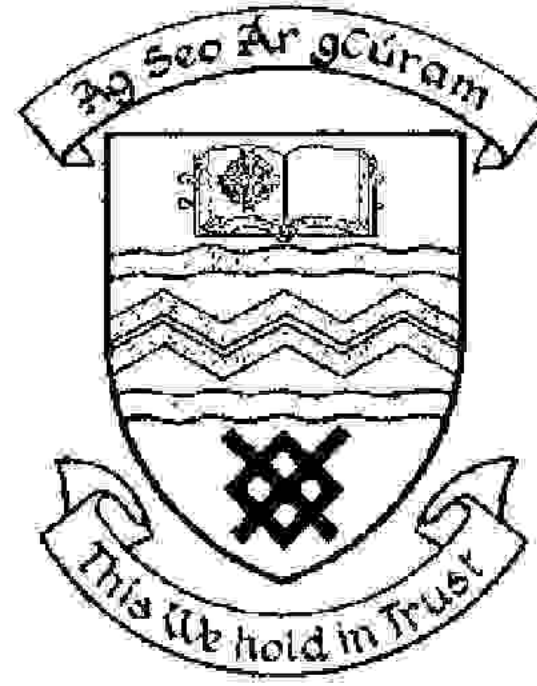


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)		Plan Register No.  S01A/0766	
1. Location	79 Broomhill Road, Dublin 24.			
2. Development	Circa. 1650 square metres warehouse extension at rear of existing warehouse.			
3. Date of Application	20/11/01	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Integrated Development Services, Address: 45 Coolmine Industrial Estate, Clonsilla,			
5. Applicant	Name: Robert Roberts Ltd., Address: 79 Broomhill Road, Dublin 24.			
6. Decision	O.C.M. No. 0134	Effect		
	Date 17/01/2002	AP GRANT PERMISSION		
7. Grant	O.C.M. No. 0495	Effect		
	Date 01/03/2002	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.		

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Tamhlacht, Baile Átha Cliath 24.

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Integrated Development Services,  
45 Coolmine Industrial Estate,  
Clonsilla,  
Dublin 15.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 0495	Date of Final Grant 01/03/2002
Decision Order Number 0134	Date of Decision 17/01/2002
Register Reference S01A/0766	Date 20/11/01

Applicant Robert Roberts Ltd.,  
Development Circa. 1650 square metres warehouse extension at rear of existing warehouse.  
Location 79 Broomhill Road, Dublin 24.  
Floor Area 1650.00 Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received /

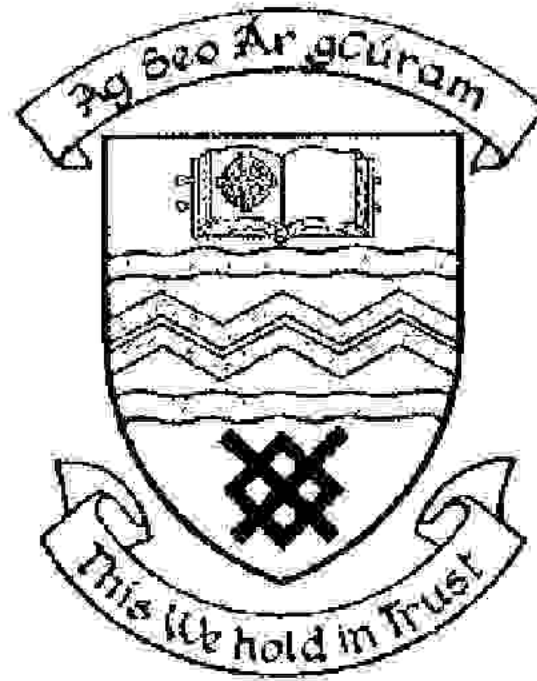
A Permission has been granted for the development described above,  
subject to the following (12) Conditions.

