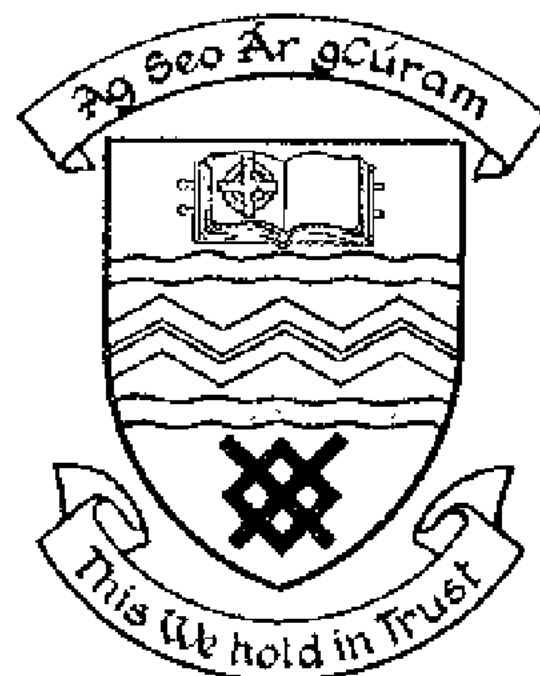


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0208	
1. Location	Lucretia Tiles, Adamstown, Lucan, Co. Dublin.		
2. Development	New access arrangements; and retention of development comprising construction of a light industrial unit and office; the retention of signage on front boundary wall; and retention of septic tank.		
3. Date of Application	03/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/07/98 2.	1. 29/07/98 2.
4. Submitted by	Name: Frank L. Benson and Partners, Address: Hainault House, 69/71 St. Stephens Green,		
5. Applicant	Name: Lucretia Tiles, Address: Unit 1, Lyons Industrial Estate, Lyons Road, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 1805 Date 10/09/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2150 Date 21/10/98	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



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Baile Átha Cliath 24

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Dublin 24

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Frank L. Benson and Partners,
Hainault House,
69/71 St. Stephens Green,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2150	Date of Final Grant 21/10/98
Decision Order Number 1805	Date of Decision 10/09/98
Register Reference S98A/0208	Date 29th July 1998

Applicant Lucretia Tiles,

Development New access arrangements; and retention of development comprising construction of a light industrial unit and office; the retention of signage on front boundary wall; and retention of septic tank.

Location Lucretia Tiles, Adamstown, Lucan, Co. Dublin.

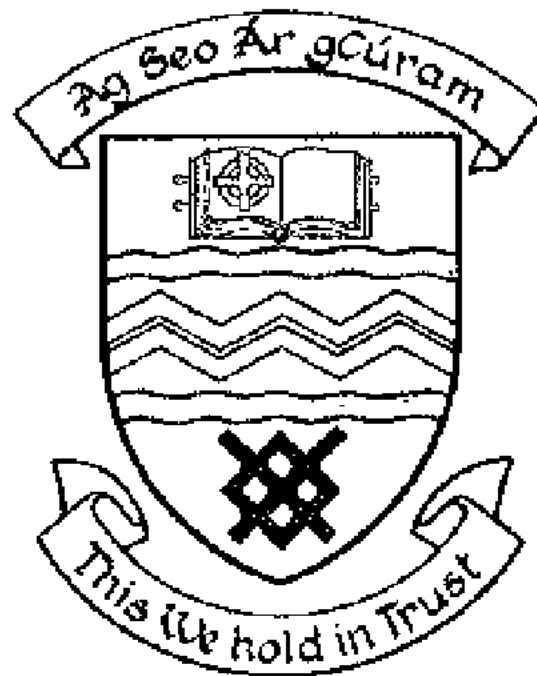
Floor Area 383.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/07/98 /29/07/98

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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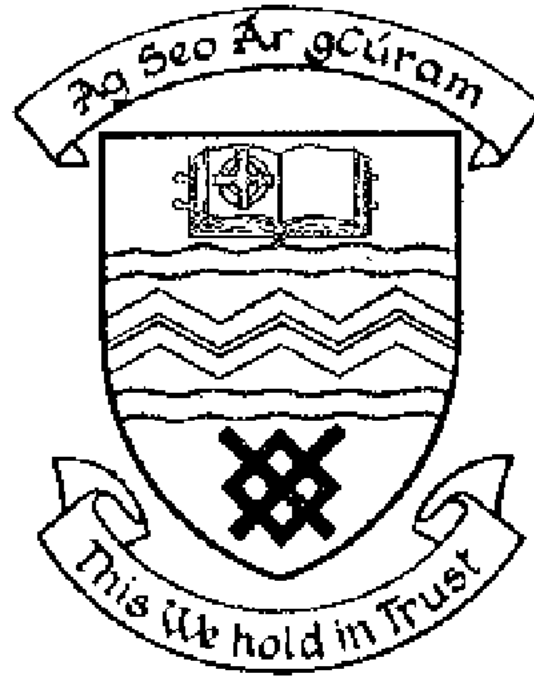
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Conditions and Reasons

