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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S96A/0691 | |
| 1. Location | on their lands at Parkway Business Centre, off Ballymount Road, Dublin 12. | | |
| 2. Development | New light industrial/warehouse and associated 2 storey offices, in 1 or 2 units, ancillary parking and loading facilities. | | |
| 3. Date of Application | 20/12/96 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Frank Crowley & Associates, Address: 16 Harcourt Street, Dublin 2. | | |
| 5. Applicant | Name: A.I.B. Custodial Nominees Ltd., Address: c/o A.I.B. Investment House, Percy Place, Dublin 4. | | |
| 6. Decision | O.C.M. No. 0327 Date 18/02/97 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 0637 Date 07/04/97 | 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. | |

REG REF. S96A/0691 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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PLANNING
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Frank Crowley & Associates,
16 Harcourt Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|------------------------------|
| Final Grant Order Number 0637 | Date of Final Grant 07/04/97 |
| Decision Order Number 0327 | Date of Decision 18/02/97 |
| Register Reference S96A/0691 | Date 20th December 1996 |

Applicant A.I.B. Custodial Nominees Ltd.,

Development New light industrial/warehouse and associated 2 storey offices, in 1 or 2 units, ancillary parking and loading facilities.

Location on their lands at Parkway Business Centre, off Ballymount Road, Dublin 12.

Floor Area 2088.400 Sq Metres

Time extension(s) up to and including

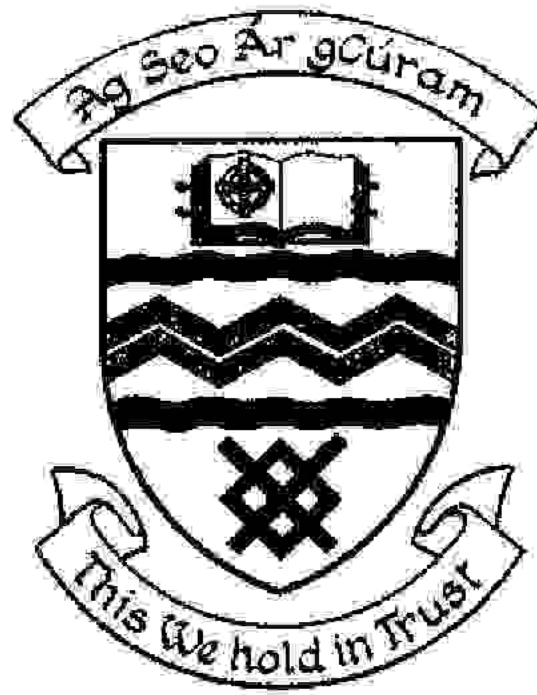
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (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, 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 prior to commencement of development the requirements of the Chief Fire officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 3 That landscaping, use of dwarf walls etc. shall be compatible and harmonious with the existing pattern of development defined by the adjacent site to the north. Details of all landscaping and boundary treatment to be submitted to and approved by the Planning Authority in writing and work thereon completed prior to occupation of units.
REASON:
In the interest of the proper planning and development of the area.
- 4 That details of materials, colour and texture used in external cladding of warehouse and office be agreed in writing with the Planning Authority prior to commencement of development.
REASON:
In the interest of orderly development and the proper planning and development of the area.
- 5 All details of external advertising including what might otherwise be exempted development shall be subject to prior agreement in writing with the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.

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- 6 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.

- 7 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.

Prior to commencement of development applicant shall:

- a. Submit details of foul sewer layout, including pipe size, cover and invert level and gradients, up to and including connection for existing sewers;
- b. Submit evidence in writing of permission to connect to private foul and surface water sewers;
- c. Ensure full and proper separation of foul and surface water systems;
- d. Submit details of surface water layout, including pipe size, cover and invert level and gradients, up to and including connection of existing sewers;
- e. Ensure all proposed pipelines with less than 1.2m cover in footpath and road to be encased in concrete;
- f. Ensure that all run-off from truck parking and marshalling area be vented through petrol oil and diesel interceptors.

REASON:

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

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

REASON:

In the interest of health.

- 9 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.

- 10 That the building shall be insulated against noise to the requirements of the Health Officer.

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REASON:
In the interest of health.

- 11 That a financial contribution in the sum of £7,200 (seven thousand two 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.

- 12 That a financial contribution in the sum of money equivalent to the value of £31,500 (thirty one thousand five 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.

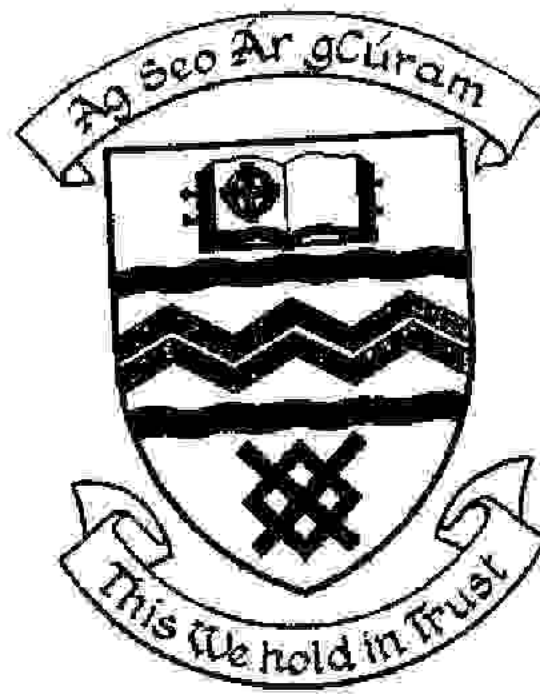
REASON:
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

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- (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] 8th April 1997
for SENIOR ADMINISTRATIVE OFFICER