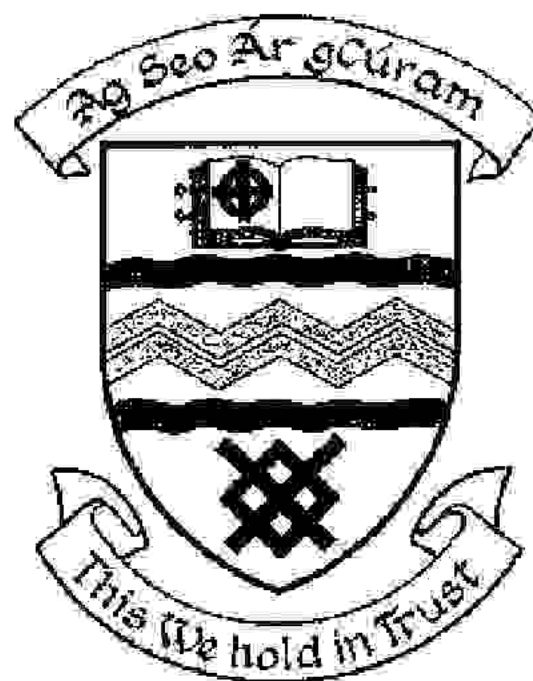


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0137
1. Location	Grange Mills, 12th Lock, Newcastle Road, Lucan, Co. Dublin.	
2. Development	Demolition of existing warehouse facility and construction of new 17,044 sq.ft. (1,583.46 sq.m.) warehouse facility with associated signage, relocation of existing ESB sub-station, new entrance gates and upgrading of boundary fence.	
3. Date of Application	13/03/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1.  2.
4. Submitted by	Name: Frank L. Benson & Partners, Address: 2nd Floor, Hainault House, 69/71 St. Stephen's Green,	
5. Applicant	Name: Ellis & Everard (Ireland) Ltd., Address: Grange Mills, 12th Lock, Newcastle Road, Lucan, Co. Dublin.	
6. Decision	O.C.M. No. 0876  Date 09/05/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1210  Date 19/06/97	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.

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Hainault House,  
69/71 St. Stephen's Green,  
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1210	Date of Final Grant 19/06/97
Decision Order Number 0876	Date of Decision 09/05/97
Register Reference S97A/0137	Date 13th March 1997

**Applicant** Ellis & Everard (Ireland) Ltd.,

**Development** Demolition of existing warehouse facility and construction of new 17,044 sq.ft. (1,583.46 sq.m.) warehouse facility with associated signage, relocation of existing ESB sub-station, new entrance gates and upgrading of boundary fence.

**Location** Grange Mills, 12th Lock, Newcastle Road, Lucan, Co. Dublin.

**Floor Area** 17044.000 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 (14) 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, 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 Apart from the proposed signage as shown on the submitted drawings and positioned on the front elevation of the building, no other advertising signs or devices shall be painted or erected on the premises without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal, including what might otherwise be considered as exempted development under the provisions of the Local Government (Planning and Development) Regulations 1994, as amended. The proposed signage on the submitted drawings shall take the form of individually mounted letters which may be back-lit only.  
REASON:  
In the interests of the control of advertising with respect to the visual amenities of the area.
- 3 Prior to the commencement of development a detailed landscaping and boundary treatment plan for the site, which shall include the planting of mature trees on the new front boundary shall be submitted to and be to the satisfaction of the Planning Authority. All landscaping and planting shall be undertaken in the first planting season following the first use of any part of the premises. Boundary treatment to the Newcastle Road frontage of the site shall comprise decorative railings on a plinth wall.  
REASON:  
In the interests of the proper planning and development of the area.
- 4 The area forward of the front building line shall be reserved solely for the purposes of landscaping, circulation and parking of cars. These areas shall not, in particular, be used for the parking of trucks or other vehicles or for

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the purposes of leaving, keeping, storage or display of goods or materials.

REASON:

In the interests of the proper planning and development of the area and visual amenity.

