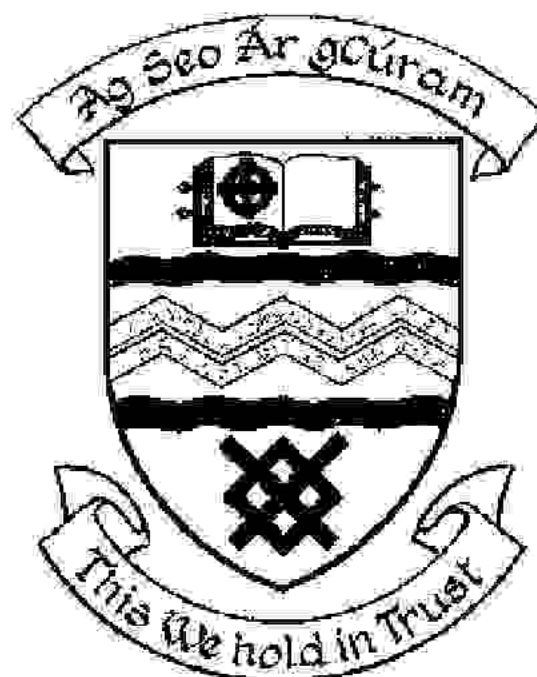


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0558
1. Location	Coral House, Airtown Road, Tallaght, Dublin 24.	
2. Development	The conversion of existing single storey warehouse unit to a 2-storey light industrial unit with ancillary office accommodation also the addition of rooflighting at roof level and additional parking spaces to rear at the existing 2-storey unit.	
3. Date of Application	01/09/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2. 1. 2.
4. Submitted by	Name: Lionel French Architects, Address: 149 Griffith Avenue, Drumcondra,	
5. Applicant	Name: A.F.W. Investments Limited, Address: Coral House, Airtown Road, Tallaght, Dublin 24.	
6. Decision	O.C.M. No. 3030 Date 29/10/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 4269 Date 15/12/97	Effect AP GRANT PERMISSION
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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Baile Átha Cliath 24.

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Lionel French Architects,
149 Griffith Avenue,
Drumcondra,
Dublin 9.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4269	Date of Final Grant 15/12/97
Decision Order Number 3030	Date of Decision 29/10/97
Register Reference S97A/0558	Date 1st September 1997

Applicant A.F.W. Investments Limited,

Development The conversion of existing single storey warehouse unit to a 2-storey light industrial unit with ancillary office accommodation also the addition of rooflighting at roof level and additional parking spaces to rear at the existing 2-storey unit.

Location Coral House, Airtown Road, Tallaght, Dublin 24.

Floor Area 811.290 Sq Metres

Time extension(s) up to and including

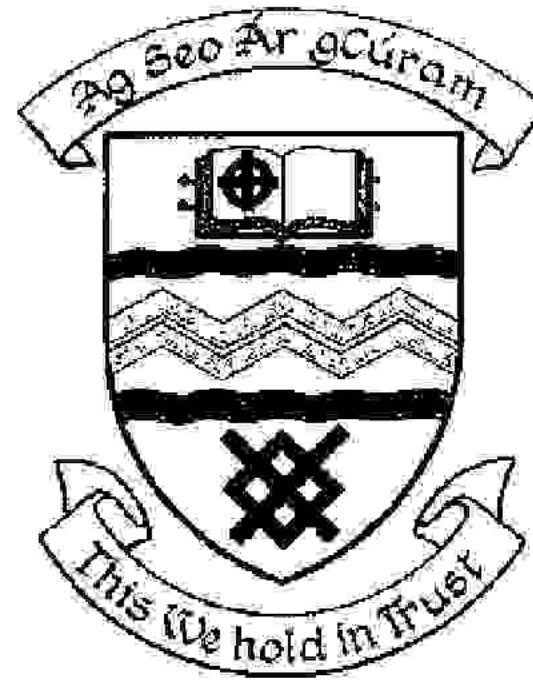
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (10) conditions.

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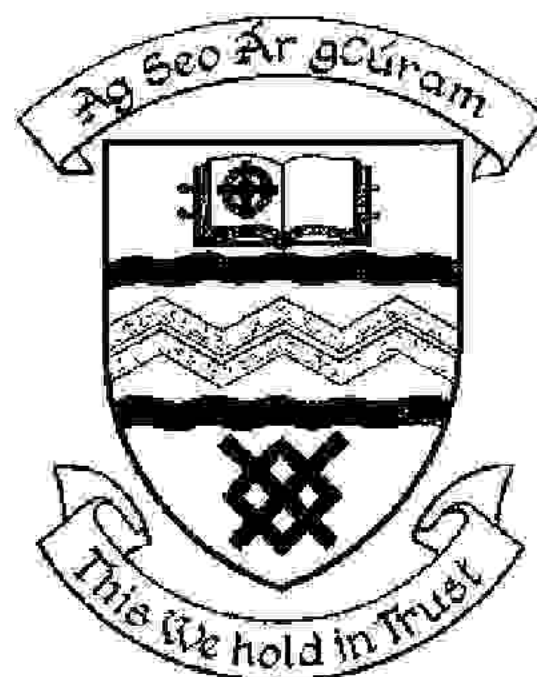
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Conditions and Reasons

- 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard the proposed development shall have a separate metered water connection. A detailed watermain layout shall agreed with the Area Engineer, Deansrath Depot, South Dublin County Council prior to commencement of development.
REASON:
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 That no industrial effluent be permitted without prior approval from the Planning Authority.
REASON:
 In the interest of health.
- 4 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.
- 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 The proposed development shall be for light industrial and ancillary office use only.
REASON:
 To preserve industrial land for industrial type uses in the interest of proper planning and development of the area.

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- 7 All parking areas shall be on a permanent surface with parking bays clearly marked with a permanent durable material.
REASON:
 In the interest of the proper planning and development of the area.

- 8 The existing fence on the west boundary of the site shall be replaced with a plinth wall and railings or railings alone with a height not greater than 2.2m Palisade fencing shall not be used.
REASON:
 In the interest of visual amenity.

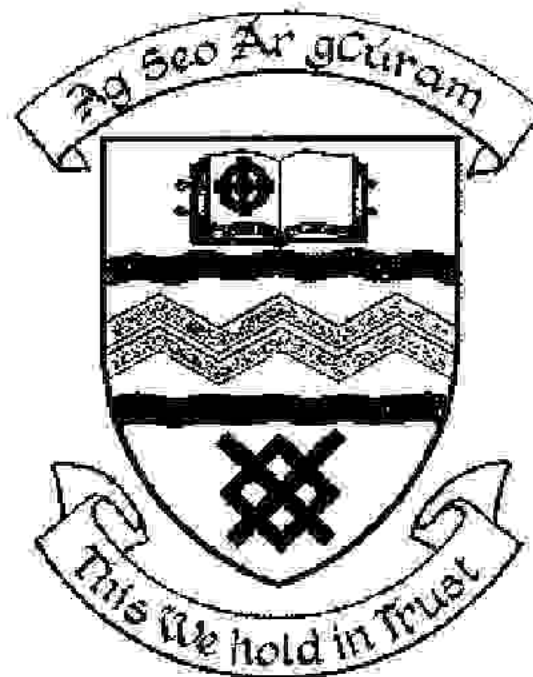
- 9 That a financial contribution in the sum of £6,418 (six thousand four hundred and eighteen pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution 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.

- 10 That a financial contribution in the sum of money equivalent to the value of £2,400 (two thousand four 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

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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.

.....*[Signature]*.....*[Signature]* December 1997
for SENIOR ADMINISTRATIVE OFFICER