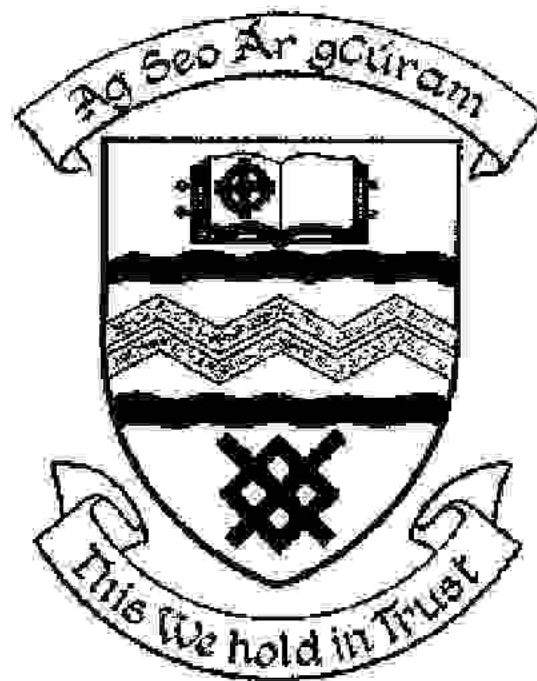


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0796	
1. Location	Kilcuminin House, Knockmitten Lane, Nangor Road, Dublin 12.		
2. Development	To demolish existing Kilcuminin House and to erect 12 light industrial units.		
3. Date of Application	05/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: David Madden and Associates Address: 4 Merrion Square, Dublin 2.		
5. Applicant	Name: Entonne Investment Ltd Address: 'Hillmount', The Hill, Monkstown, Co. Dublin.		
6. Decision	O.C.M. No. 0364 Date 26/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0682 Date 09/04/98	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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Lár an Bhaile, Tamhlacht,
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**PLANNING
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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 0682	Date of Final Grant 09/04/98
Decision Order Number 0364	Date of Decision 26/02/98
Register Reference S97A/0796	Date 5th December 1997

Applicant Entonne Investment Ltd

Development To demolish existing Kilcuminin House and to erect 12 light industrial units.

Location Kilcuminin House, Knockmitten Lane, Nangor Road, Dublin 12.

Floor Area 982.000 Sq Metres

Time extension(s) up to and including 28/02/98

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 and as amended by unsolicited additional information received on 16th February 1998, 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 In respect of boundary treatment the following shall apply:-
 - a dwarf wall and optional railing of solid steel to be provided along the front boundary.
 - all materials and finish to harmonise with proposed premises.
 - all landscaping as indicated in the submitted plans to be completed prior to occupancy of units.**REASON:**
 In the interest of the proper planning and development of the area.

- 3 All offices to be ancillary in use to the respective premises to which they form a part of as detailed on the submitted plans.
REASON:
 To accord with zoning objective for the area and in the interest of the proper planning and development of the area.

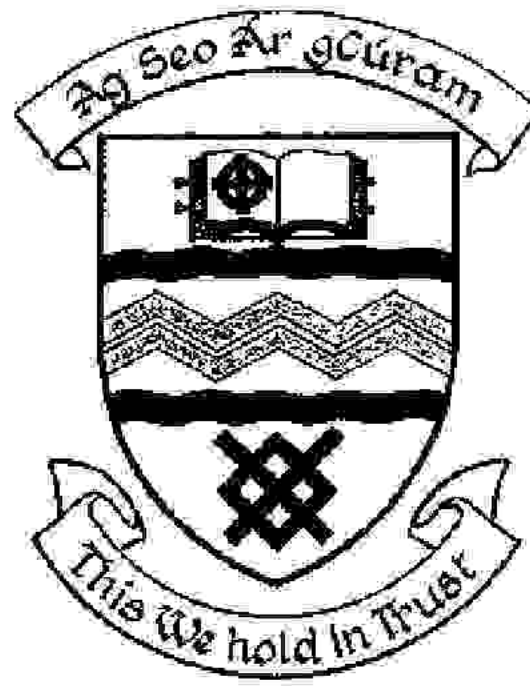
- 4 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
 In the interest of health.

- 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 and in this regard the following shall apply:-

REG REF. S97A/0796 SOUTH DUBLIN COUNTY COUNCIL
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- . applicant to ensure full and proper separation of foul and surface water systems.
- . no trade effluent without previous permission.
- . foul sewer in Knockmitten Lane to be 375mm diameter pipe as shown in Drawing No. 1096/04/Revision b.
- . In respect of surface water drainage, ditch to be piped across full road frontage and with 375mm diameter spigot and socket pipes and laid open jointed with granular bed and surround and connected to existing drainage system.

REASON:

In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 6 Footpath and grass margin to be provided between the boundary wall and Knockmitten Lane to the requirements of the Planning Authority (Roads Department) at the applicant's expense. Road widening, pathway, grass verge, kerblin and road gullies/manholes be extended along full frontage of the site (in line with existing on east side). Details to be agreed on site with the Roads Department before development commences.