- 5 Circulation and parking areas shall be surfaced with a hardwearing, dust free and durable material. In addition, car parking bays shall be clearly delineated using a durable and clearly visible lining material.

REASON:

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

- 6 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards. In this regard a schedule of floor areas and car parking layout taking account of the current proposal and the site located to the east of the Newcastle Road shall be submitted to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

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

- 7 The Newcastle Road frontage to the site shall be set back to a line level and specification to the satisfaction of the Planning Authority. Details, including visibility splays at the site entrance shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interests of the proper planning and development of the area and the prevention of the creation of a traffic hazard.

- 8 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.

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

REASON:

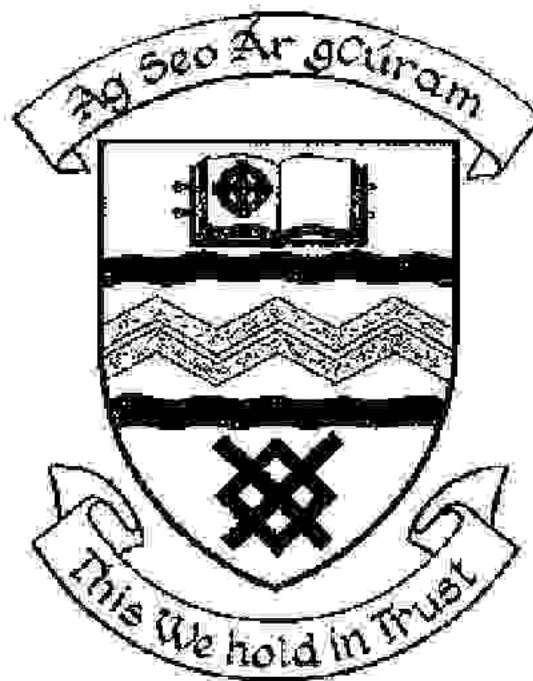
In the interest of health.



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- 10 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.
- 11 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.
- 12 That a financial contribution in the sum of £12,783 (twelve thousand seven hundred and eighty three 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.
- 13 That a financial contribution in the sum of money equivalent to the value of £6,000 (six thousand 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.

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- 14 The proposal is acceptable to the Eastern Health Board's, Environmental Health Officer's Department subject to:
- a. Compliance with the Health, Safety & Welfare at Work Act 1989.
  - b. Sufficient sanitary accommodation being provided for office staff, laboratory personnel & warehouse workers.
  - c. Suitable extract ventilation being provided in the proposed internally located sanitary accommodation.
  - d. Drinking water facilities being made available to staff at suitable locations.
  - e. Canteen facilities or tea-room being provided for staff.
  - f. During demolition works on the site, all necessary steps to contain dust arising from the demolition shall be taken so as to prevent a nuisance being carried to the occupiers of other buildings in the locality. This shall include covering skips and slack-heaps, daily washing down of pavements or other public areas, use of water spray at demolition site to suppress dust and any other precautions necessary to prevent dust nuisance.
  - g. During the construction phase of the development, best practicable means shall be employed to minimise air blown dust being emitted from the site.
  - h. Compliance with British Standard B.D. 5228 Noise Control on Construction and Open Sites.

That the above requirements of the Environmental Health Officer to be adhered to in the development.

REASON:

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



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- (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.

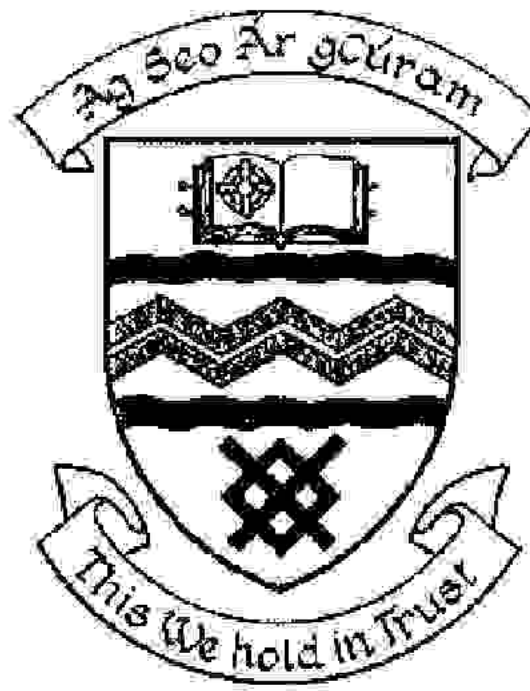
Signed on behalf of South Dublin County Council.

