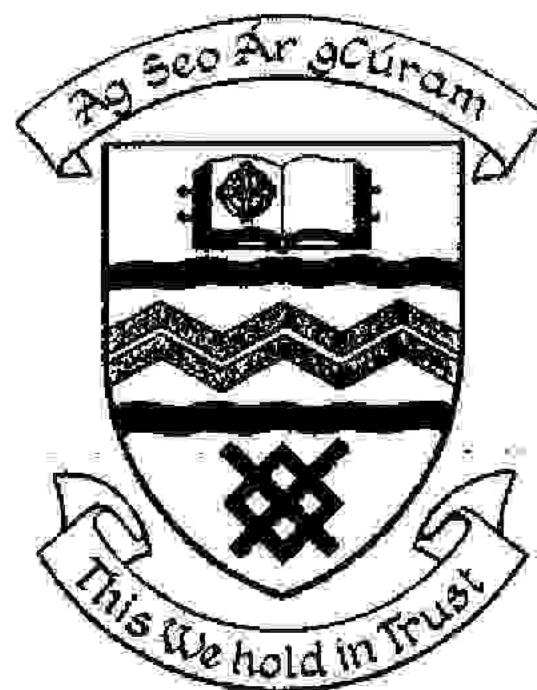


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0685	
1. Location	Block 5, Clondalkin Industrial Estate.		
2. Development	Phase 2 of industrial units with offices similar to those previously approved.		
3. Date 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: John Doyle & Associates, Address: 250 Harold's Cross Road, Dublin 6W.		
5. Applicant	Name: G. May, Address: 78 Grove Road, Harold's Cross, Dublin 6W.		
6. Decision	O.C.M. No. 0318 Date 18/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0636 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/0685 SOUTH DUBLIN COUNTY COUNCIL
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John Doyle & Associates,
250 Harold's Cross Road,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0636	Date of Final Grant 07/04/97
Decision Order Number 0318	Date of Decision 18/02/97
Register Reference S96A/0685	Date 20th December 1996

Applicant G. May,

Development Phase 2 of industrial units with offices similar to those previously approved.

Location Block 5, Clondalkin Industrial Estate.

Floor Area 1628.700 Sq Metres

Time extension(s) up to and including

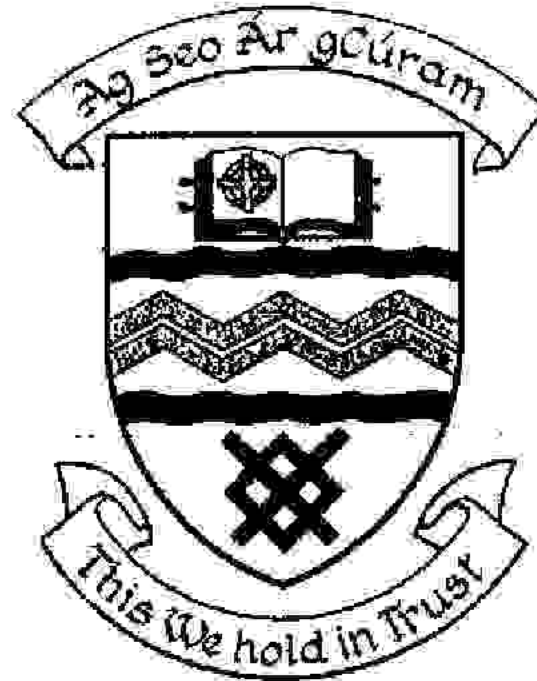
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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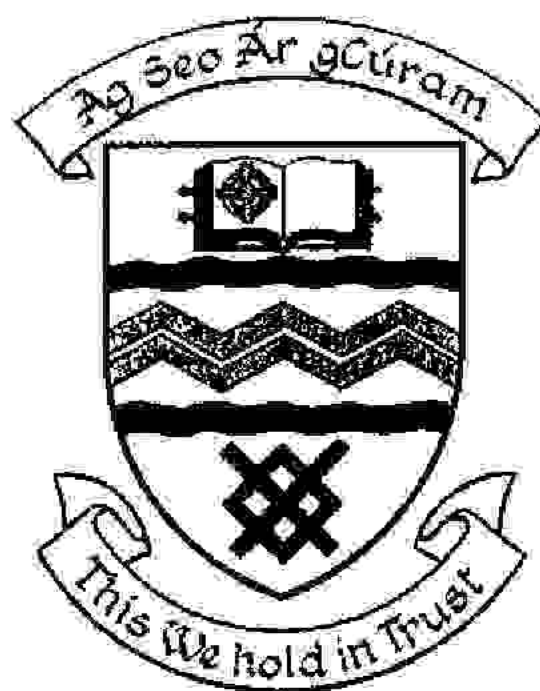
Conditions and Reasons