REASON:

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

- 7 Applicant to relocate overhead services in the grass margin at his expense.

REASON:

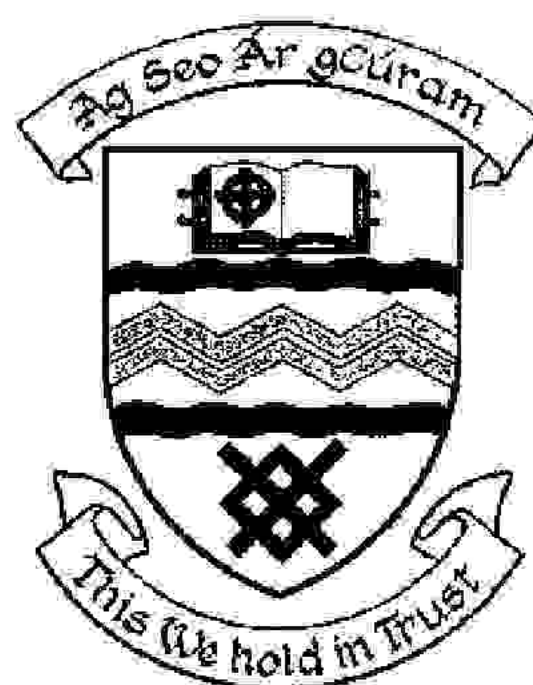
In the interest of the proper planning and development of the area.

- 8 That a financial contribution in the sum of £7,650 (seven thousand six hundred and fifty 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.

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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.

- 9 The area between the building and public road must not be used for truck parking car parking or storage or display purposes but must be reserved for landscaping as shown in lodged plans.

REASON:

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

- 10 That no advertising sign or structure be erected except those which are exempted development, without prior permission of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 11 The car parking area indicated on the submitted plans shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.

REASON:

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

- 12 That the materials and finishes of the ESB substation harmonise with the proposed premises.

REASON:

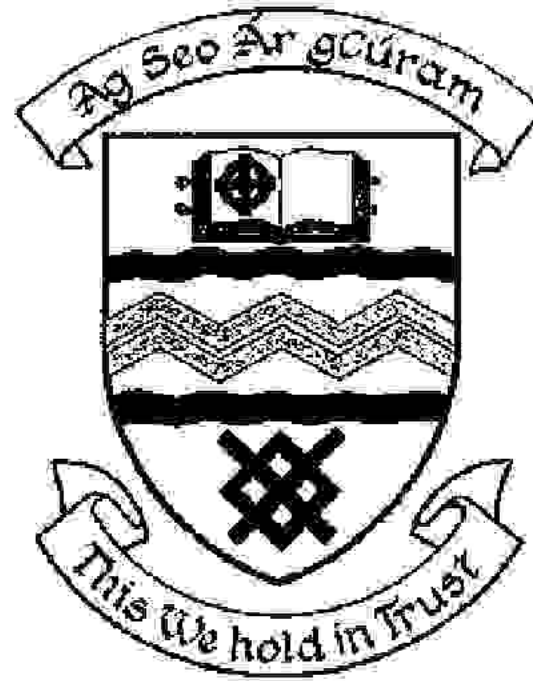
In the interest of the proper planning and development of the area.

- 13 That a financial contribution in the sum of money equivalent to the value of £5,600 (five thousand, six hundred pounds) as on 1st January, 1991, updated in accordance with the

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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:

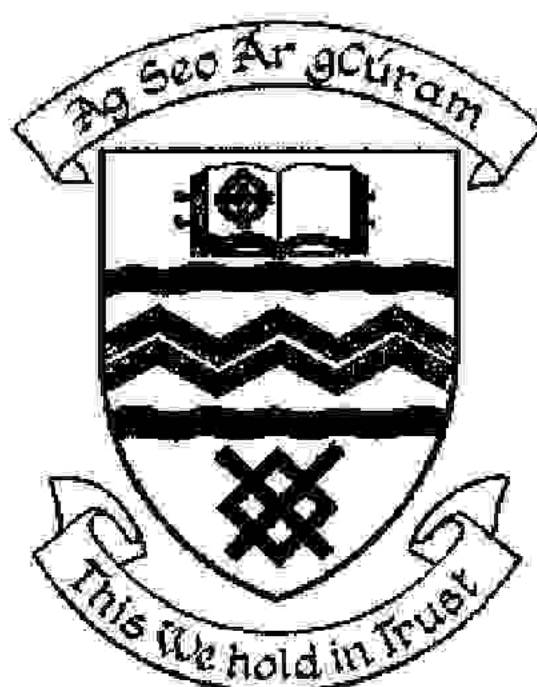
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

..... April 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0206	Date of Decision 03/02/98
Register Reference S97A/0796	Date 5th December 1997

Applicant Entonne Investment Ltd
App. Type Permission
Development To demolish existing Kilcuminin House and to erect 12 light industrial units.

Location Kilcuminin House, Knockmitten Lane, Nangor Road, Dublin 12.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 28/02/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER 03/02/98

David Madden and Associates
4 Merrion Square,
Dublin 2.