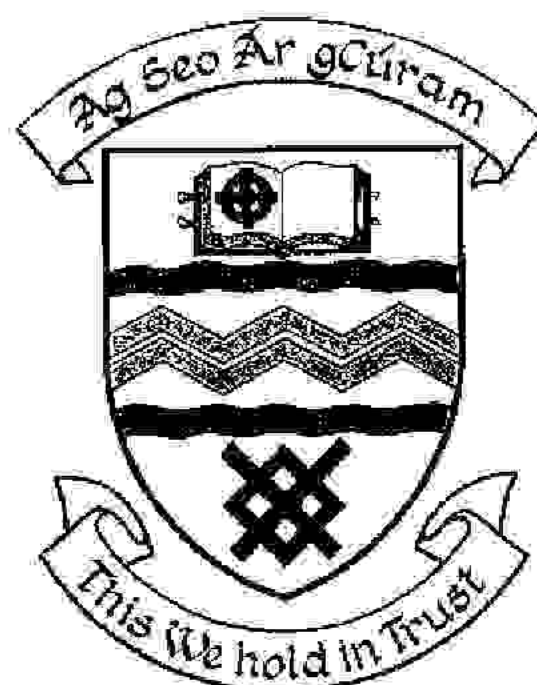


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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 as amended by additional information received on 14th March 1997 and as further ammended by unsolicited additional information received on 19th May, 1997, 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 In respect of the road network, the carriageway shall be a minimum width of 7.5m and provided with footpath and margin on one side of the road. All works and detailed design of junctions to be discussed and agreed with the Roads Department of South Dublin County Council prior to commencement of development.
REASON:
In the interest of the proper planning and development of the area and traffic safety.

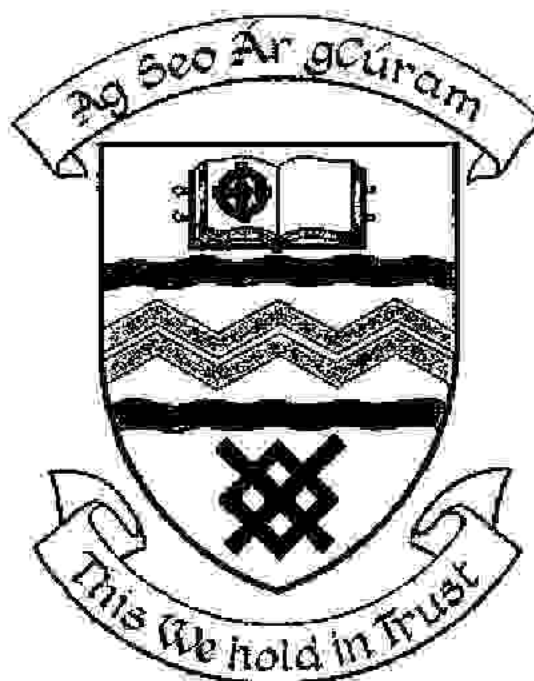
- 3 Adequate provision shall be made in the proposed development for a possible future access to the land adjoining the west of the site.
REASON:
In the interest of the proper planning and development of the area.

- 4 This permission relates to 3 warehousing units only and notwithstanding the provisions of the Local Government (Planning and Development) Regulations, 1994, the proposed units shall not be subdivided unless a planning permission for such subdivision is granted by the Planning Authority or by An Bord Pleanala on appeal.
REASON:
To avoid over intensification of site where a deficiency

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

in car parking may arise and in the interest of the proper planning and development of the area.

- 5 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.

- 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 and in this regard the following shall apply.

