

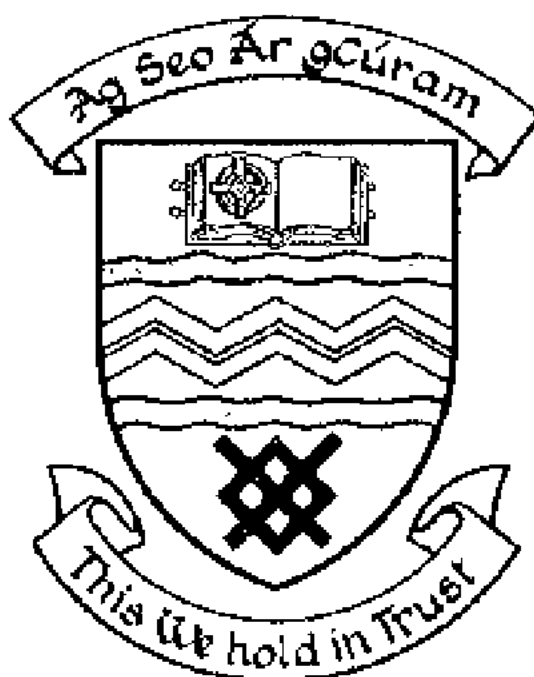
	<p style="text-align: center;">South Dublin County Council Local Government (Planning &amp; Development) Acts 1963 to 1993 Planning Register (Part 1)</p>	<p style="text-align: center;">Plan Register No.  S98A/0321</p>				
1. Location	Greenogue Industrial Estate, Rathcoole, Co. Dublin.					
2. Development	Construct 7,457 sq. meters of warehousing/light industrial units in 4 no. blocks including 2,266 sq. meters of integral related office accommodation on two floors together with access roads, service utilities, E.S.B. sub station, 2.4 meter high boundary fences, paving, carparking, landscaping, planting and re-alignment of Rathcoole to Newcastle Road.					
3. Date of Application	31/07/98	Date Further Particulars (a) Requested (b) Received				
3a. Type of Application	Permission	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">1. 16/07/98</td> <td style="width: 50%;">1. 31/07/98</td> </tr> <tr> <td>2.</td> <td>2.</td> </tr> </table>	1. 16/07/98	1. 31/07/98	2.	2.
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2.	2.					
4. Submitted by	<p>Name: Ulick Burke &amp; Associates, Address: Consulting Engineers, 137 Harolds Cross Road, Dublin 6.</p>					
5. Applicant	<p>Name: Rathcoole Products Limited, Address: Rathcoole, Co. Dublin.</p>					
6. Decision	<p>O.C.M. No. 1614  Date 14/08/98</p>	<p>Effect AP GRANT PERMISSION</p>				
7. Grant	<p>O.C.M. No. 1928  Date 24/09/98</p>	<p>Effect</p>				

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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Ulick Burke & Associates,  
Consulting Engineers,  
137 Harolds Cross Road,  
Dublin 6.

**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 1614	Date of Decision 14/08/98
Register Reference S98A/0321	Date 31st July 1998

**Applicant** Rathcoole Products Limited,

**Development** Construct 7,457 sq. meters of warehousing/light industrial units in 4 no. blocks including 2,266 sq. meters of integral related office accommodation on two floors together with access roads, service utilities, E.S.B. sub station, 2.4 meter high boundary fences, paving, carparking, landscaping, planting and re-alignment of Rathcoole to Newcastle Road.

**Location** Greenogue Industrial Estate, Rathcoole, Co. Dublin.

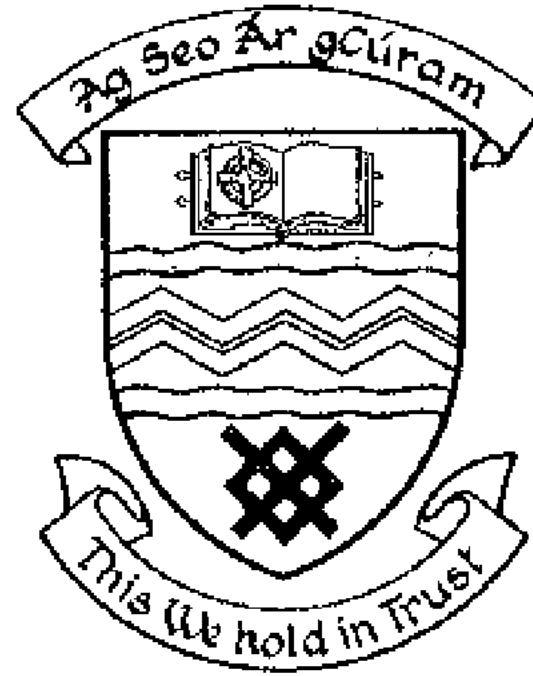
**Floor Area** 7457.000 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 16/07/98 /31/07/98

A Permission has been granted for the development described above,  
subject to the following (18) Conditions.