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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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
- i) 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 1977-1990.
  - ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - iii) Applicant to ensure full and complete separation of foul and surface water systems.
  - iv) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - v) 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.
  - vi) The development shall have its own connection to the public watermain and full 24hour water storage.
  - vii) The watermains serving the site shall be metered to the satisfaction of the Water Management Section of South Dublin County Council.
  - viii) No part of any building shall be more than 46 m from the nearest hydrant. The new watermain shall be looped or interconnected, to facilitate self-cleansing, rather than terminating in a duckfoot hydrant.
  - ix) 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:

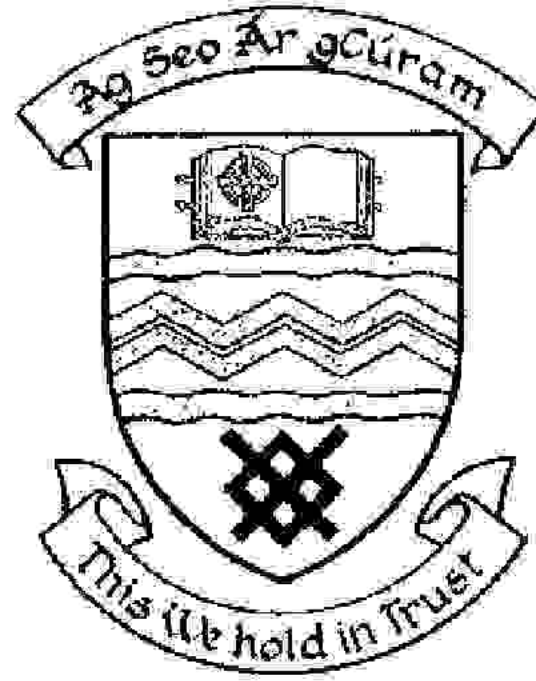
In order to comply with the Sanitary Services Acts, 1878-1964.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A0001AIRLE CHONTAE ÁTHA CLIATH THEAS

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- 3 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 4 i) Nothing in this decision to grant planning permission shall authorise the alteration of the existing roadside boundaries.  
ii) Nothing in this decision to grant planning permission shall authorise the erection of palisade fencing along the southern site boundary between the Greenhills Road and a point in line with the eastern façade of the Robert Roberts tea/coffee production area/office block. Prior to the commencement of development the applicant shall submit revised proposals and drawings for appropriate boundary treatment between the said points, for the prior written agreement of the Planning Authority.

REASON:

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

- 5 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.

- 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 The applicant shall strictly adhere to the requirements of the Environmental Health Officer. In that respect:

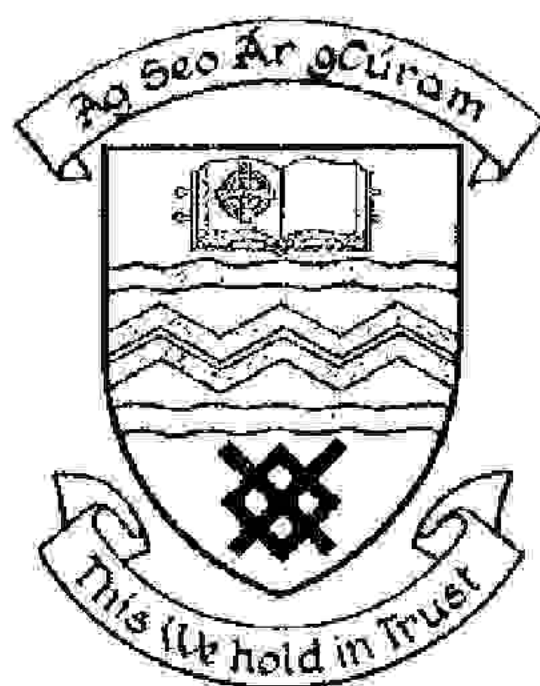
- i) A suitable location for the storage of refuse is to be provided.  
ii) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.  
iii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on to the construction site before 08:00 hours on weekdays and 09:00 hours on Saturdays, nor after 18:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays

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REG REF. S014/07/06 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- or public holidays.
- iv) During the construction phase of the development Best Practicable Means shall be employed to minimise air blown dust emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements and other public areas, and any other precautions necessary to prevent dust nuisance. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites (0005).

REASON:

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

- 8 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.

- 9 That a financial contribution in the sum of EUR 16,914 (sixteen thousand nine hundred and fourteen 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.