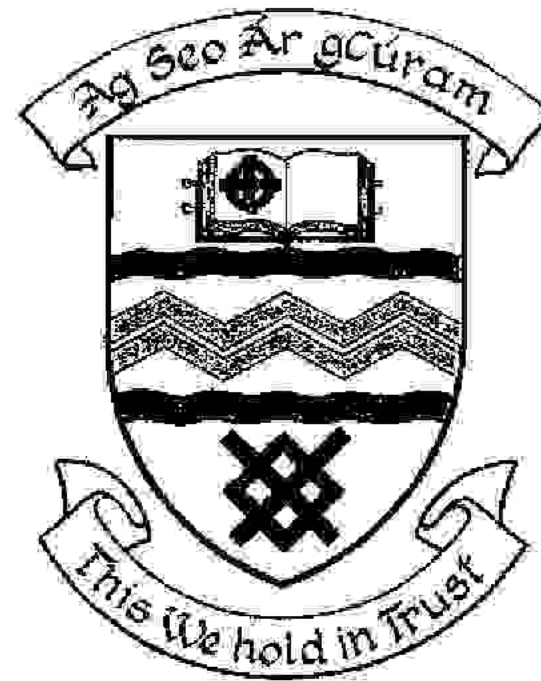
- (i) prior to commencement of development on site the applicant shall submit calculations of surface water drainage showing that the receiving sewers have capacity to cater for increased flows. All details shall be subject to the written agreement of the Planning Authority.
- (ii) applicant to ensure full and proper separation of foul and surface water drainage systems.
- (iii) no building to be within 5m of a sewer with the potential to be taken in charge.
- (iv) all truck and marshalling areas shall have run-off routed through a suitable oil/petrol/diesel interceptor.

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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

REASON:

In the interest of health.

- 9 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.

- 10 Notwithstanding the provision of the Local Government (Planning and Development) Regulations 1994, no advertising to be erected unless planning permission is granted by the Planning Authority or by An Bord Pleanála on appeal.

REASON:

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

- 11 That car parking areas indicated on the submitted site layout plan received 19/5/97 shall be clearly marked out and available at all times for car parking. In this regard the layout shall be revised to provide for an even allocation of car parking and car park spaces no. 79-106 as indicated on drawing no. 96/33/07B shall be relocated to adjoin unit 2. Car parking areas shall not be used for storage or display or other uses.

REASON:

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

- 12 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

REASON:

In the interest of amenity.

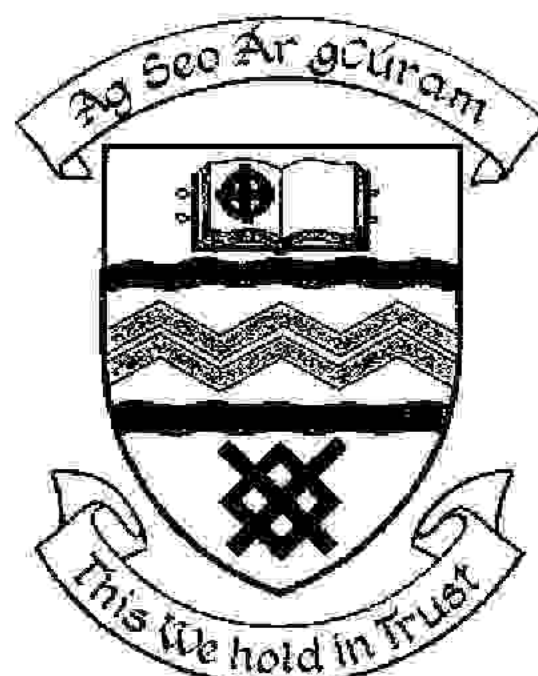
- 13 That off-street parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

- 14 Prior to any development commencing on site details of colour finish and materials and relating to external finish of the building shall be submitted for the written agreement of the Planning Authority and in this regard the external finish of the south elevation of unit 3 fronting the Naas Road shall be of high quality.

REASON:

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

- 15 That a financial contribution in the sum of £33,600 (thirty three thousand six 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.

- 16 That a financial contribution in the sum of money equivalent to the value of £48,000 (forty eight 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.