 ..... June 1997  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0876	Date of Decision 09/05/97
Register Reference S97A/0137	Date 13th March 1997

**Applicant** Ellis & Everard (Ireland) Ltd.,

**Development** Demolition of existing warehouse facility and construction of new 17,044 sq.ft. (1,583.46 sq.m.) warehouse facility with associated signage, relocation of existing ESB sub-station, new entrance gates and upgrading of boundary fence.

**Location** Grange Mills, 12th Lock, Newcastle Road, Lucan, Co. Dublin.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions ( 14 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

09/05/97

Frank L. Benson & Partners,  
2nd Floor,  
Hainault House,  
69/71 St. Stephen's Green,  
Dublin 2.



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**Conditions and Reasons**

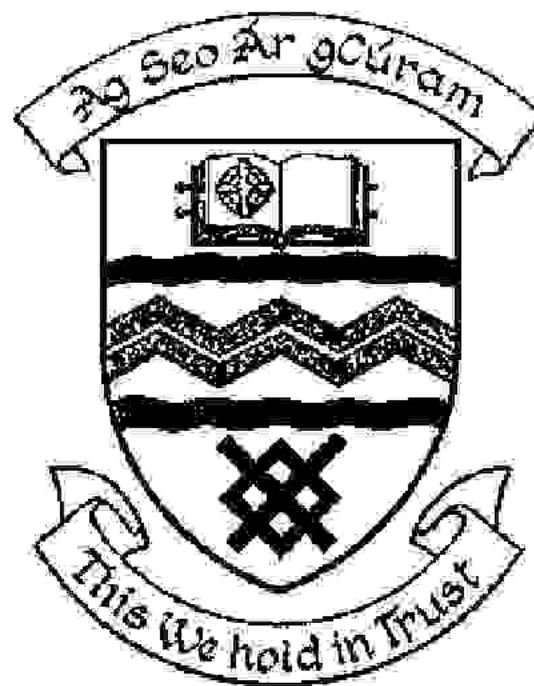
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 Apart from the proposed signage as shown on the submitted drawings and positioned on the front elevation of the building, no other advertising signs or devices shall be painted or erected on the premises without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal, including what might otherwise be considered as exempted development under the provisions of the Local Government (Planning and Development) Regulations 1994, as amended. The proposed signage on the submitted drawings shall take the form of individually mounted letters which may be back-lit only.  
REASON:  
In the interests of the control of advertising with respect to the visual amenities of the area.
- 3 Prior to the commencement of development a detailed landscaping and boundary treatment plan for the site, which shall include the planting of mature trees on the new front boundary shall be submitted to and be to the satisfaction of the Planning Authority. All landscaping and planting shall be undertaken in the first planting season following the first use of any part of the premises. Boundary treatment to the Newcastle Road frontage of the site shall comprise decorative railings on a plinth wall.

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REASON:

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

- 4 The area forward of the front building line shall be reserved solely for the purposes of landscaping, circulation and parking of cars. These areas shall not, in particular, be used for the parking of trucks or other vehicles or for the purposes of leaving, keeping, storage or display of goods or materials.

REASON:

In the interests of the proper planning and development of the area and visual amenity.

- 5 Circulation and parking areas shall be surfaced with a hardwearing, dust free and durable material. In addition, car parking bays shall be clearly delineated using a durable and clearly visible lining material.

REASON:

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

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the commencement of development.

REASON:

In the interests of the proper planning and development of the area and the prevention of the creation of a traffic hazard.

