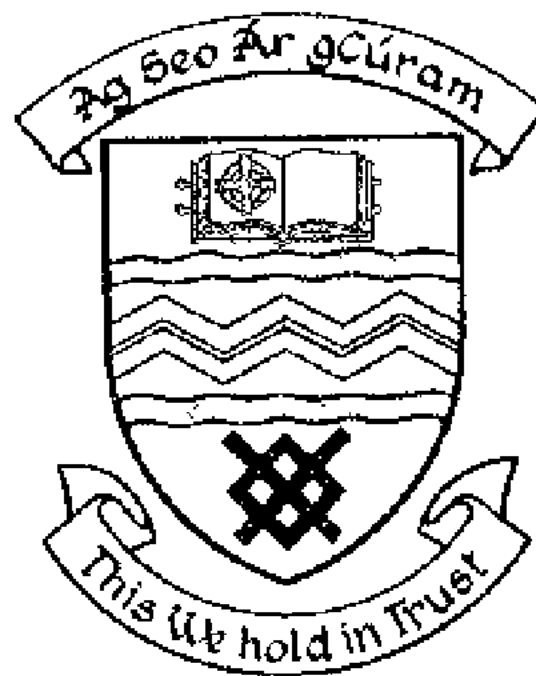


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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David Madden and Associates
4 Merrion Square,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1237	Date of Final Grant 24/06/98
Decision Order Number 0891	Date of Decision 11/05/98
Register Reference S98A/0151	Date 13th March 1998

Applicant Averland

Development To divide previously approved unit C3 into 2 units and to construct a first floor mezzanine.

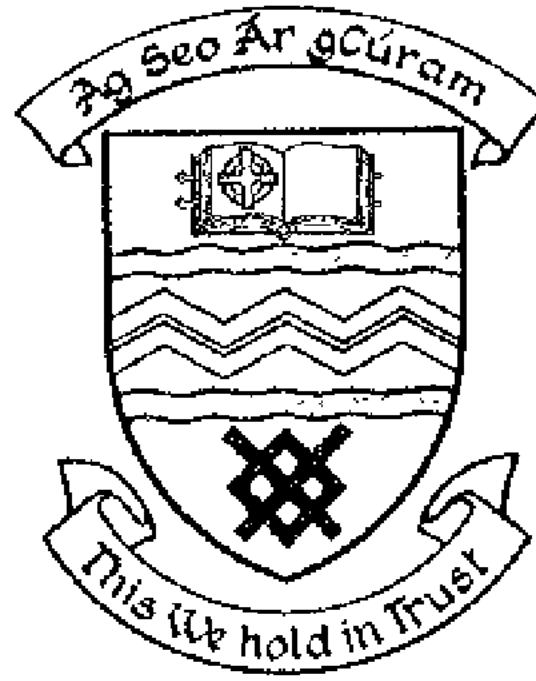
Location Nangor Road Business Park, Unit C3 Gallanstown, New Nangor Fox and Geese Road, Clondalkin, Dublin 22.

Floor Area 108.000 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 (22) Conditions.

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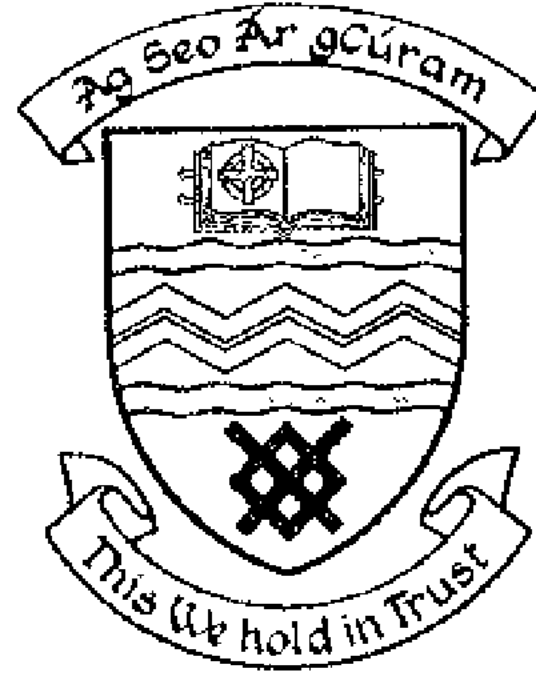
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 The applicant to discuss and agree details of connection to existing 1350mm foul sewer with the Environmental Services Department of the Planning Authority prior to commencement of development. (It is not possible to connect in at invert level). All details to be agreed in writing with the Planning Authority prior to commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 6 In respect of surface water drainage the applicant shall provide a petrol interceptor within the site boundaries and the type of interceptor shall be to the requirements of the Environmental Services Department of the Planning Authority.

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REASON:

In the interest of public health.

- 7 In respect of water supply all metered connections, tapping, etc. to be made by South Dublin County Council at the applicants expense.

REASON:

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

- 8 No part of proposed units to be within 5m of existing sewers or watermains.

REASON:

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

- 9 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

- 10 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.

