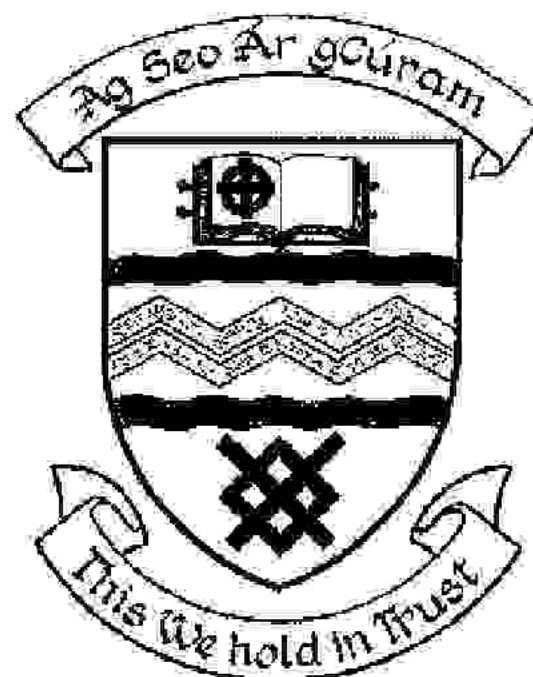


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0406	
1. Location	Hibernian Industrial Est., off the Greenhills Rd., Tallaght, Dublin 24		
2. Development	Erection of a factory, warehouse and office facilities.		
3. Date of Application	23/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/09/97 2.	1. 09/12/97 2.
4. Submitted by	Name: Clifton Scannell Emerson Seafort Lodge Address: Casltedawson Ave., Blackrock,		
5. Applicant	Name: Folens Publishers Address: Airtown Road, Tallaght, Dublin 24		
6. Decision	O.C.M. No. 0218 Date 04/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0480 Date 19/03/98	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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Clifton Scannell Emerson Seafort Lodge
Castledawson Ave.,
Blackrock,
Co. Dublin

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0480	Date of Final Grant 19/03/98
Decision Order Number 0218	Date of Decision 04/02/98
Register Reference S97A/0406	Date 9th December 1997

Applicant Folens Publishers

Development Erection of a factory, warehouse and office facilities.

Location Hibernian Industrial Est., off the Greenhills Rd., Tallaght,
Dublin 24

Floor Area 2530.000 Sq Metres

Time extension(s) up to and including

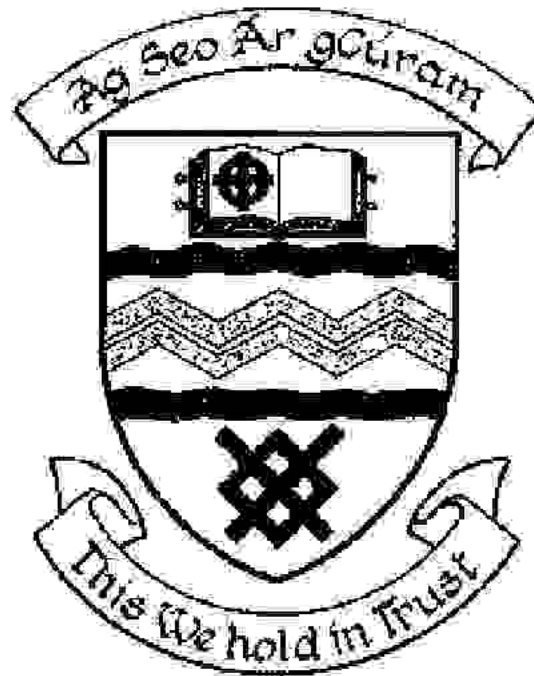
Additional Information Requested/Received 03/09/97 /09/12/97

A Permission has been granted for the development described above,
subject to the following (12) Conditions.

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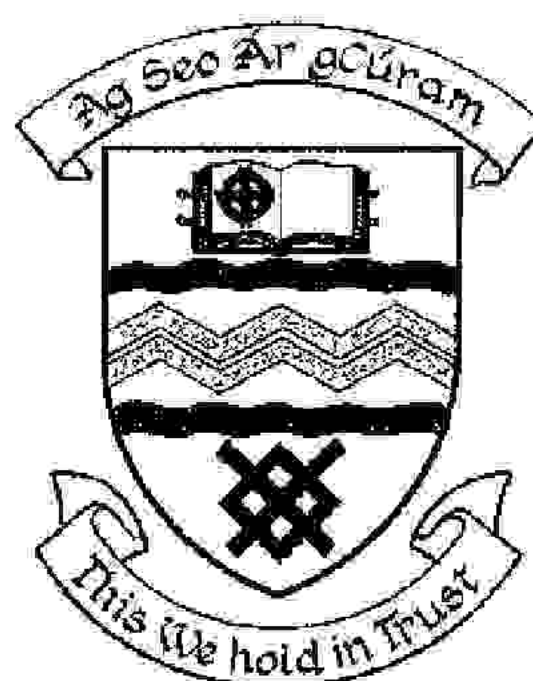
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received by the Planning Authority on 09/12/97, 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 layout for the proposed development shall be as per Drawing No. 9722/4 received by the Planning Authority on 09/12/97.
REASON:
In the interest of clarity and the proper planning and development of the area.
- 3 No part of the proposed building shall be within 11.0m of the centre line of the 110Kv transmission line which traverses the site.
REASON:
In the interest of public health and the proper planning and development of the area.
- 4 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.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 6 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:

