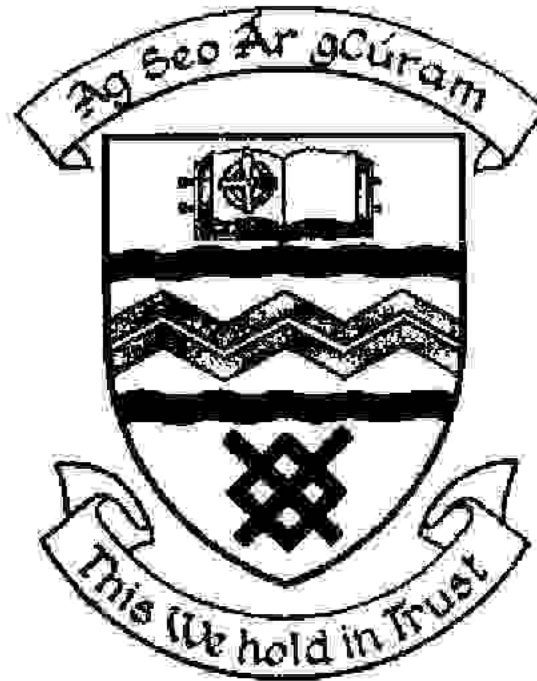


**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

<b>Decision Order Number</b> 0321	<b>Date of Decision</b> 20/02/96
<b>Register Reference</b> S96A/0003	<b>Date</b> 22nd December 1995

**Applicant** Chartered Properties Limited.

**Development** Erect industrial unit comprising circa 4,371 sq. metres including ancillary two storey offices use to be either manufacturing or warehousing or both combined.

**Location** Irish Biscuits Site circa 2.2 acres Belgard Road, Dublin 24 with entrance from Belgard Industrial Estate, Mayberry Road, Dublin 24.

**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.

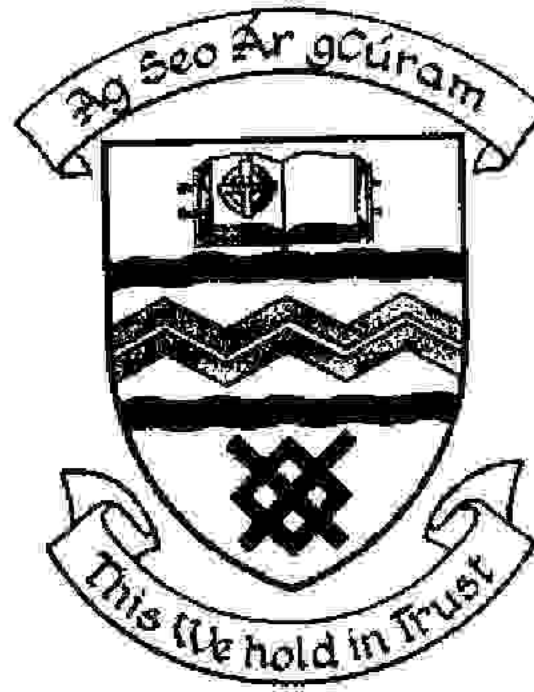
Subject to the conditions ( 13 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

20/02/96

Integrated Development Services,  
146 Lower Drumcondra Road,  
Dublin 9.

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REG REF. S96A/0003

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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 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.
- 3 That no industrial effluent be permitted without prior approval from Planning Authority.  
REASON:  
In the interest of health.
- 4 Prior to commencement of development on site the applicant shall submit for the written agreement of the Planning Authority details of a petrol/oil/diesel interceptor for the marshalling yard to prevent contamination of surface water drains.  
REASON:  
In the interest of public health.
- 5 Prior to commencement of development on site the applicant shall agree in writing with the Planning Authority the proposed use of surface water manholes S7 and S8 which are located inside the proposed building. The applicant should note that surface water drains are for the collection of rain-water only.

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Integrated Development Services,  
146 Lower Drumcondra Road,  
Dublin 9.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0600	Date of Final Grant 09/04/96
Decision Order Number 0321	Date of Decision 20/02/96
Register Reference S96A/0003	Date 22nd December 1995

**Applicant** Chartered Properties Limited.

**Development** Erect industrial unit comprising circa 4,371 sq. metres including ancillary two storey offices use to be either manufacturing or warehousing or both combined.

