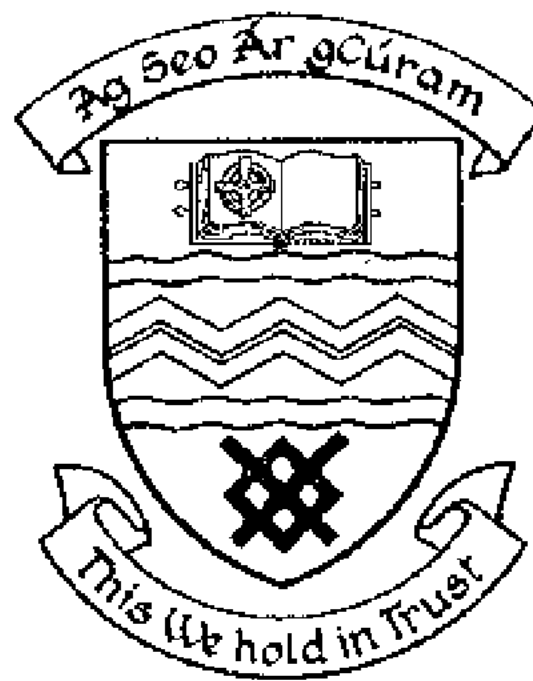


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0401	
1. Location	Western Business Park, Oak Road, Co. Dublin.		
2. Development	2 no. detached industrial units with offices and 5 no. terraced industrial units with offices on the site, comprising of 2 no. detached units A & G, Unit A - 2627 sq.m. of warehouse with a 3 storey office building of 2043 sq.m., Unit G - 2111 sq.m. of warehouse with 3 storey office building of 2757 sq.m., 5 no. terraced units B,C,D,E & F. Unit B - 1393 sq.m. of warehouse with a 2 storey office building of 427 sq.m. Unit C - 1270 sq.m. of warehouse with a 2 storey office building of 427 sq.m., Unit D - 1,111 sq.m. of warehouse with a 2 storey office building of 427 sq.m., Unit E - 907 sq.m. of warehouse with a 2 storey office building of 427 sq.m., Unit F - 845 sq.m. of warehousing with 2 storey office building of 522 sq.m. all with associated carparking and vehicular access off Oak Road and separate vehicular access to Unit G, only off Oak Road, with associated site works.		
3. Date of Application	18/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: O'Mahony Pike Architects, Address: Owenstown House, Fosters Avenue,		
5. Applicant	Name: Western Investments Limited, Address: St. Kieran's Enterprise Centre, Furze Road, Sandyford Industrial Estate, Foxrock, Dublin 18.		
6. Decision	O.C.M. No. 1613 Date 14/08/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1928 Date 24/09/98	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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O'Mahony Pike Architects,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1928	Date of Final Grant 24/09/98
Decision Order Number 1613	Date of Decision 14/08/98
Register Reference S98A/0401	Date 18th June 1998

Applicant Western Investments Limited,

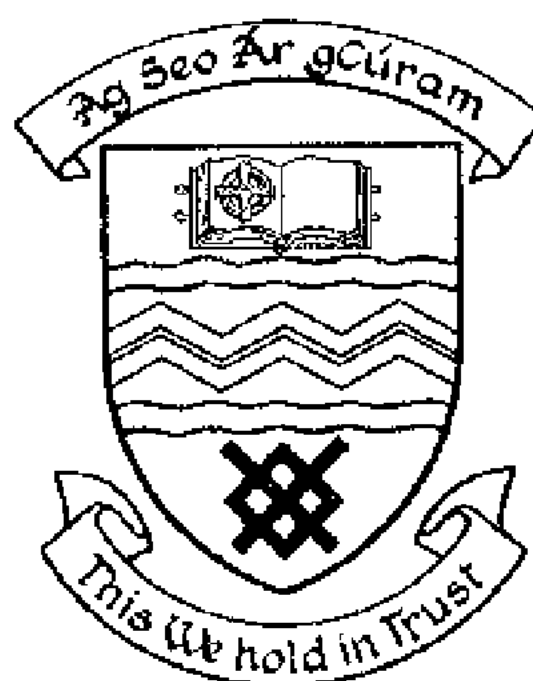
Development 2 no. detached industrial units with offices and 5 no. terraced industrial units with offices on the site, comprising of 2 no. detached units A & G, Unit A - 2627 sq.m. of warehouse with a 3 storey office building of 2043 sq.m., Unit G - 2111 sq.m. of warehouse with 3 storey office building of 2757 sq.m., 5 no. terraced units B,C,D,E & F. Unit B - 1393 sq.m. of warehouse with a 2 storey office building of 427 sq.m. Unit C - 1270 sq.m. of warehouse with a 2 storey office building of 427 sq.m., Unit D - 1,111 sq.m. of warehouse with a 2 storey office building of 427 sq.m., Unit E - 907 sq.m. of warehouse with a 2 storey office building of 427 sq.m., Unit F - 845 sq.m. of warehousing with 2 storey office building of 522 sq.m. all with associated carparking and vehicular access off Oak Road and separate vehicular access to Unit G, only off Oak Road, with associated site works.