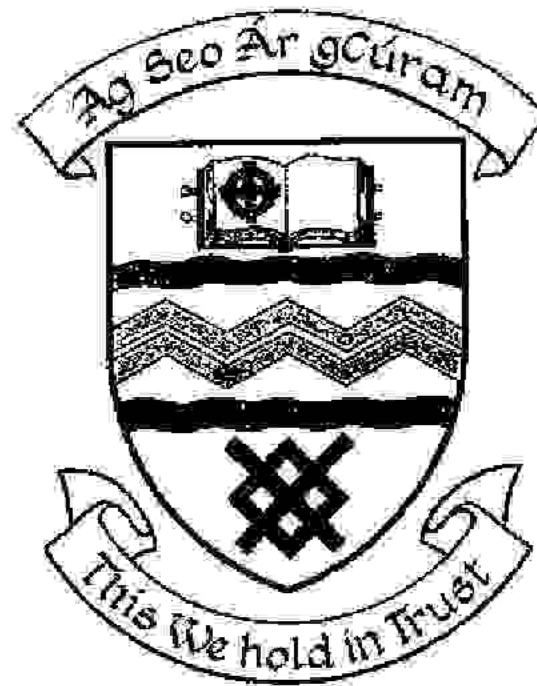
REASON:

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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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.

 3 July 1997
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosc., 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0970	Date of Decision 22/05/97
Register Reference S96A/0684	Date 20th December 1996

Applicant Capel Developments Ltd.,

Development Warehouse development comprising 3 no. units totaling 9342 sq.m. units include office accommodation, site development works, public utility services, fencing, car parking and landscaping.

Location Holly Road, Western Industrial Estate, adjoining Naas Road (N7) and M50 Roundabout.

Floor Area Sq Metres

Time extension(s) up to and including 26/05/97

Additional Information Requested/Received 18/02/97 /14/03/97

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 (16) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

22/05/97

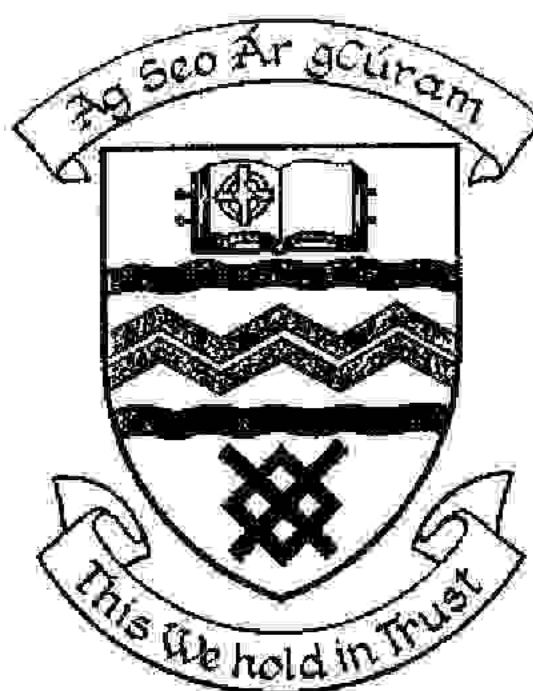
Kenny & Associates Architects,
"The Meadows",
Grange Road,
Clonsilla,
Dublin 15.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bc. 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

REG REF. S96A/0684



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Conditions and Reasons

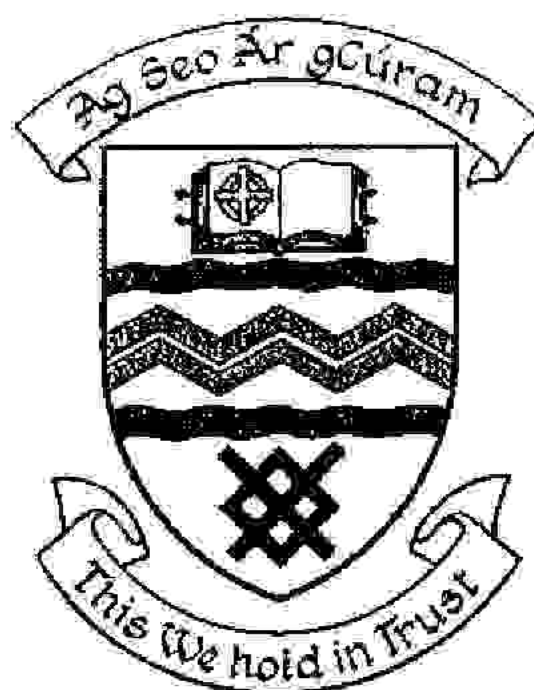
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received on 14th March 1997 and as further ammended by unsolicited additional information received on 19th May, 1997, save 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 In respect of the road network, the carriageway shall be a minimum width of 7.5m and provided with footpath and margin on one side of the road. All works and detailed design of junctions to be discussed and agreed with the Roads Department of South Dublin County Council prior to commencement of development.
REASON:
In the interest of the proper planning and development of the area and traffic safety.
- 3 Adequate provision shall be made in the proposed development for a possible future access to the land adjoining the west of the site.
REASON:
In the interest of the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Box 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