- 11 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:

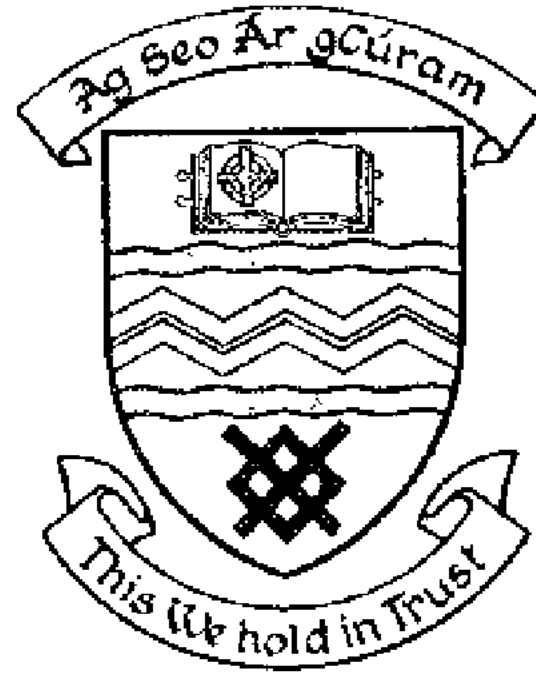
In the interest of the proper planning and development of the area.

- 12 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be sold for storage or display or other uses.

REASON:

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

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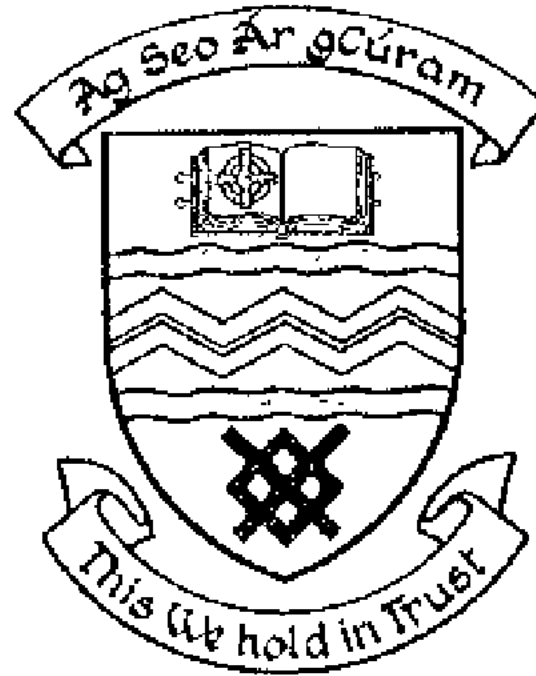
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- 13 That the developer shall not interfere with the stability or drainage system of the canal and all construction works in so far as they may affect the canal shall be carried out in consultation with the Department of Arts, Culture and the Gaeltacht.
REASON:
In the interest of public safety and to accord with the objectives for preservation of the canal corridor.
- 14 That all landscaping and planting shall be completed to the satisfaction of the Planning Authority prior to occupation of units.
REASON:
In the interest of the proper planning and development of the area.
- 15 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1994-1997 there shall be no outdoor storage without the prior grant of approval of the Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of orderly development.
- 16 In respect of boundary treatment the site shall be bound by a dwarf wall and railings, with the exception of the northern boundary where it bounds with the canal which shall be provided with a high quality decorative railing. Details of design, materials and finish shall be agreed in writing with the Planning Authority prior to commencement of development.
REASON:
In the interest of visual amenity and in the interest of proper planning and development of an area for which it is an objective to provide for recreational amenities.
- 17 That the existing hedgerow shall be maintained as indicated in the submitted plans and shall be adequately screened during construction works and any interference shall be

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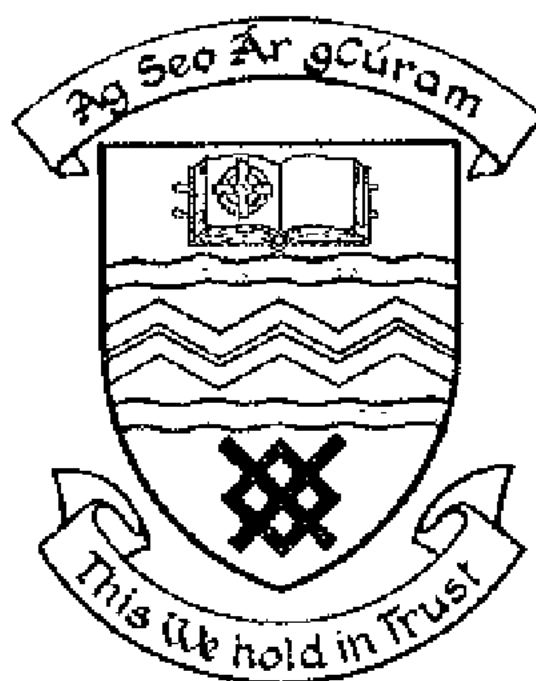
subject to written agreement with the Department of Arts, Culture and Gaeltacht and the Planning Authority.

REASON:

In the interest of visual amenity as to accord with the objective to protect an area of scientific interest to which this hedge relates.

- 18 That the pedestrian accesses from the site onto the canal shall be open during office hours to enable employees reasonable access to and enjoyment of the canal bank.
REASON:
In the interest of amenities of the area and in the interest of proper planning and development of the area for which it is an objective to provide for recreational amenities.
- 19 That the materials colour and finish of all units and structures shall be harmonious and all details shall be agreed with the Planning Authority prior to commencement of development.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 20 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1994-1997 any ventilation vents and air conditions vents, associated plant equipment, associated storage on the roof shall require approval by the Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of visual amenity and orderly development on a site which is low lying and highly visible from the adjoining motorway and canal corridor.
- 21 All offices to be ancillary to respective units.
REASON:
In the interest of the proper planning and development of the area.

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- 22 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's 22, 23 and 24 of Register Reference S97A/0168 be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and 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.

.....*DK*.....*24* June 1998
for SENIOR ADMINISTRATIVE OFFICER