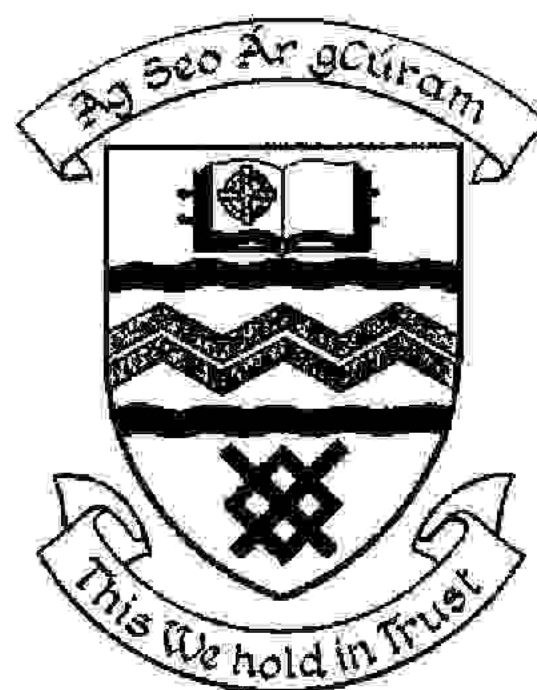


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0678	
1. Location	Parkway Business Centre, Ballymount Cross Industrial Estate, Old Ballymount Road, Dublin 24.		
2. Development	Industrial development consisting of warehouse, production area, ancillary office accommodation at 1st and 2nd floor levels, site access (2 No) and associated site works and services.		
3. Date of Application	19/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Horan Associates Architects, Address: 127 Phisboro Road, Dublin 7.		
5. Applicant	Name: A.C. Tape & Packaging Ltd., Address: Ballymount Cross, Industrial Estate.		
6. Decision	O.C.M. No. 0286 Date 17/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0624 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/0678 **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

Horan Associates Architects,
127 Phisboro Road,
Dublin 7.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0624	Date of Final Grant 07/04/97
Decision Order Number 0286	Date of Decision 17/02/97
Register Reference S96A/0678	Date 19th December 1996

Applicant A.C. Tape & Packaging Ltd.,

Development Industrial development consisting of warehouse, production area, ancillary office accommodation at 1st and 2nd floor levels, site access (2 No) and associated site works and services.

Location Parkway Business Centre, Ballymount Cross Industrial Estate, Old Ballymount Road, Dublin 24.

Floor Area 2628.000 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 (20) conditions.

REG REF. S96A/0678 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

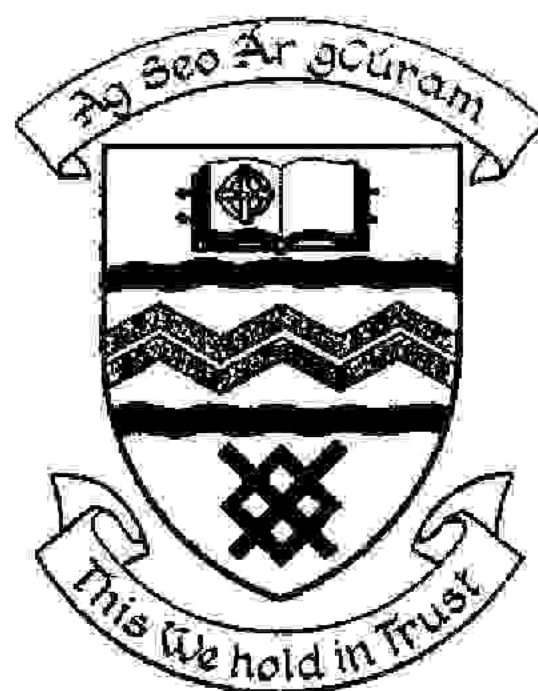
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 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.
- 4 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.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 6 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences.
REASON:
In the interest of the proper planning and development of the area.
- 7 The applicant shall incorporate at least 4 car park spaces as part of landscaping along the western boundary. The Planning Authority will reserve the right to request the applicant to revert this to car parking if so required.

REG. REF. S96A/0678 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 the proper planning and development of the area.

- 8 That the area shown as car parking shall be clearly marked out and must not be used for truck parking or other storage or display purposes, but must be reserved all times for car parking and landscaping as shown on lodged plans.

REASON:

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

- 9 Car parking and circulation shall be to the requirements of the Planning Authority. A footpath shall be provided around the perimeter of the premises. This shall require a greater set back from the motorway. Details to be agreed in writing prior to the commencement of development on site.

REASON:

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

- 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 no part of the proposed building be within 5m of an existing foul sewer located to the north of the proposed development. Prior to commencement of development the applicant shall submit drawings plotting the location of the sewer in relation to the proposed development and in the event of encroachment the applicant shall submit revised plans to the satisfaction of the Environmental Services Department which show acceptable distance from this sewer.