REG. REF. S96A/0684



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

- 4 This permission relates to 3 warehousing units only and notwithstanding the provisions of the Local Government (Planning and Development) Regulations, 1994, the proposed units shall not be subdivided unless a planning permission for such subdivision is granted by the Planning Authority or by An Bord Pleanála on appeal.

REASON:

To avoid over intensification of site where a deficiency in car parking may arise and in the interest of the proper planning and development of the area.

- 5 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.

- 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 and in this regard the following shall apply.

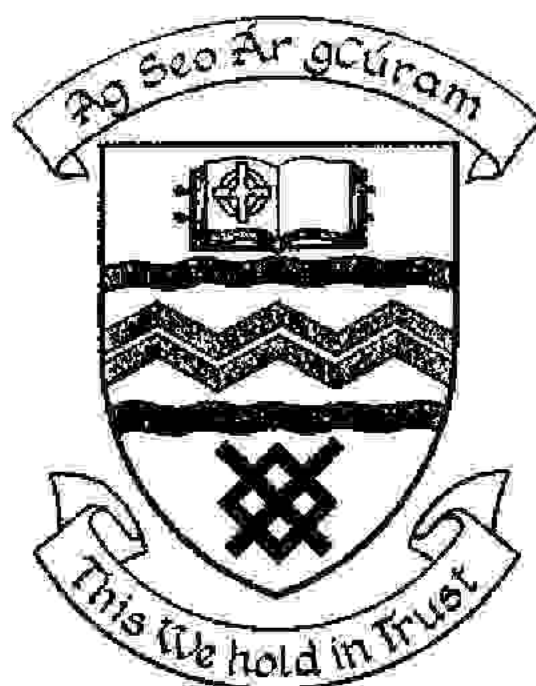
- (1) prior to commencement of development on site the applicant shall submit calculations of surface water drainage showing that the receiving sewers have capacity to cater for increased flows. All details shall be subject to the written agreement of the Planning Authority.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bossa 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

REG REF. S96A/0684



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

- (ii) applicant to ensure full and proper separation of foul and surface water drainage systems.
- (iii) no building to be within 5m of a sewer with the potential to be taken in charge.
- (iv) all truck and marshalling areas shall have run-off routed through a suitable oil/petrol/diesel interceptor.

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 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.

- 10 Notwithstanding the provision of the Local Government (Planning and Development) Regulations 1994, no advertising to be erected unless planning permission is granted by the Planning Authority or by An Bord Pleanála on appeal.

REASON:

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

- 11 That car parking areas indicated on the submitted site layout plan received 19/5/97 shall be clearly marked out and available at all times for car parking. In this regard the

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bucca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

REG. REF. S96A/0684

layout shall be revised to provide for an even allocation of car parking and car park spaces no. 79-106 as indicated on drawing no. 96/33/07B shall be relocated to adjoin unit 2. Car parking areas shall not be used for storage or display or other uses.

REASON:

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

- 12 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of units.

REASON:

In the interest of amenity.

- 13 That off-street 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.