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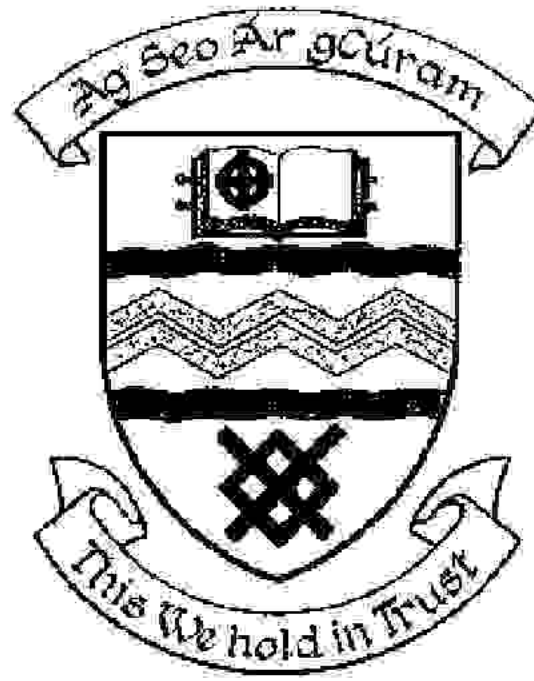
In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 7 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 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.
 REASON:
 In the interest of the proper planning and development of the area.
- 9 The developer shall upgrade the ring watermain adjacent to east/north elevations from 100mm diameter to 150mm diameter.
 REASON:
 In the interest of the proper planning and development of the area.
- 10 The office component of this development shall be used solely as ancillary space to the warehouse development and shall not be sold, let or otherwise transferred or conveyed save as part of one single industrial/warehouse unit.
 REASON:
 In the interest of the proper planning and development of the area.
- 11 That a financial contribution in the sum of £8,760 (eight thousand seven hundred and sixty 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.

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- 12 That a financial contribution in the sum of money equivalent to the value of £15,200 (fifteen 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 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.

.......... 20 March 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1763	Date of Decision 03/09/97
Register Reference S97A/0406	Date 23rd June 1997

Applicant Folens Publishers
Development Erection of a factory, warehouse and office facilities.
Location Hibernian Industrial Est., off the Greenills Rd., Tallaght,
Dublin 24
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/06/97 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 The applicant is requested to submit written permission to connect to private foul and surface water drainage systems.
- 2 The applicant is requested to submit revised proposals to reposition/redesign the proposed buildings to comply with the clearance requirements of the ESB for 110Kv overhead transmission lines which traverse the site. In this regard the applicant should consult with Oisín Armstrong or Peter Hore at ESB Engineering Ltd., Stephen Court, 18/21 St. Stephen's Green, Dublin 2. (01)7038000, prior to the submission of revised proposals.

Signed on behalf of South Dublin County Council
Clifton Scannell Emerson Seafort Lodge
Casltedawson Ave.,
Blackrock,
Co. Dublin

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S97A/0406



PLANNING
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.....
for Senior Administrative Officer

04/09/97

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Order Number 1306	Date of order 03/07/97
Register Reference S97A/0406	Date 23rd June 1997

Applicant Folens Publishers

Development Planning permission is being sought on behalf of Folens Publishers for the erection of a factory, warehouse and office facility on their lands.

Location Hibernian Industrial Est., off the Greenills Rd., Tallaght, Dublin 24

Dear Sir/Madam,

An inspection carried out on 27/6/97 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 the 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:

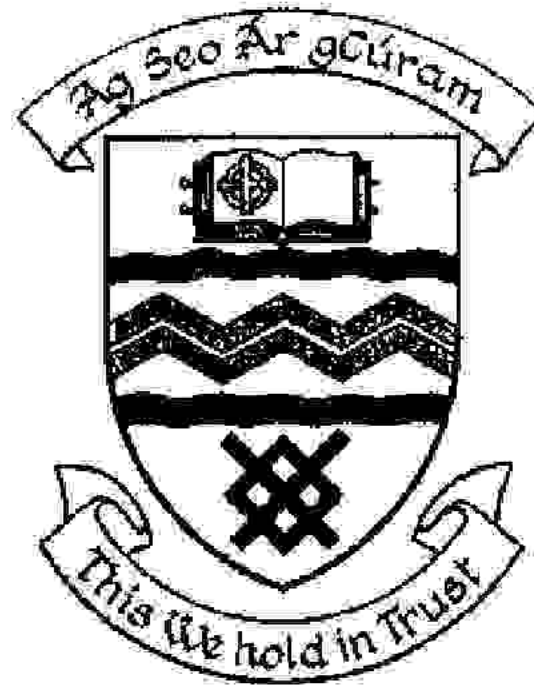
(a) Applicant's name

Clifton Scannell Emerson Seafort Lodge
Castledawson Ave.,
Blackrock,
Co. Dublin

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- (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,

.....^{LB}..... 04/07/97
for Senior Administrative Officer.