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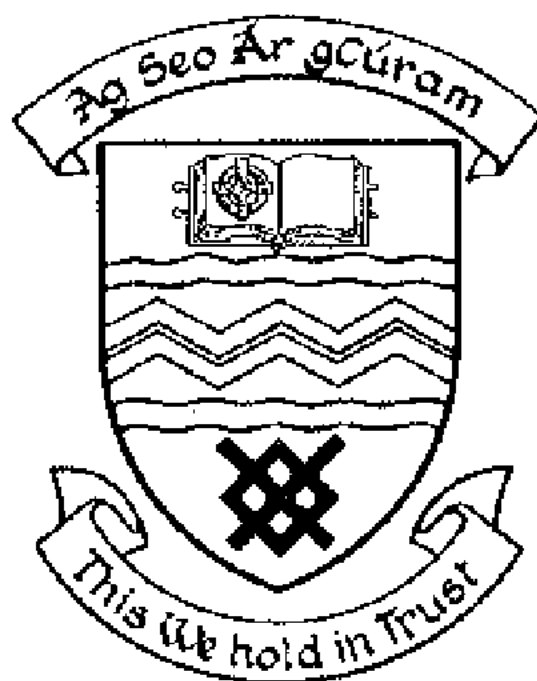
**Conditions and Reasons**

- 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 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.
- 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 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.
- 5 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.
- 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 prior to the commencement of the development the applicant shall submit evidence that the existing foul waste water treatment system on site has adequate capacity to

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serve the proposed development. In the event that the existing system is deficient no development shall take place unless satisfactory proposals for alternative or additional facilities have been agreed with the County Council. No units shall be made operational unless and until such facilities have been installed.

**REASON:**

In the interest of the protection of public health and the proper planning and development of the area.

- 8 That prior to the commencement of development the applicant shall submit for agreement with the Planning Authority full details of the proposed aerator for the development.

**REASON:**

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

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

- (a) Surface water shall not be discharged into the foul system. There must be full and complete separation of the foul and surface water systems.
- (b) Grease traps shall be in accordance with the standards set out in BS 8301:1985.
- (c) All surface water runoff from the truck parking marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharge to sewers.

**REASON:**

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

- 10 That prior to the commencement of the development the applicant shall submit a fully detailed watermain layout drawing to the Area Engineer, at the County Councils Deansrath Depot to include details of the watermain sizes, valves, meters and hydrants and proposed points of connection to the existing watermains.