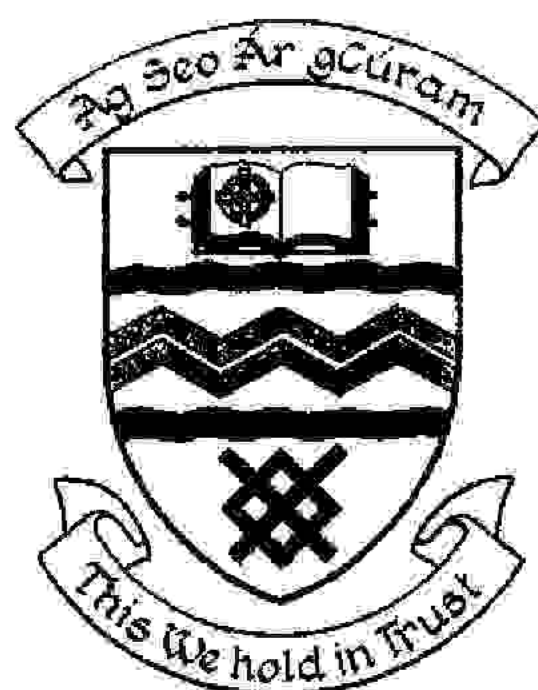
REASON:

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

REG REF. S96A/0678 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.

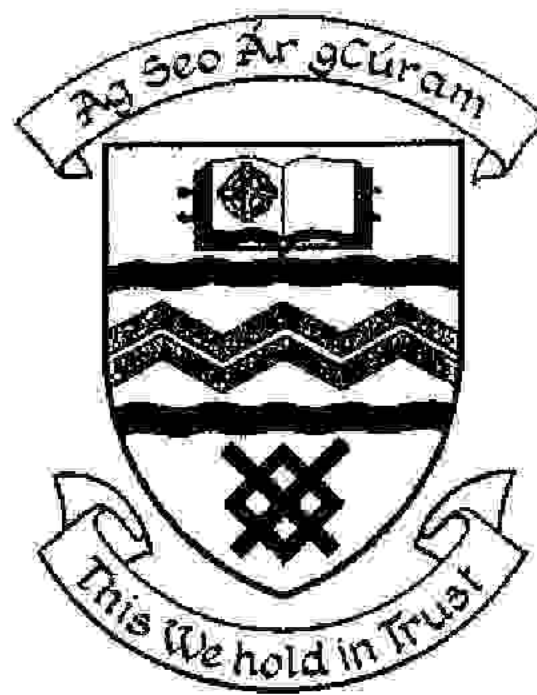
Telephone: 01-462 0000
Fax: 01-462 0104

-
- 12 Applicant to submit written evidence of permission to connect in to private surface water sewer prior to commencement of development on site.
REASON:
In the interest of the proper planning and development of the area.
- 13 All truck parking/marshalling areas to have run-off routed through a suitable petrol/oil/diesel interceptor.
REASON:
In the interest of the proper planning and development of the area.
- 14 No part of building to be located within 5m of existing 600 diameter sewer located to the south of proposed development. Prior to commencement of development the applicant shall submit drawings plotting the location of this sewer in relation to the proposed development and in the event of encroachment the applicant shall submit revised plans to the satisfaction of the Environmental Services Department which show acceptable distance from this sewer.
REASON:
In the interest of the proper planning and development of the area.
- 15 All gullies in car parking to be to the satisfaction of the Environmental Services Department.
REASON:
In the interest of the proper planning and development of the area.
- 16 The office component of the development shall be ancillary to the overall development.
REASON:
To prevent intensification of site where car parking is limited and in the interest of the proper planning and development of the area.

REG. REF. S96A/0678 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.

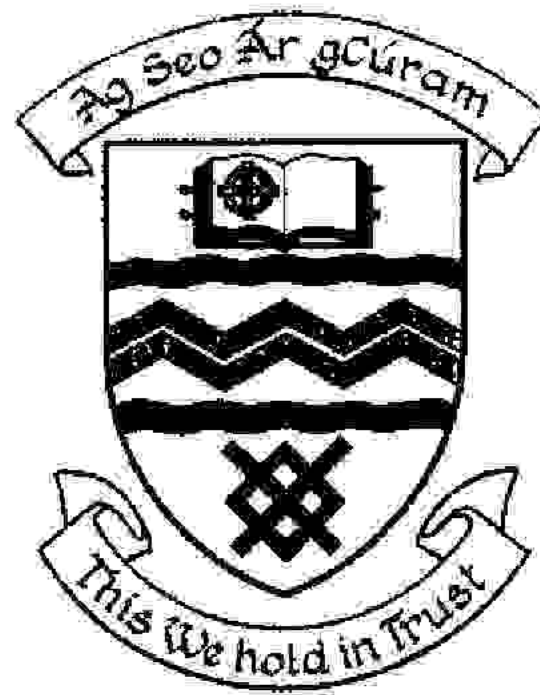
Telephone: 01-462 0000
Fax: 01-462 0104

-
- 17 That the building shall be insulated against noise to the requirements of the Health Officer. Details of noise abatement measure to be submitted for agreement in writing of Planning Authority prior to commencement of development on site.
REASON:
In the interest of the proper planning and development of the area.
- 18 Details of materials and colour used in the external finishes of the proposed development shall be submitted for prior approval to the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 19 That a financial contribution in the sum of £6,000 (six thousand 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.
- 20 That a financial contribution in the sum of money equivalent to the value of £25,000 (twenty five 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 infrastructural roads, 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.

REG REF. S96A/0678 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

- (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