**Location** Irish Biscuits Site circa 2.2 acres Belgard Road, Dublin 24 with entrance from Belgard Industrial Estate, Mayberry Road, Dublin 24.

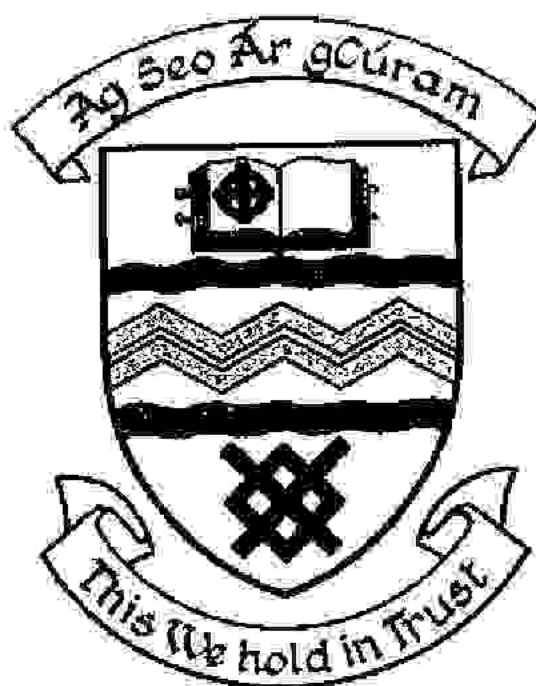
**Floor Area** 4371.000 Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (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.
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REASON:  
In the interest of public health.
- 5 Prior to commencement of development on site the applicant shall agree in writing with the Planning Authority the proposed use of surface water manholes S7 and S8 which are located inside the proposed building. The applicant should note that surface water drains are for the collection of rain-water only.  
REASON:  
In the interest of public health.
- 6 The applicant shall consult with the Area Engineer, Deansrath Depot in relation to connection to the watermain system. All connections to mains shall be made by South Dublin County Council at the applicants expense.  
REASON:  
In the interest of public health.
- 7 That a minimum of 120 car parking spaces be provided within the curtilage of the site if required by the Planning

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### Authority.

#### REASON:

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

- 8 The existing concrete post and chain-link fence on the Belgard Road boundary of the site shall be dismantled and replaced by a plinth wall and railings along the entire Belgard Road frontage to match the existing Belgard Road frontage of The Irish Biscuits site to the south. This work shall be carried out prior to first occupation of any part of this development.  
REASON:  
In the interest of visual amenity.
- 9 The applicant shall submit for the written agreement of the Planning Authority a detailed landscaping plan for the entire site to include number and type of species to be used.  
REASON:  
In the interest of visual amenity.
- 10 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.
- 11 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.
- 12 The existing FREE-STANDING 'JACOBS' sign inside the Belgard Road boundary shall be removed permanently.  
REASON:  
in the interest of visual amenity.
- 13 That a financial contribution in the sum of money equivalent to the value of £18,000 (eighteen 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



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developer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed 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.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

signed on behalf of South Dublin County Council.

*[Signature]* 10<sup>th</sup>  
.....April 1996  
for SENIOR ADMINISTRATIVE OFFICER



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0003	
1. Location	Irish Biscuits Site circa 2.2 acres Belgard Road, Dublin 24 with entrance from Belgard Industrial Estate, Mayberry Road, Dublin 24.		
2. Development	Erect industrial unit comprising circa 4,371 sq. metres including ancillary two storey offices use to be either manufacturing or warehousing or both combined.		
3. Date of Application	22/12/95	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Integrated Development Services, Address: 146 Lower Drumcondra Road, Dublin 9.		
5. Applicant	Name: Chartered Properties Limited. Address: 5 Ardee Road, Rathmines, Dublin 6.		
6. Decision	O.C.M. No. 0321  Date 20/02/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0600  Date 09/04/96	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.	