- 10 That a financial contribution in the sum of EUR (43,996 (forty three thousand nine hundred and ninety six euro) 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 facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

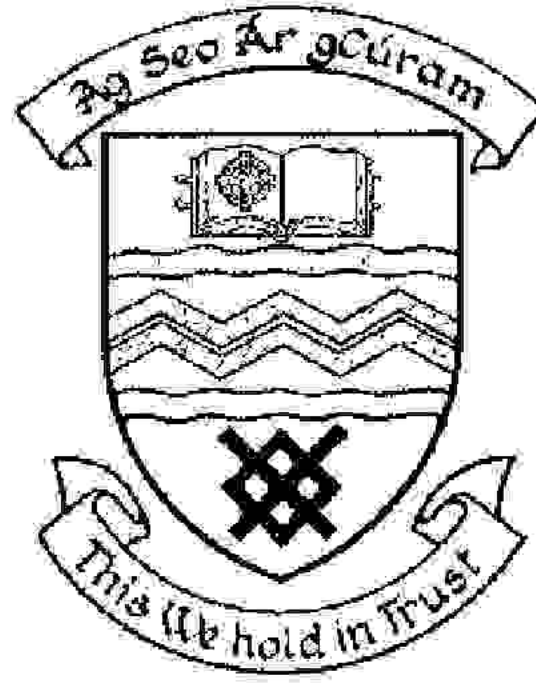
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S0100769 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 11 That a financial contribution in the sum of EUR 21,286 (twenty one thousand two hundred and eighty six euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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.

- 12 That a financial contribution in the sum of EUR 5,782 (five thousand seven hundred and eighty two euro) be paid by the proposer to South Dublin County Council towards the Duplication of Bancroft Road Foul Sewer which will 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 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.

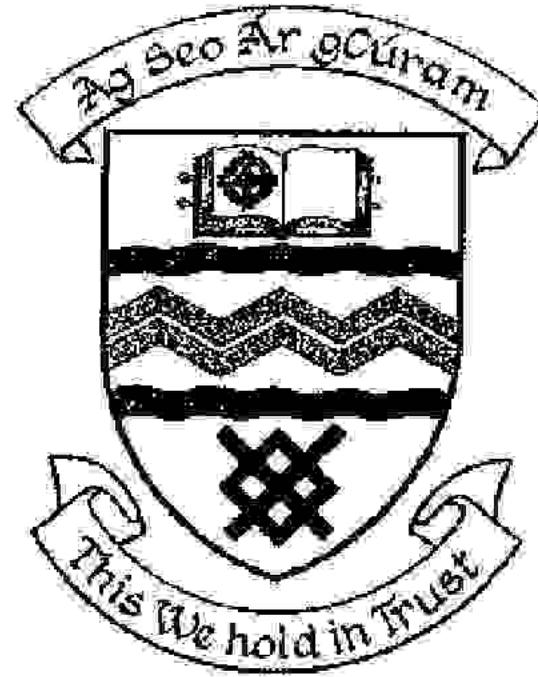
.....01/03/02  
For SENIOR ADMINISTRATIVE OFFICER

C

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

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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 0134	Date of Decision 17/01/2002
Register Reference S01A/0766	Date: 20/11/01

**Applicant** Robert Roberts Ltd.,

**Development** Circa. 1650 square metres warehouse extension at rear of existing warehouse.

**Location** 79 Broomhill Road, Dublin 24.

**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 ( 12 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

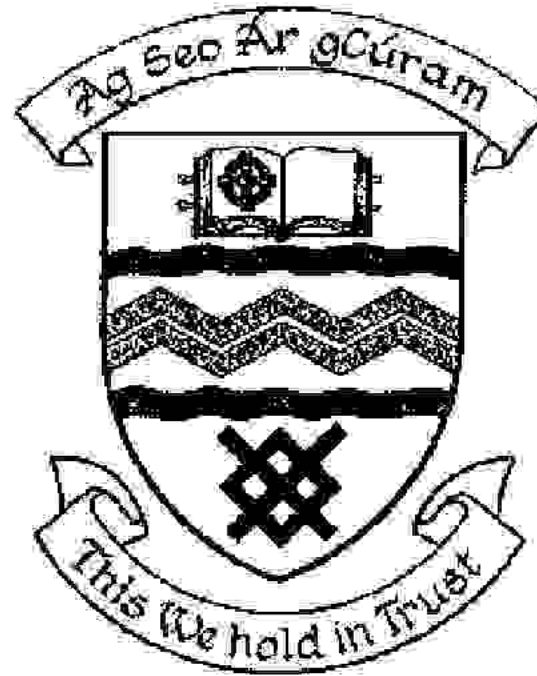
  
..... 17/01/02  
for SENIOR ADMINISTRATIVE OFFICER

Integrated Development Services,  
45 Coolmine Industrial Estate,  
Clonsilla,  
Dublin 15.