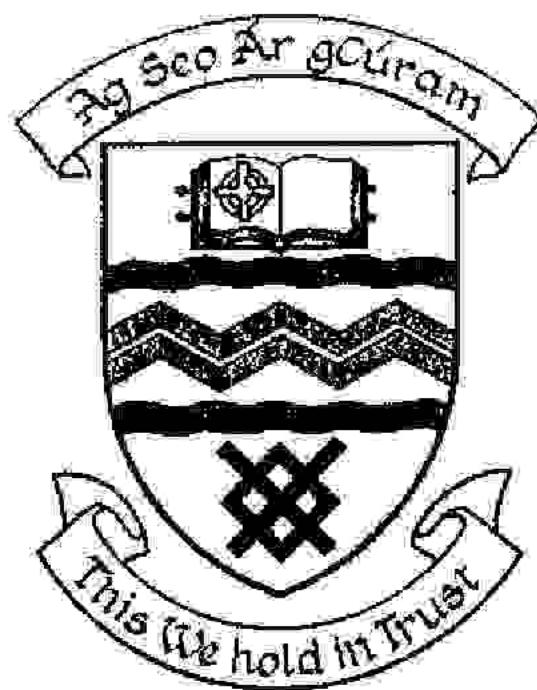
- 14 Prior to any development commencing on site details of colour finish and materials and relating to external finish of the building shall be submitted for the written agreement of the Planning Authority and in this regard the external finish of the south elevation of unit 3 fronting the Naas Road shall be of high quality.

REASON:

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

- 15 That a financial contribution in the sum of £33,600 (thirty three thousand six hundred pounds) be paid by the proposer

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Box 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

REG REF. S96A/0684

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.

- 16 That a financial contribution in the sum of money equivalent to the value of £48,000 (forty eight 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 0881	Date of Decision 12/05/97
Register Reference S96A/0684	Date 20th December 1996

Applicant Capel Developments Ltd.,
App. Type Permission
Development Warehouse development comprising 3 no. units totaling 9342 sq.m. units include office accommodation, site development works, public utility services, fencing, car parking and landscaping.

Location Holly Road, Western Industrial Estate, adjoining Naas Road (N7) and M50 Roundabout.

Dear Sir / Madam,

In accordance with section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 26/05/97

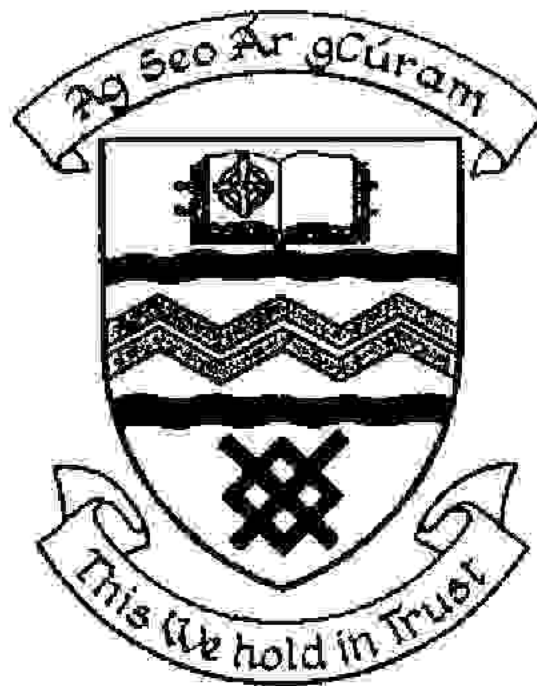
Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

12/05/97

Kenny & Associates Architects,
"The Meadows",
Grange Road,
Clonsilla,
Dublin 15.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 0329	Date of Decision 18/02/97
Register Reference S96A/0684	Date 20th December 1996

Applicant Capel Developments Ltd.,
Development Warehouse development comprising 3 no. units totaling 9342 sq.m. units include office accommodation, site development works, public utility services, fencing, car parking and landscaping.

Location Holly Road, Western Industrial Estate, adjoining Naas Road (N7) and M50 Roundabout.

