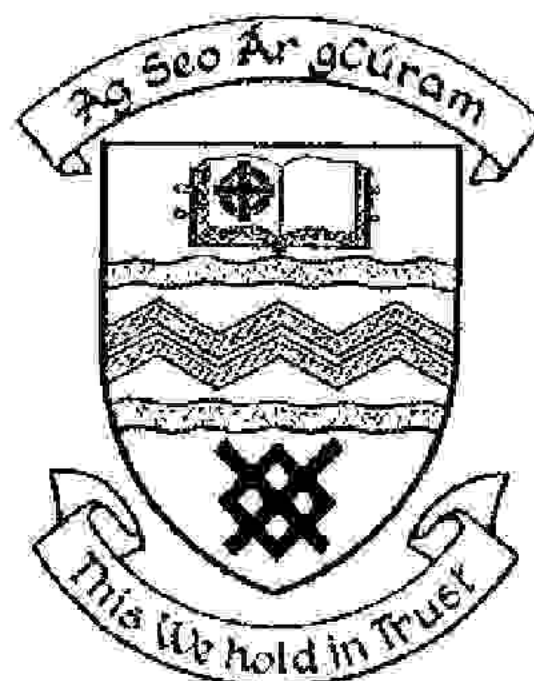


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0663	
1. Location	Unit 14G Greenogue Industrial Estate, Rathcoole, Co. Dublin.		
2. Development	Erect two buildings: one to house acoustic test laboratory and associated offices, total floor area 756 sq.m on three levels; second for Company Offices, warehousing and a limited manufacturing capacity; total floor area 4220 sq.m on three levels; the site will be landscaped with parking areas for trucks, vans, cars and bicycles.		
3. Date of Application	04/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/12/2001 2. 12/02/20	1. 14/12/2001 2. 19/02/20
4. Submitted by	Name: Wilfred M. Rafferty ARIBA, Address: Chartered Architect, St. Michael's, 1 Springfield Avenue,		
5. Applicant	Name: Ventac & Co. Ltd., Address: Fitzwilliam House, 11 Fitzwilliam Quay, Ringsend, Dublin 4.		
6. Decision	O.C.M. No. 0756 Date 10/04/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1088 Date 23/05/2002	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.

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Wilfred M. Rafferty ARIBA,
Chartered Architect,
St. Michael's,
1 Springfield Avenue,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1088	Date of Final Grant 23/05/2002
Decision Order Number 0756	Date of Decision 10/04/2002
Register Reference S01A/0663	Date 19/02/02

Applicant Ventac & Co. Ltd.,

Development Erect two buildings; one to-house acoustic test laboratory and associated offices, total floor area 756 sq.m on three levels; second for Company Offices, warehousing and a limited manufacturing capacity; total floor area 4220 sq.m on three levels; the site will be landscaped with parking areas for trucks, vans, cars and bicycles.

Location Unit 14G Greenogue Industrial Estate, Rathcoole, Co. Dublin.

Floor Area 4923.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/12/2001 /14/12/2001

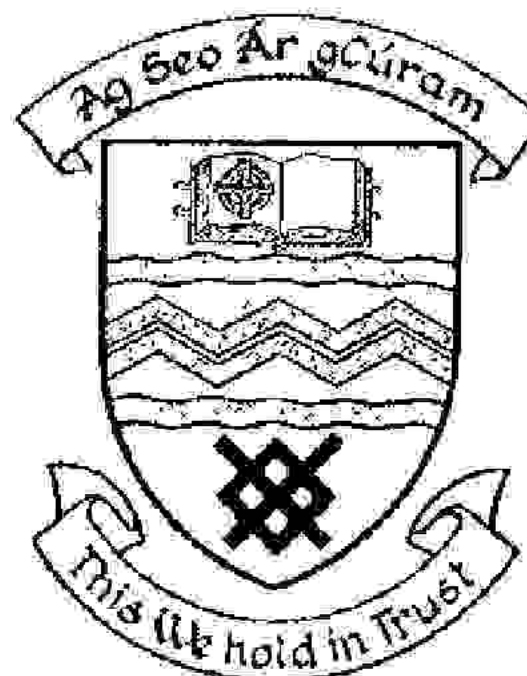
A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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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 as amended by Additional Information received by the Planning Authority on 14/10/01 and Clarification of Additional Information received on 19/02/02, 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 a floor plan of the second floor be submitted to the Planning Authority.