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REG REF. S01A/0766

**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:**

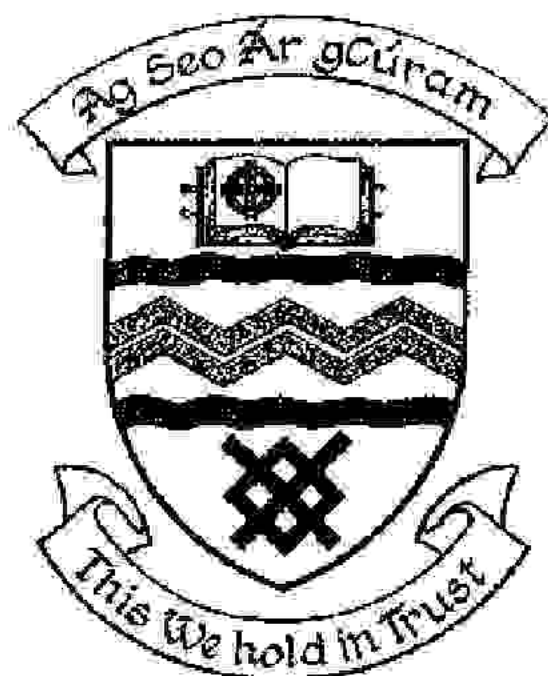
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council:
- i) 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 1977-1990.
  - ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - iii) Applicant to ensure full and complete separation of foul and surface water systems.
  - iv) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - v) 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.
  - vi) The development shall have its own connection to the public watermain and full 24hour water storage.
  - vii) The watermains serving the site shall be metered to the satisfaction of the Water Management Section of South Dublin County Council.
  - viii) No part of any building shall be more than 46 m from the nearest hydrant. The new watermain shall be looped or interconnected, to facilitate self-cleansing, rather than terminating in a duckfoot

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REG. REF. S01A/0766

hydrant.

- ix) 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.

- 3 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 4 i) Nothing in this decision to grant planning permission shall authorise the alteration of the existing roadside boundaries.
- ii) Nothing in this decision to grant planning permission shall authorise the erection of palisade fencing along the southern site boundary between the Greenhills Road and a point in line with the eastern façade of the Robert Roberts tea/coffee production area/office block. Prior to the commencement of development the applicant shall submit revised proposals and drawings for appropriate boundary treatment between the said points, for the prior written agreement of the Planning Authority.

REASON:

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

- 5 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.

- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

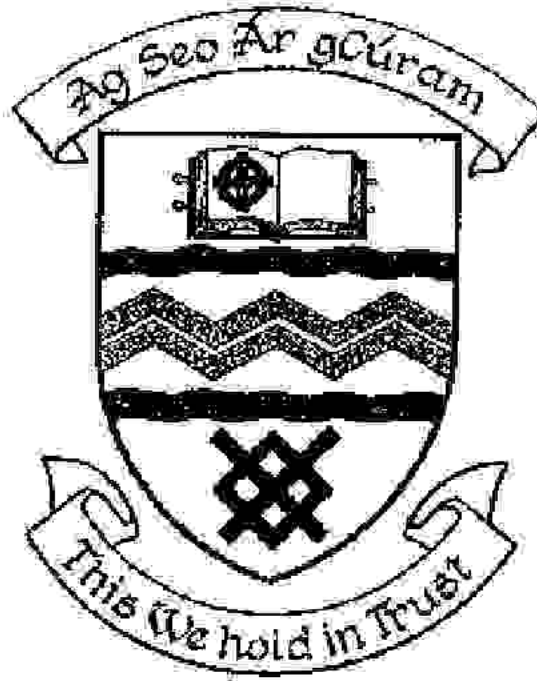
REASON:

In the interest of safety and the avoidance of fire hazard.

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- 7 The applicant shall strictly adhere to the requirements of the Environmental Health Officer. In that respect:
- i) A suitable location for the storage of refuse is to be provided.
  - ii) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.
  - iii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on to the construction site before 08:00 hours on weekdays and 09:00 hours on Saturdays, nor after 18:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or public holidays.
  - iv) During the construction phase of the development Best Practicable Means shall be employed to minimise air blown dust emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements and other public areas, and any other precautions necessary to prevent dust nuisance. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites (0005).

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REASON:

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- 9 That a financial contribution in the sum of EUR 16,914 (sixteen thousand nine hundred and fourteen 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

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REG. REF. S01A/0766

will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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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.

- 11 That a financial contribution in the sum of EUR 21,286 (twenty one thousand two hundred and eighty six euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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