

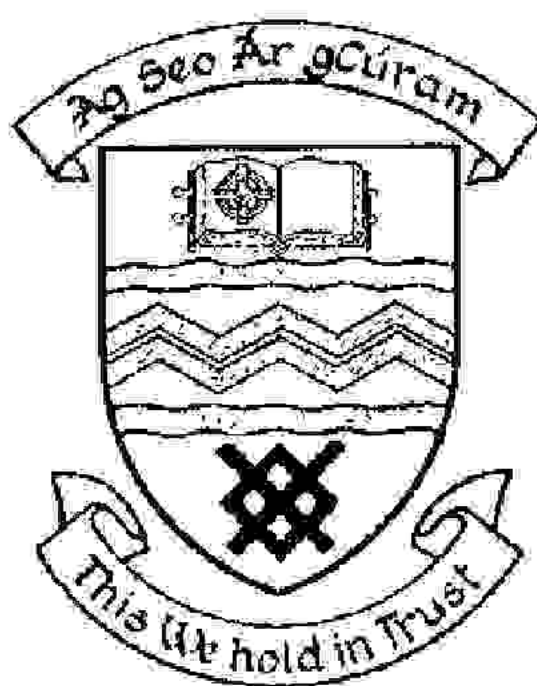
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S017/0809

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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reasonable that the developer should contribute towards the cost of the works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

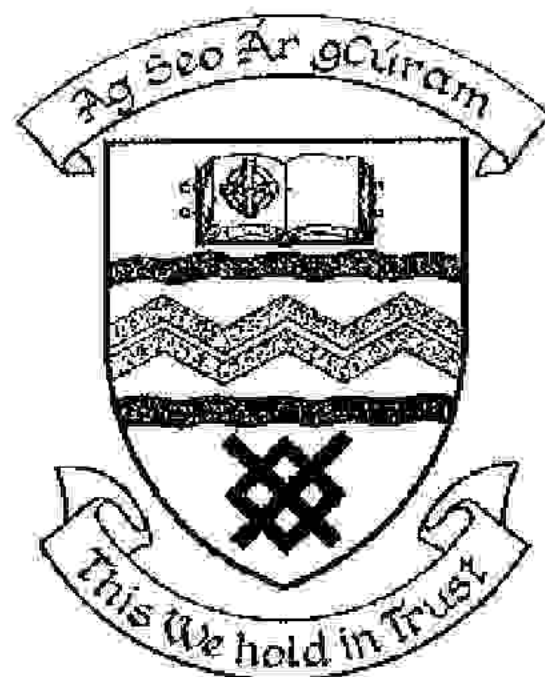
.....14/03/02
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0251	Date of Decision 01/02/2002
Register Reference S01A/0809	Date: 05/12/01

Applicant Paul Reynolds,

Development Demolish existing single storey premises and construct two storey block containing light industrial based units with ancillary offices.

Location 7/8 Robinhood Road, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

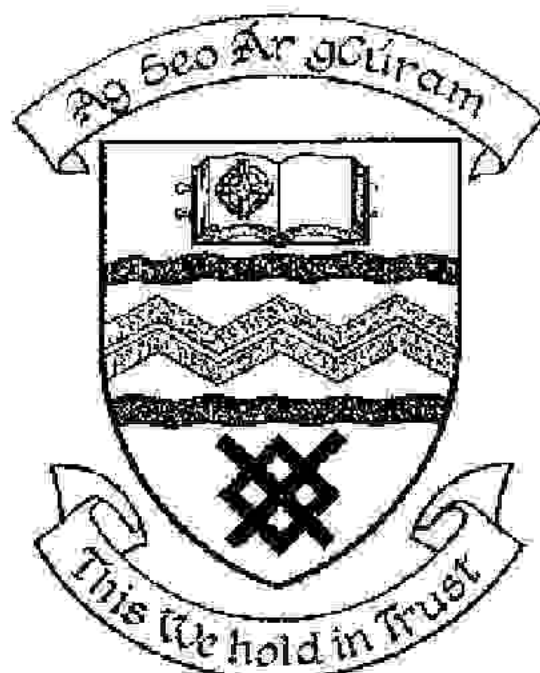
 01/02/02
for SENIOR ADMINISTRATIVE OFFICER

Mark O'Reilly & Associates,
Greenmount House,
Harolds Cross Road,
Dublin 6W.

