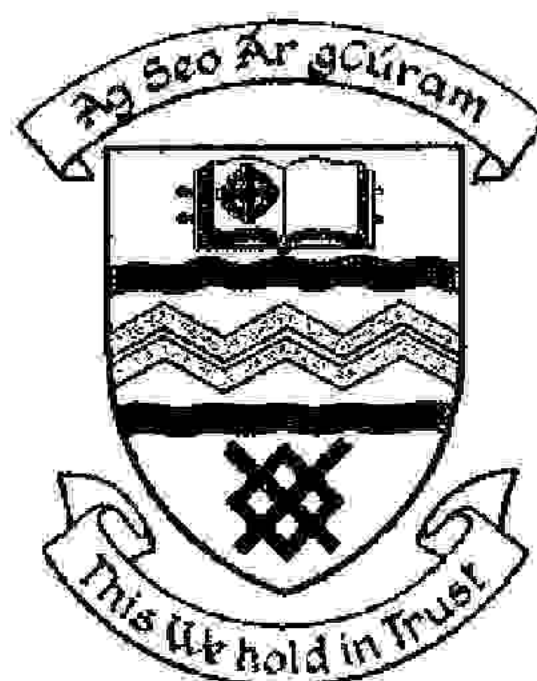


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0699	
1. Location	Site at Bushelloaf Townland, Naas Road, Newlands Cross, Clondalkin, Dublin 22.		
2. Development	A new corporate headquarters development consisting of trade showrooms with ancillary accommodation including offices, service, parts and general warehousing (total area 7,850 sq.m.) on 7.8 acres site.		
3. Date of Application	28/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/12/97 2.	1. 03/02/98 2.
4. Submitted by	Name: James Cummins & Associates Architects, Address: 27 Windsor Place, Lower Pembroke Street,		
5. Applicant	Name: Messrs. Nissan Ireland, Address: Nissan House, Naas Road, Dublin 12.		
6. Decision	O.C.M. No. 0486  Date 20/03/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0864  Date 06/05/98	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**  
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James Cummins & Associates Architects,  
 27 Windsor Place,  
 Lower Pembroke Street,  
 Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 0864	<b>Date of Final Grant</b> 06/05/98
<b>Decision Order Number</b> 0486	<b>Date of Decision</b> 20/03/98
<b>Register Reference</b> S97A/0699	<b>Date</b> 3rd February 1998

**Applicant** Messrs. Nissan Ireland,

**Development** A new corporate headquarters development consisting of trade showrooms with ancillary accommodation including offices, service, parts and general warehousing (total area 7,850 sq.m.) on 7.8 acres site.

**Location** Site at Bushelloaf Townland, Naas Road, Newlands Cross, Clondalkin, Dublin 22.

**Floor Area** 7850.000 Sq Metres

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

**Additional Information Requested/Received** 22/12/97 /03/02/98

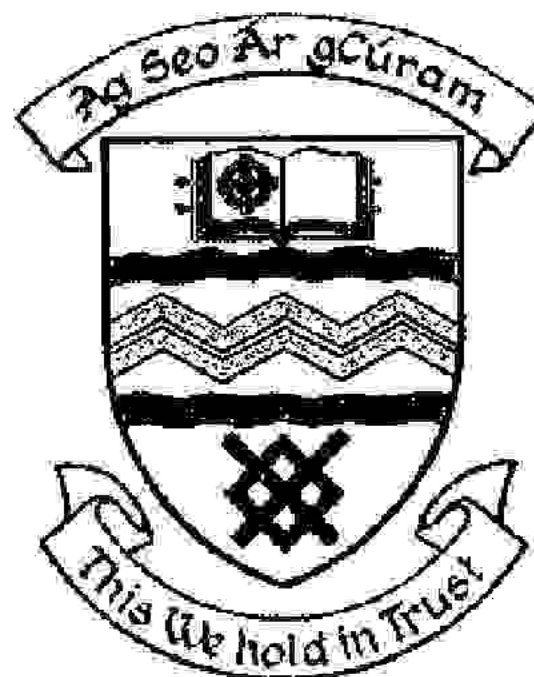
A Permission has been granted for the development described above,  
 subject to the following (18) Conditions.



