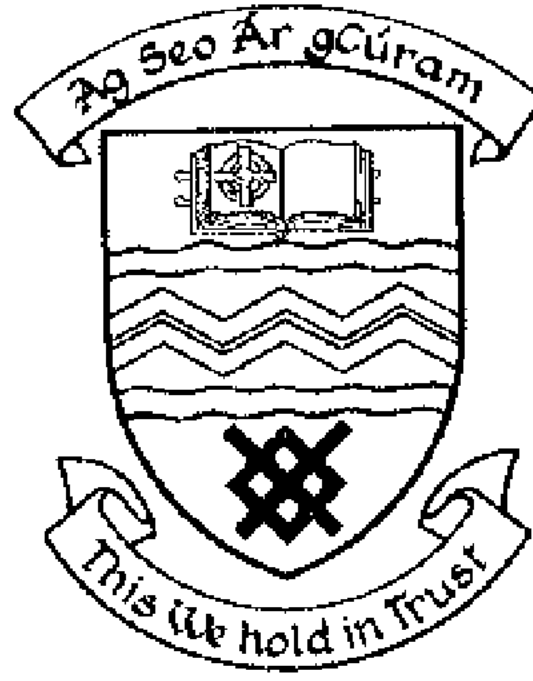
REASON:

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

18 That the following requirements in relation to the water supply arrangements shall be provided for and adhered to in the development.

- (a) All watermains greater than 150mm shall be in Ductile Iron.
- (b) Watermains shall be laid in public open space to ensure accessibility for maintenance and repair.

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- (c) No building shall be located within 5m distance of watermains less than 225mm dia and 8m of watermains greater than 225mm.
- (d) All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (e) 24hr storage per commercial unit shall be provided.
- (f) Applicant to install a Magflow district meter with associated telemetry. Details and location of the meter to be subject to the approval of the Area Engineer.
- (g) Spurs shall not end with a duckfoot hydrant. To facilitate self-cleansing of watermains, spurs shall terminate with a loop.
- (h) Each unit shall have a separate metered connection.

REASON:

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

- 19 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:

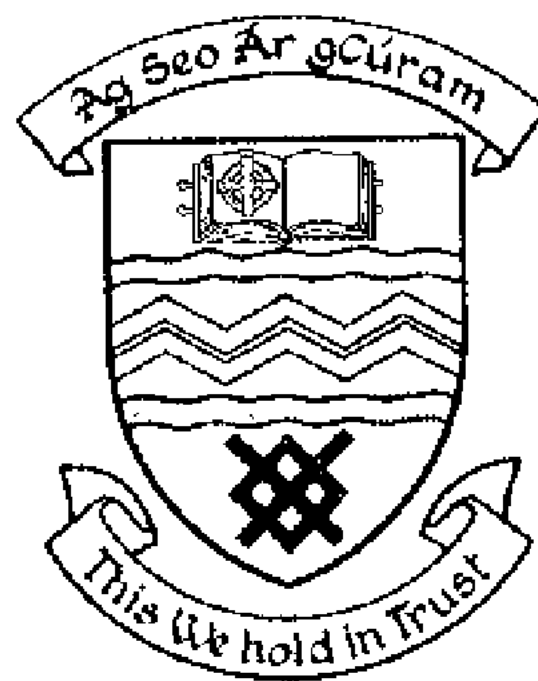
In the interest of the proper planning and development of the area.

- 20 That signage on buildings shall be restricted to a single sign per unit which shall not be internally illuminated and shall not project above the parapets of the buildings. Projecting signs are not acceptable. Signage for each site shall be subject to the approval of the Planning Authority or An Bord Pleanála on appeal.

REASON:

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

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- 21 That a financial contribution in the sum of £300,000 (three hundred thousand 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.

- 22 That a financial contribution in the sum of money equivalent to the value of £500,000 (five hundred thousand 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 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.

- 23 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £250,000 (two hundred and fifty thousand pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

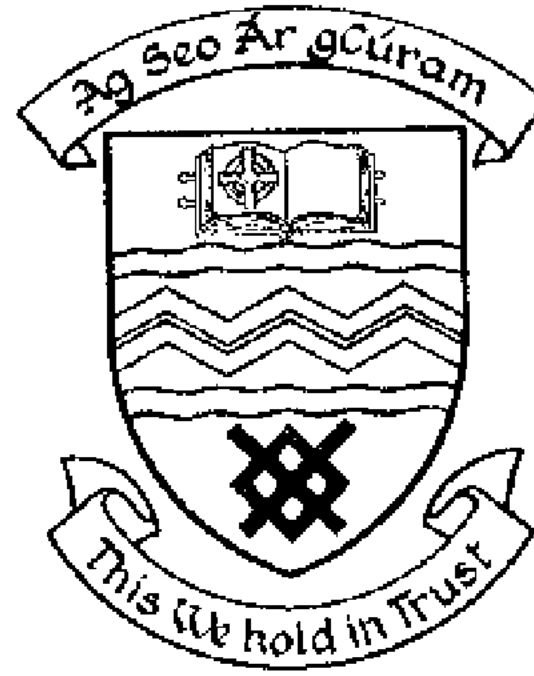
REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

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- (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.

 October 1998
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0408/C3	
1. Location	Barney's Lane, Brownsbarn, Co. Dublin. (Site bounded by Barney's Lane, Casement Airfield to the north and Naas Road to the south).		
2. Development	Site development works for an industrial/warehousing and related development on a site of 18.5 hectares, with access from Barneys Lane. The site development works include roads, footpaths, street lighting, entrance kiosk, landscaping, foul and surface water drainage including flow attenuation area, pumping station, control house and overflow chambers. The application also includes the demolition of a habitable house and improvements to Barneys Lane for a distance of 300 metres. An Environmental Impact Statement accompanies this application. Compliance re condition no.16(b).		
3. Date of Application	22/01/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Roughan & O'Donovan, Address: Consulting Engineers, The Gables, Torquay Road,		
5. Applicant	Name: SIAC Construction Ltd., Address: Monastery Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. Date 24/03/1999	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
8. Appeal Lodged			
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14. Registrar Date Receipt No.

REG. REF. : S98A/0408/C3

DATE : 24.03.1993

RE: Site development works for an industrial/warehousing and related development on a site of 18.5 hectares, with access from Barneys Lane. The site development works include roads, footpaths, street lighting, entrance kiosk, landscaping, foul and surface water drainage including flow attenuation area, pumping station, control house and overflow chambers. The application also includes the demolition of a habitable house and improvements to Barneys Lane for a distance of 300 metres. (An Environmental Impact Statement accompanies this application) at Barney's Lane, Brownsbarn, Co. Dublin. (Site bounded by Barney's Lane, Casement Airfield to the north & Naas Road to the South) for SIAC Construction Ltd. Compliance re. Condition No. 16(b).

Dear Sir,

I refer to your submission received on 22.01.1999 to comply with Condition No. 16(b) of Grant of Permission Order No. 2114, dated 14.10.1998, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

1/1

for Senior Administrative Officer

Roughan and O'Donovan,
The Gables,
Torquay Road,
Foxrock,
Dublin 18.