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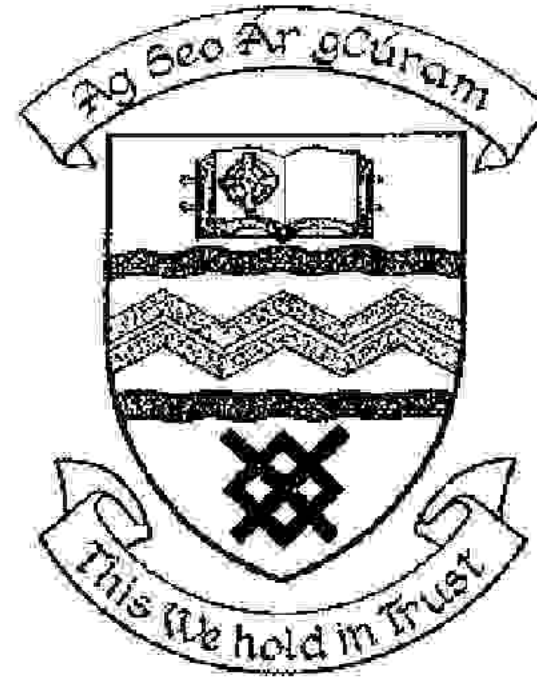
Conditions and Reasons

- 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 The first floor offices shall be ancillary to the light industrial use on the ground floor of the proposed unit and shall not be let or sold separately.
REASON:
In the interests of the proper planning and development of the area.
- 3 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.
- 4 Prior to the commencement of the development, the applicant shall submit details of all boundary treatment, for the written agreement of the Planning Authority. This shall include elevations of any proposed new structures, such as the dwarf wall with fence over indicated on the site plan. The applicant is advised that the proposed palisade fencing to the rear of the site is not acceptable. As such, revised drawings showing a more visually appropriate alternative shall be submitted to and approved by the Planning Authority prior to the commencement of development.
REASON:
In the interests of visual amenity.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect;
(i) No building shall be erected within 5 metres of a

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- public sewer or any sewer with the potential to be taken in charge.
- (ii) The applicant shall ensure the full and complete separation of foul and surface water systems.
 - (iii) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department a licence under Section 16 of the Water Pollution Acts 1977-1980.
 - (iv) All surface water runoff from vehicle parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the surface water sewer.
 - (v) Each unit shall have its own commercially metered connection to the public watermain and full 24 hour water storage.
 - (vi) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 6 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.

- 7 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.

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

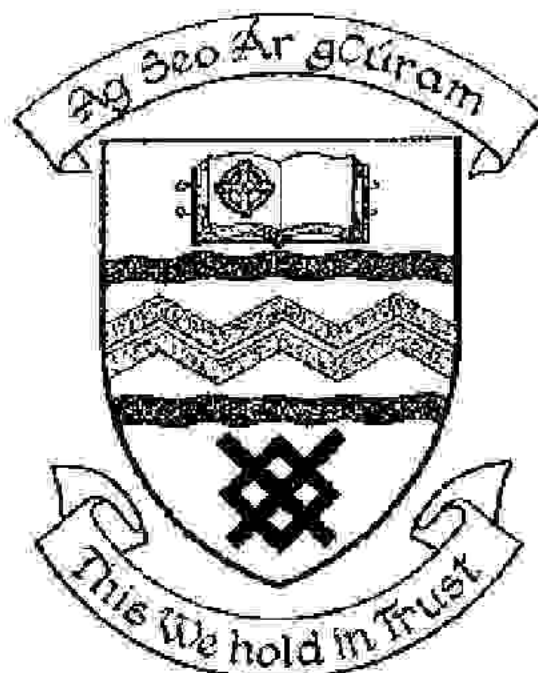
REASON:

In the interest of health.

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- 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 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 Details of the proposed sign/nameplate shall be submitted to and approved by the Planning Authority prior to the commencement of development. This shall include information on materials and illumination.

REASON:

In the interest of amenity.

- 12 Samples, or catalogue photos of the proposed external facade materials shall be submitted to and approved by the Planning Authority prior to the commencement of development.

REASON:

In the interest of amenity.

- 13 That a financial contribution in the sum of EUR 4,203 (four thousand two hundred and three euro) 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:

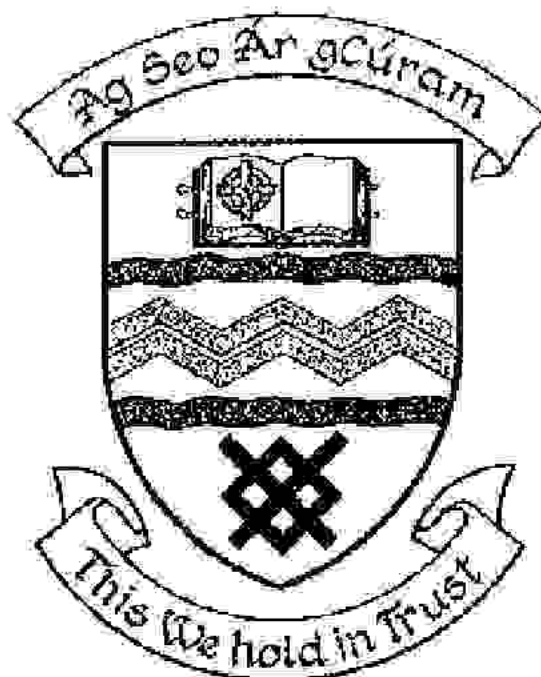
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 14 That a financial contribution in the sum of EUR 10,932 (ten thousand nine hundred and thirty two euro) shall be paid by the proposer to South Dublin County Council towards

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the cost of roads improvements and traffic management in the area of the proposed development and which facilitates 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.

- 15 That a financial contribution in the sum of EUR 770 (seven hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.