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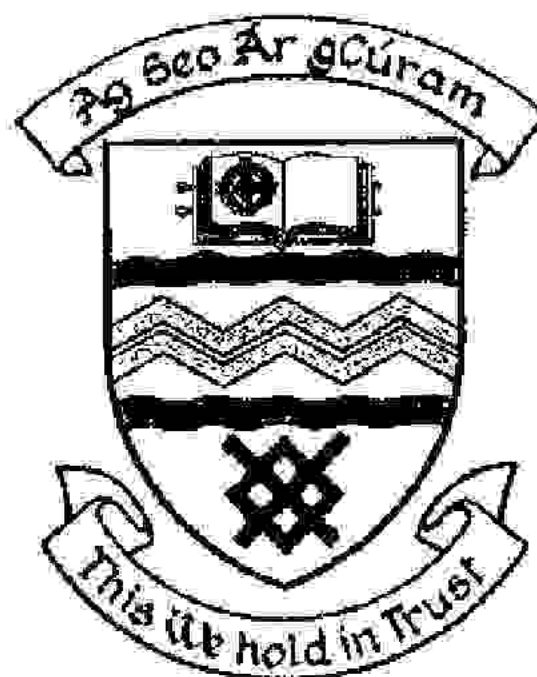
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with additional information received 03/02/98, 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard:-
  - (a) Applicant to ensure full and complete separation of foul and surface water system.
  - (b) Manhole to which applicant proposes to connect has no spare capacity. South Dublin County Council to construct new manhole downstream at applicant's prior expense.
  - (c) South Dublin County Council to upgrade estimated 100m of 225mm diameter pipe to cater for this development at applicant's prior expense.
  - (d) Applicant to provide 24hr storage pumphouse.
  - (e) Applicant to hold discussions with South Dublin County Council prior to construction concerning any connection that South Dublin County Council may wish to make to the proposed pumphouse.
  - (f) All runoff from truck parking/marshalling areas to be routed via petrol/oil/diesel interceptor.**REASON:**  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
**REASON:**  
To protect the amenities of the area.
- 4 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any

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development commences.

**REASON:**

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

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

**REASON:**

In the interest of health.

- 7 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.

- 8 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 except as indicated on the application drawings.

**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.

**REASON:**

In the interest of amenity.

- 10 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.

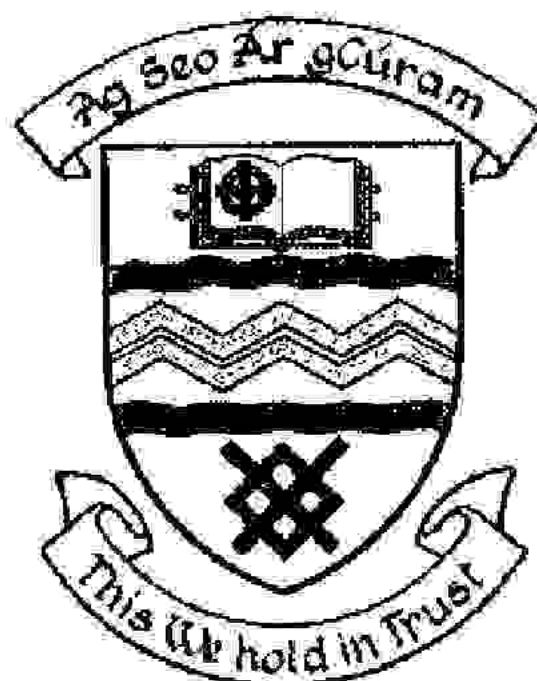
**REASON:**



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

- 11 That the proposed site layout plan shall be revised so that no part of the Head Office and warehousing buildings is located within 10 metres of the eastern and northern boundaries of the site.

**REASON:**

To protect the amenities of the area having regard to the historical character of Knockmeenagh Lane and the residential character of adjacent lands.

- 12 A 5m. wide landscaped strip shall be provided along the full length of the northern and eastern boundaries of the site. No services shall be laid within this landscaped area.