- 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 Prior to commencement of development that section of the access road adjacent to the site frontage shall be made good over the full length of that frontage and to the satisfaction of the Planning Authority. In this regard, road construction details providing details of dishing and ramping of footpaths, cross sections, cul-de-sac turning bay dimensions, pavement build-up, surface finishes, signs, marking and public lighting shall be submitted to and to the satisfaction of the Planning Authority. Improvements to the road at the site frontage shall be undertaken at the developers expense and shall be carried out to the satisfaction of the Planning Authority.
REASON:
In the interests of the proper planning and development of the area.
- 3 Prior to the commencement of development a detailed landscaping and boundary treatment plan for the site shall be submitted to and be to the satisfaction of the Planning Authority. In this regard, the eastern boundary of the site shall be open plan. In addition, proposed car parking bay no. 24 shall be omitted and this area shall form part of the landscaped areas of the site. All landscaping and planting shall be undertaken in the first planting season following the first use of any part of the premises.
REASON:
In the interest of the proper planning and development of the area and visual amenity.
- 4 External finishes and colours to the proposed building shall be in keeping with those on the existing phase 1 building immediately to the south.

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REASON:

In the interests of the visual amenities of the area.

- 5 Those areas of the site outside the proposed buildings shall be reserved solely for the purposes of landscaping and parking and circulation of cars. These areas shall not, in particular, be used for the parking of trucks or other such vehicles or for the purposes of leaving, keeping, storage or display of goods or materials. Provision to be made for the provision of off-street loading and unloading facilities.

REASON:

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

- 6 Circulation and car parking areas in accordance with the Development Plan standards shall be surfaced with a hardwearing, dust free and durable material. In addition, car parking bays shall be clearly delineated using a durable lining material.

REASON:

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

- 7 The requirements of the Environmental Health Officer to be ascertained and adhered to in this development.

REASON:

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

- 8 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:

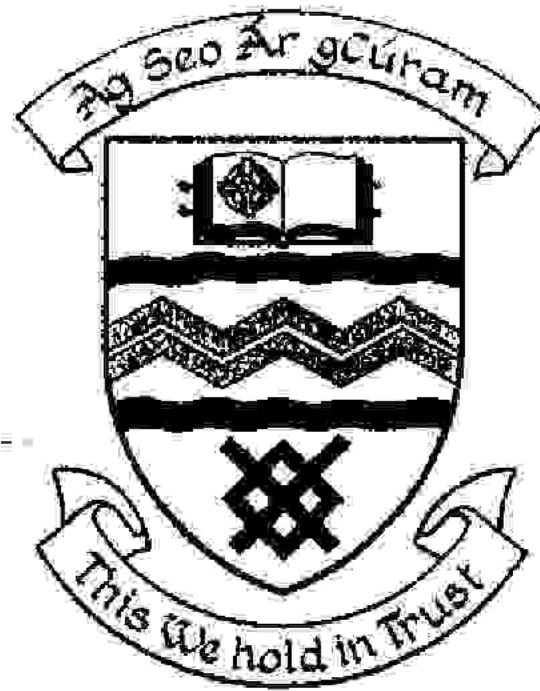
To protect the amenities of the area.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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requirements of the County Council.

REASON:

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

- 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:

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

- 11 That a financial contribution in the sum of £13,150 (thirteen thousand one hundred and fifty 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 £9,200 (nine 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.

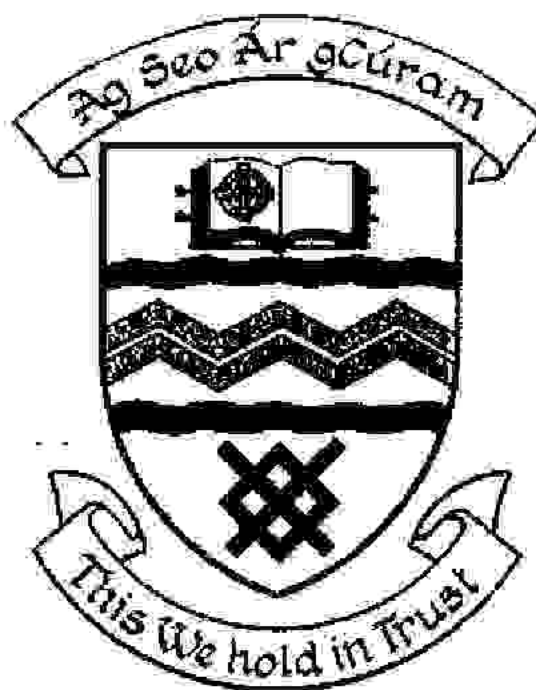
REASON:

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.

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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.

[Signature]
.....April 1997
for SENIOR ADMINISTRATIVE OFFICER