App. Type Permission

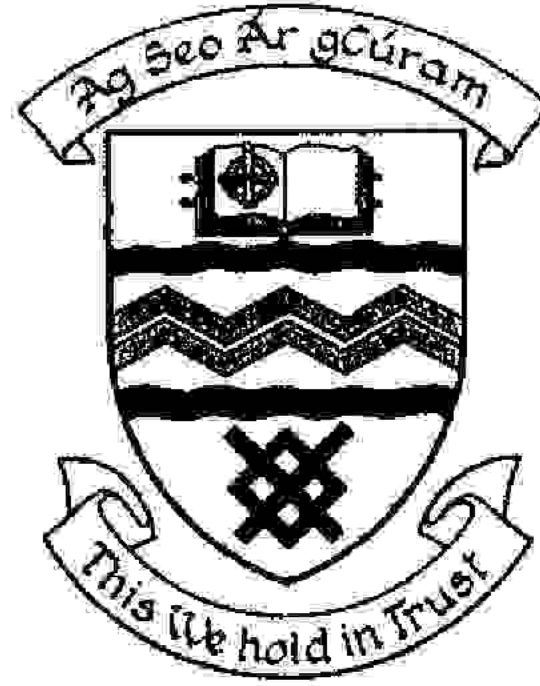
Dear Sir/Madam,

With reference to your planning application, received on 20/12/96 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 Applicant is requested to submit a revised site layout (indicating scale and dimensions) having regard to the following and in respect of his ability to do so:
 - a. Provision for car parking in accordance with minimum standards as set out in the County Development Plan 1993. The existing provision of 16 spaces is grossly deficient.
 - b. Provision for access through the site to the two large sites which lie to the east and west of the proposed development site. The proposed development would require to be suitable for such access and would require upgrading to the standard industrial estate carriageway width of 9m within a 17m width

Kenny & Associates Architects,
"The Meadows",
Grange Road,
Clonsilla,
Dublin 15.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

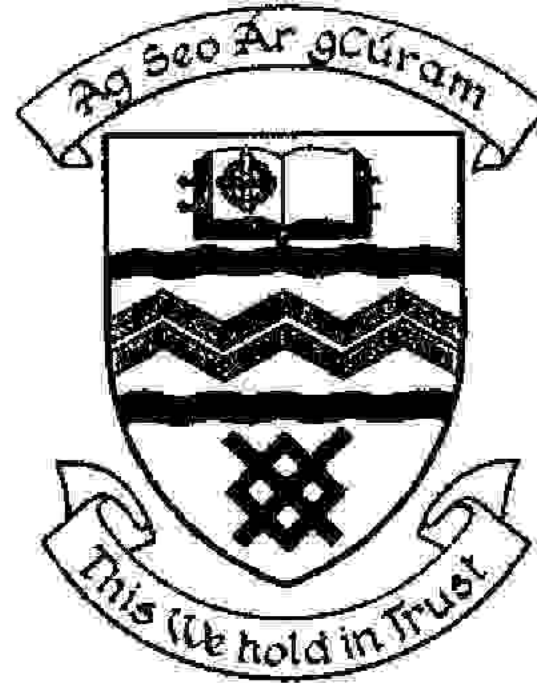
REG REF. S96A/0684

- reservation area.
- c. Relationship of the proposed development with existing building line on the N7 (Naas Road)
 - d. Provision for the Luas Route. (The Luas route is proposed for this vicinity and it is the policy of the Council to have regard to such proposals as set in Section 2.5.3 of the Dublin County Development Plan 1993).

N.B. In this regard the applicant is advised to consult with Dublin Transportation Office and Roads Department prior to submission of additional information.

- 2 The applicant is requested to state his interest in adjoining and surrounding lands and to provide details of any further proposed developments in the vicinity. Details to be provided on a map. Further to this the applicant is requested to confirm whether or not he is in a position to continue the proposed boundary wall/fencing along the Naas Road fronting the site of the existing unauthorised billboards.
- 3 In respect of the Landfill Report the applicant is requested to submit written confirmation that protective measures against landfill gases will be in accordance with the requirements of the Environmental Health Officer.
- 4 In respect of the foul and surface water sewer systems the applicant is requested to submit written evidence of permission to connection to each private sewer.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

REG. REF. S96A/0684

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

- 5 In respect of the surface water sewer the applicant is requested to submit surface water calculations showing that receiving sewers have capacity to cater for increased flows.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

18/02/97