**REASON:**

In the interest of amenity.

- 13 Prior to any development commencing on site full details of proposed boundary treatment to all site boundaries shall be submitted to and agreed with the Planning Authority in writing. In this regard the existing stone wall bounding the Knockmeenagh Lane frontage off the site shall be retained and repaired where necessary. Any additional boundary treatment shall be located inside the existing wall.

**REASON:**

In the interest of amenity.

- 14 Prior to development commencing on site full details shall be submitted of all proposed materials and finishes, including coloured perspective drawings and samples of materials where appropriate for the written agreement of the Planning Authority.

**REASON:**

In the interest of visual amenity.

- 15 That a financial contribution in the sum of money equivalent to the value of £370,000 (three hundred and seventy thousand pounds) as from today's date, updated in accordance with the Wholesale Price Index - Building and Construction

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(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 a scheme of road works which will involve the provision of deceleration/acceleration lanes and a one way service road. 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.

- 16 That a financial contribution in the sum of £46,800 (forty six 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 £86,900 (eighty six thousand nine hundred pounds) be paid by the proposer towards the cost of upgrading surface water network in the area of the development and which will facilitate this development. This contribution to be paid before 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.

- 18 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance



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Company Bond or cash in the sum of £40,000 (forty thousand pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

**REASON:**

To ensure that a ready sanction may be available 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.

.....*Bonnette Daly*.....<sup>7th</sup> May 1998  
for SENIOR ADMINISTRATIVE OFFICER

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

<b>Decision Order Number 4356</b>	<b>Date of Decision 22/12/97</b>
<b>Register Reference S97A/0699</b>	<b>Date 28th October 1997</b>

**Applicant Development**      Messrs. Nissan Ireland,  
A new corporate headquarters development consisting of trade showrooms with ancillary accommodation including offices, service, parts and general warehousing (total area 7,850 sq.m.) on 7.8 acres site.

**Location**      Site at Bushelloaf Townland, Naas Road, Newlands Cross, Clondalkin, Dublin 22.

**App. Type**      Permission

Dear Sir/Madam,

With reference to your planning application, received on 28/10/97 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      Access arrangements as shown on submitted plans are unacceptable to the Councils' Roads Engineer in view of the proximity of the N7 National Primary Route. The applicant is asked to clarify whether or not he can provide for alternative access arrangements to meet the requirements of the Roads Engineer.  
NOTE: Applicant is advised to consult with Council's Road Engineer.

- 2      The relationship between the proposed warehouse units and Knockmeenagh Lane are required, together with any road improvements envisaged and boundary treatment.

- 3      Full details of proposed pumping station are required.  
James Cummins & Associates Architects,  
27 Windsor Place,  
Lower Pembroke Street,  
Dublin 2.

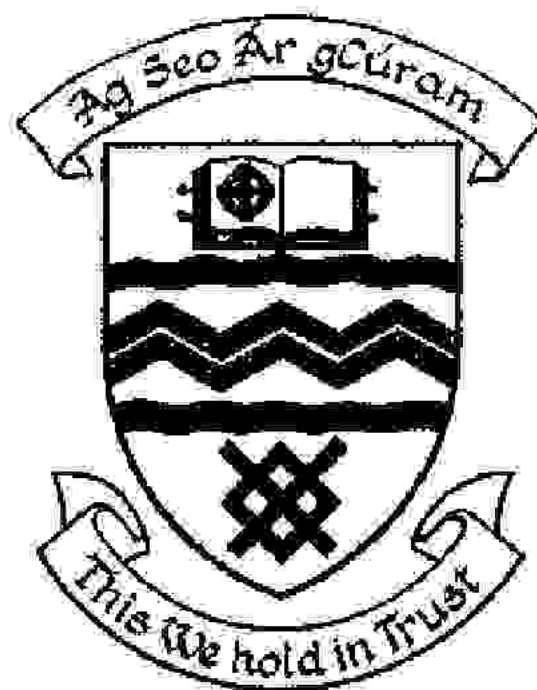


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REG REF. S97A/0699



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Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

22/12/97