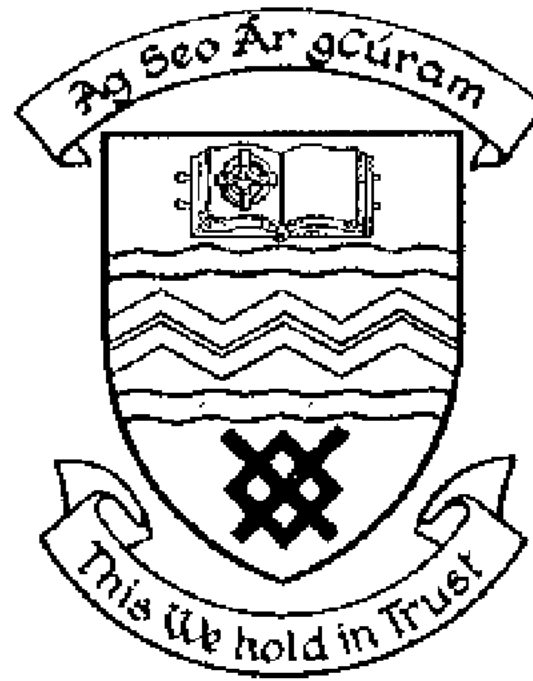
**REASON:**

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

REG REF. S98A/0321 SOUTH DUBLIN COUNTY COUNCIL  
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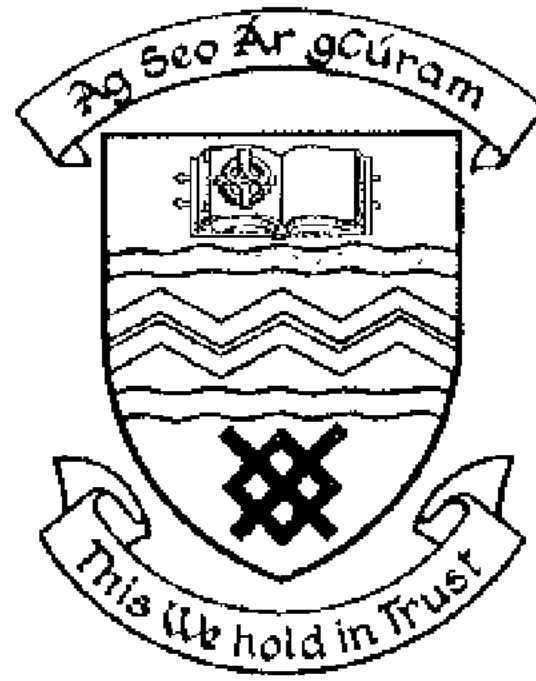
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- 11 That the following requirements of the Environmental Services Department shall be provided for and adhered to in the development:
- (a) No building shall be located within a five metre distance of watermains up to 225mm diameter or eight metres of water mains in excess of 225mm diameter.
  - (b) Separate connections with individual connections shall be provided for each unit.
  - (c) All connections, swabbing, chlorination and tappings of the mains shall be carried at the applicants own expense by South Dublin County Council.
  - (d) Twenty four hour storage shall be provided for each unit.
- REASON:  
So that the development is in accordance with the requirements of the Environmental Services Department.
- 12 That the design of the road and roundabout within the area outlined in red on the site map submitted, to be constructed by the applicant, shall be in accordance with the requirements of the Roads Department at the applicants own expense. The applicant shall consult with the Roads Department in this regard. The road and roundabout shall be available for use before occupation of the buildings.
- REASON:  
In the interest of the proper planning and development of the area.
- 13 That the applicant shall pay a special levy of £60,000, (sixty thousand pounds) prior to occupation of the buildings towards the cost of road improvement works to the remaining section of College Lane. This figure will be index linked from 1st June, 1999 in the event payment not having being made prior to that date.
- REASON:  
These works will directly facilitate the development and it is reasonable that the developer should contribute towards the cost of same.

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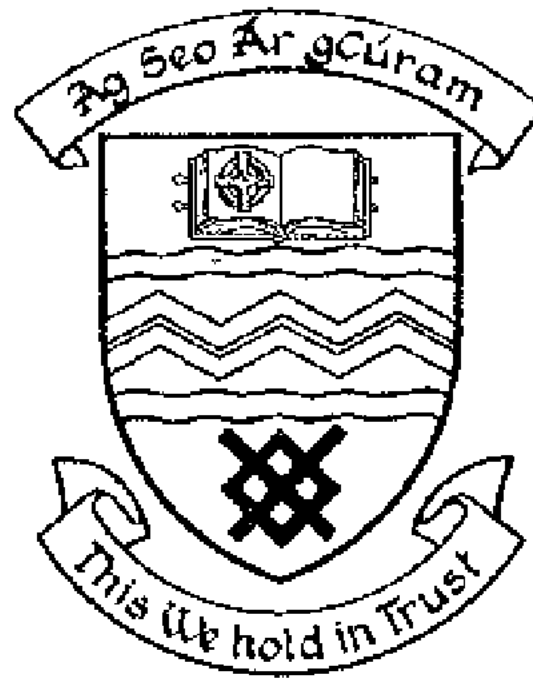
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- 14 That the landscaping works and fencing/boundary treatment at the locations shown on Drawing No. SK31/07/98 submitted to the Planning Authority on 31st July 1998 shall be completed prior to the occupation of any of the units.  
**REASON:**  
In the interest of the proper planning and development of the area.
- 15 That the colour of the cladding for the units shall be in green, or other dark colour, either dark grey or brown.  
**REASON:**  
In the interest of visual amenity.
- 16 That a financial contribution in the sum of £37,800 (thirty seven thousand, eight hundred 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.
- 17 That a financial contribution in the sum of money equivalent to the value of £42,600 (forty two thousand six 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.

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18 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 £100,000 (one hundred 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 £63,000 (sixty three 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 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.

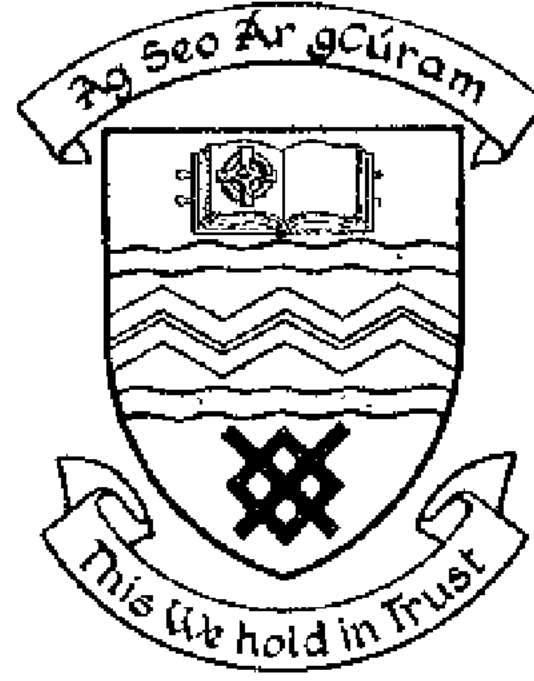
**REASON:**

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.



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- (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.

  
..... 21 September 1998  
for SENIOR ADMINISTRATIVE OFFICER