- 8 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.

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

REASON:

In the interest of health.

- 10 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.

- 11 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

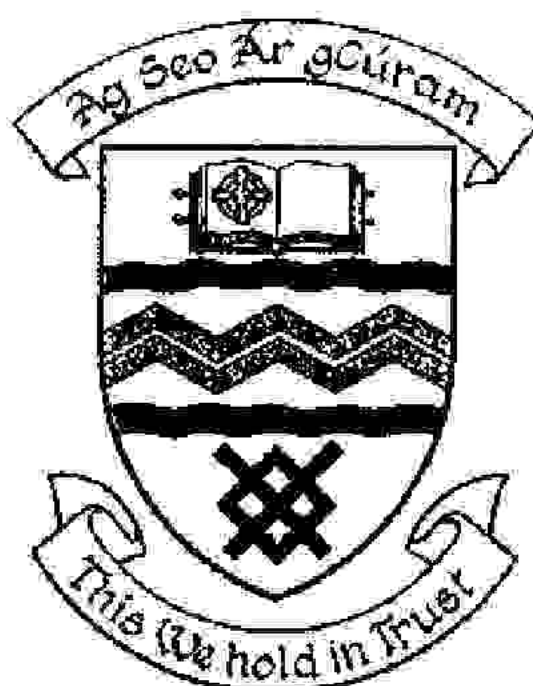
In the interest of amenity.

- 12 That a financial contribution in the sum of £12,783 (twelve thousand seven hundred and eighty three 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 13 That a financial contribution in the sum of money equivalent to the value of £6,000 (six thousand 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.

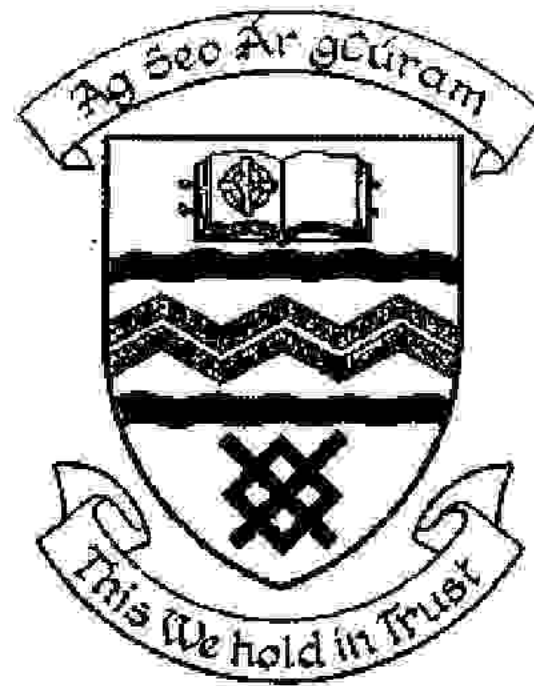
- 14 The proposal is acceptable to the Eastern Health Board's, Environmental Health Officer's Department subject to:
- a. Compliance with the Health, Safety & Welfare at Work Act 1989.
  - b. Sufficient sanitary accommodation being provided for office staff, laboratory personnel & warehouse workers.
  - c. Suitable extract ventilation being provided in the proposed internally located sanitary accommodation.
  - d. Drinking water facilities being made available to staff at suitable locations.



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- e. Canteen facilities or tea-room being provided for staff.
- f. During demolition works on the site, all necessary steps to contain dust arising from the demolition shall be taken so as to prevent a nuisance being carried to the occupiers of other buildings in the locality. This shall include covering skips and slack-heaps, daily washing down of pavements or other public areas, use of water spray at demolition site to suppress dust and any other precautions necessary to prevent dust nuisance.
- g. During the construction phase of the development, best practicable means shall be employed to minimise air blown dust being emitted from the site.
- h. Compliance with British Standard B.D. 5228 Noise Control on Construction and Open Sites.

That the above requirements of the Environmental Health Officer to be adhered to in the development.

REASON:

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