Location Western Business Park, Oak Road, Co. Dublin.

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Floor Area 17294.000 **Sq Metres**

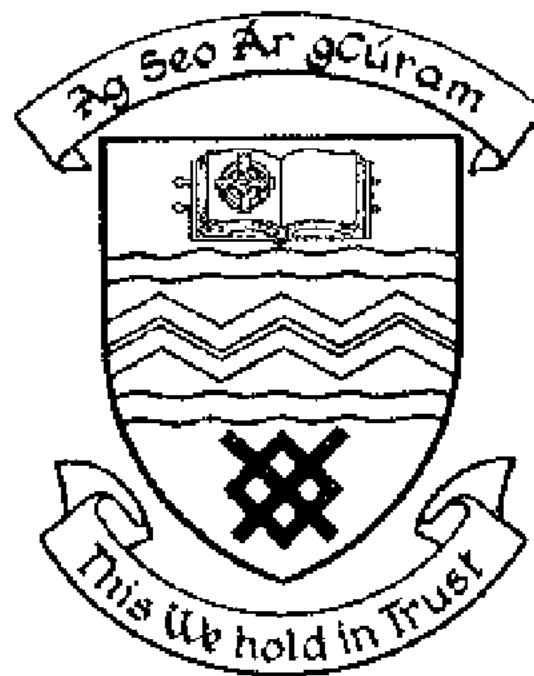
Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,

subject to the following (13) 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 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. In this regard the following must be provided for:-

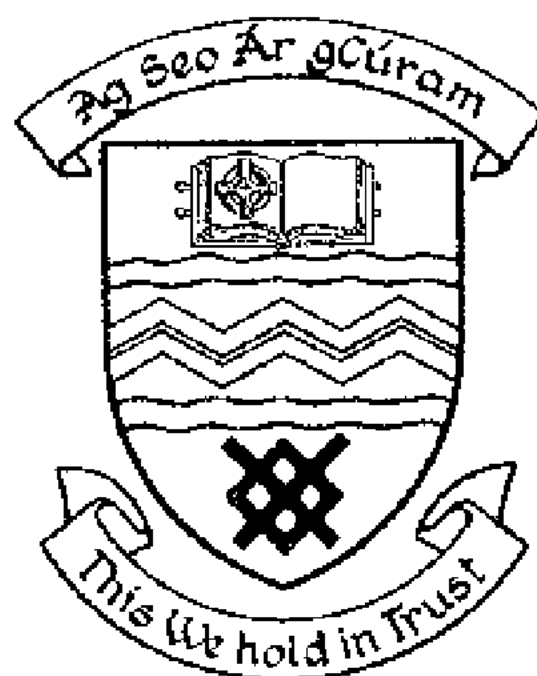
Foul Drainage:-

- a. Applicant to submit cross sections of proposed realigned foul sewer showing the position in relation to the Camac River where there has been recent regrading works carried out.
- b. Applicant to submit design calculations for foul sewers.
- c. Applicant to ensure full and complete separation of foul and surface water systems.
- d. No building within 5m of public sewer or sewer with potential to be taken in charge.
- e. All waste water from commercial, business or institutional kitchens shall be rerouted via an appropriate grease trap or grease removal system before being discharged to the public sewer.
- f. No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts, 1977-1990.
- g. All diversion works to existing public sewer shall be carried out by South Dublin County Council at applicant's prior expense.
- h. Applicant shall furnish South Dublin County Council with a revised wayleave covering 5m either side of the diverted sewer.

Water Supply:-

- a. Applicant to submit design calculations for sewers and petrol/oil/diesel interceptor.
- b. Applicant to submit details of outfall to Camac. Applicant will be required to liaise with Parks Department with regard to aesthetic features of outfall.

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- c. Applicant to submit cross sections of proposed car parking area at the north east corner of the site showing the position in relation to the Camac River where there has been recent regrading works carried out. Applicant to show an adequate factor of safety against slope failure due to proposed loading.
- 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.
- e. All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer.

Water Supply:-

- a. No part of the perimeter of the buildings to be greater than 60m from a hydrant.
- b. No building shall lie within 5m of watermain less than 225mm diameter or within 8m of watermain greater than 225mm diameter.
- c. All connections, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council at applicant's prior expense.
- d. A separate connection shall be provided for each unit. Each connection shall be metered. 24hr storage per unit shall be provided.

REASON

In order to comply with the Sanitary Services Acts, 1978 - 1964.

- 3 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.

- 4 That no trade or effluent be permitted without prior approval from the Planning Authority.