- 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 additional information received on 29/07/98, 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 signage shown on drawing No. LT/98/02/005 erected on the front entrance walls, the retention of which has been included shall be excluded from the grant of permission. This signage shall be removed within one month of the date of the final grant of permission.
REASON:
The signage is visually obtrusive and seriously detracts from visual amenity of the area.
- 3 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.
- 4 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.
- 5 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.
- 6 That the car parking spaces shown on the site layout plan lodged with the planning authority on 29th July, 1998 shall be clearly delineated and made available at all times within

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three months of the date of the final grant of permission.

REASON:

In the interest of orderly development.

- 7 That the applicant shall be responsible for the construction and the maintenance of the new entrance as far as the public road. These road works shall be carried out to the satisfaction of the Area Engineer, Roads Department.

REASON:

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

- 8 That the landscaping and planting scheme lodged with the Planning Authority on 29th July 1998 shall be implemented within one calendar year of the date of the final grant of permission.

REASON:

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

- 9 That a financial contribution in the sum of £1,250 (one thousand two hundred and fifty pounds) PER HECTARE be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid on receipt of final grant of permission.

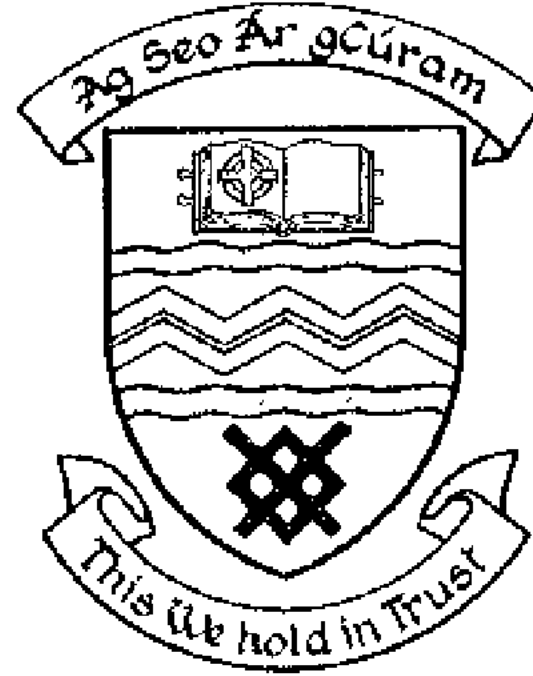
REASON:

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 the works.

- 10 That a financial contribution in the sum of £1,566 (one thousand five hundred and sixty six pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of water supply in the area of the proposed development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

REASON:

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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.

- 11 That a financial contribution in the sum of money equivalent to the value of £2,200 (two thousand two 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 on receipt of final grant of permission.

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.


.....October 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1315	Date of Decision 01/07/98
Register Reference S98A/0208	Date 3rd April 1998

Applicant Development Lucretia Tiles,
New access arrangements; and retention of development comprising construction of a light industrial unit and office; the retention of signage on front boundary wall; and retention of septic tank.

Location Lucretia Tiles, Adamstown, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 03/04/98 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 indicate what proposals he may have for improvement and upgrading of the site. In this regard the applicant is requested to clarify the extent of the site over which the applicant has ownership or control.
- 2 Clarification is required as to where responsibility for construction and maintenance of entrance to public road and access to applicants lands rests.

Signed on behalf of South Dublin County Council

.....*MF*.....
for Senior Administrative Officer
Frank L. Benson and Partners,
Hainault House,
69/71 St. Stephens Green,
Dublin 2.

02/07/98

**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0847	Date of order 01/05/98
Register Reference S98A/0208	Date 3rd April 1998

Applicant Lucretia Tiles,

Development New access arrangements; and retention of development comprising construction of a light industrial unit and office; the retention of signage on front boundary wall; and retention of septic tank.

Location Lucretia Tiles, Adamstown, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 29/04/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Frank L. Benson and Partners,
Hainault House,
69/71 St. Stephens Green,
Dublin 2.

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REG REF. S98A/0208

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....DC..... 05/05/98
for Senior Administrative Officer.