REASON

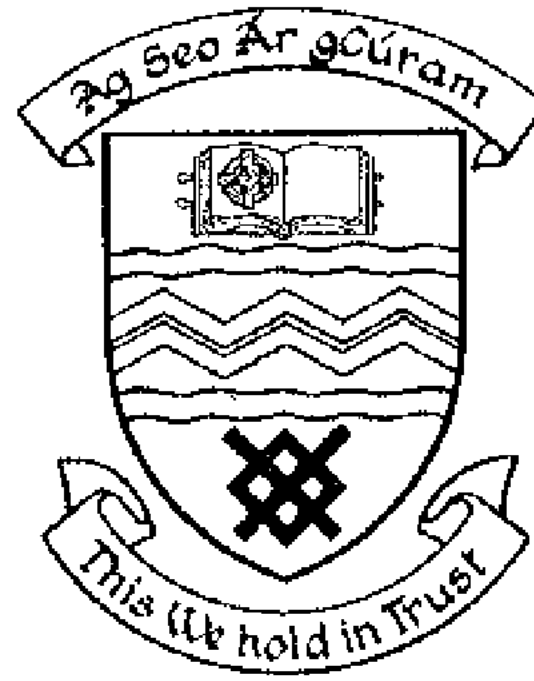
In the interest of the proper planning and development of the area.

- 5 That the consent of appropriate owner be obtained relative to any works being undertaken on the line of the Camac

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River.

REASON

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

- 6 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

In the interest of 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.

REASON:

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

- 8 That the proposed external finishes, including roof and walls shall be agreed with the Planning Authority.

REASON

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

- 9 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units. In this regard specific proposals for treatment and landscaping of Camac River are required.

REASON:

In the interest of amenity.

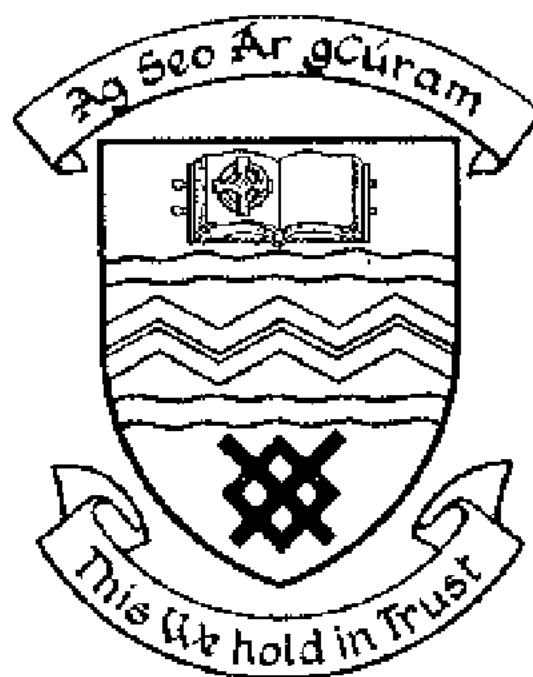
- 10 That no interference take place on land required relative to the Rapid Rail Line. The line of the Rapid Rail to be set out and agreed on-site with the appropriate authority.

REASON

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

- 11 That a financial contribution in the sum of £54,240 (fifty four thousand, two hundred and forty pounds) be paid by the proposer to South Dublin County Council towards the cost of

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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.

- 12 That a financial contribution in the sum of money equivalent to the value of £90,400 (ninety thousand, four 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 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.

- 13 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £145,000 (one hundred and forty five thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

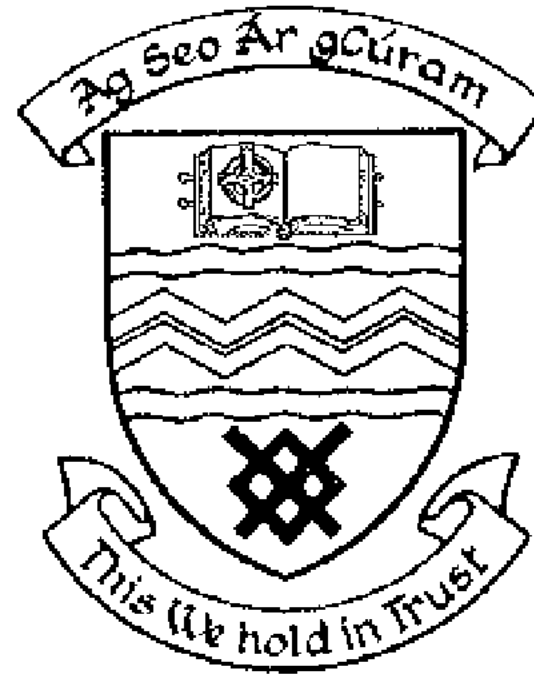
Or./...

b. Lodgement with the Council of a cash sum of £90,000 (ninety thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and

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completion of such services to standard specifications.
or./...

- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

To ensure that a ready sanction may be available to the Council to induce the 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.

.....26 September 1998
for SENIOR ADMINISTRATIVE OFFICER