REASON:

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

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

(a) The applicant shall comply with the requirements of any Waste Licence / Permit in relation to discharges of effluent to the public foul sewerage system.

(b) Additionally 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. If the applicant has an existing licence all discharge shall be in compliance with it.

(c) No new buildings or structures shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

(d) Applicant to ensure full and complete separation of foul and surface water systems

(e) If not already the case the water supply to the development shall be commercially metered. Full 24hr water storage shall be provided.

REASON:

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

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

REASON:

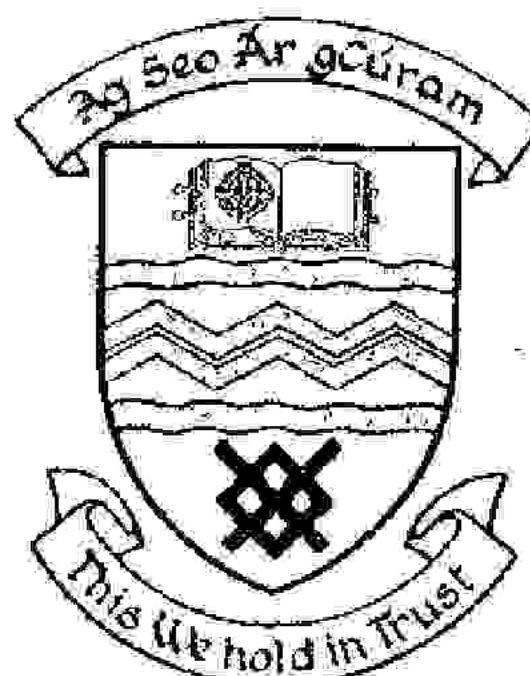
In the interest of safety and the avoidance of fire hazard.

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- 5 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.
- 6 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.
- 7 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.
- 8 That adequate off-street car parking facilities be provided on the site to cater for the extension.
REASON:
In the interest of traffic safety.
- 9 That a financial contribution in the sum of EUR 51,699 (fifty one thousand six hundred and ninety nine 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 134,500 (one hundred and thirty four thousand five hundred 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

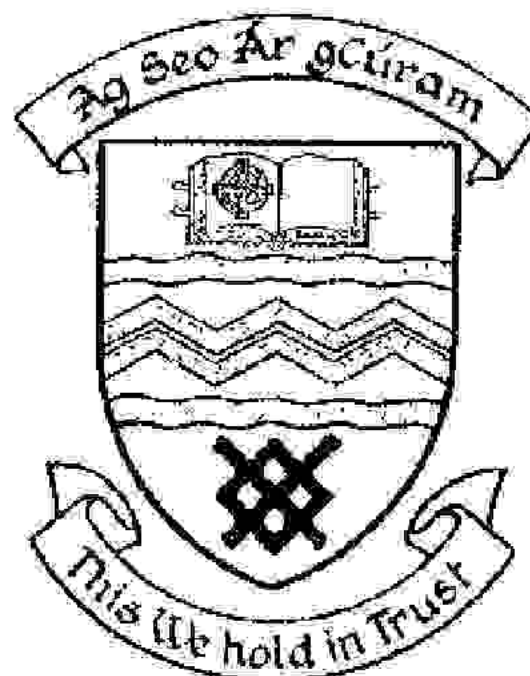
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improvement works and traffic management schemes
facilitating the proposed development.

- 11 That a financial contribution in the sum of EUR 25,931 (twenty five thousand nine hundred and thirty one euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme 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 12,512 (twelve thousand five hundred and twelve euro) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme 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.

- 13 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 11, 12, 13, 14 of An Bord Pleanála Order No. PL.06S.117589 and Condition No's. 4 and 5 of PL.06S.119780 and Condition No's. 5 and 6 of PL.06S.119777 and Condition No's. 5 and 6 of PL.06S.119779 be strictly adhered to in respect of this development.

REASON:

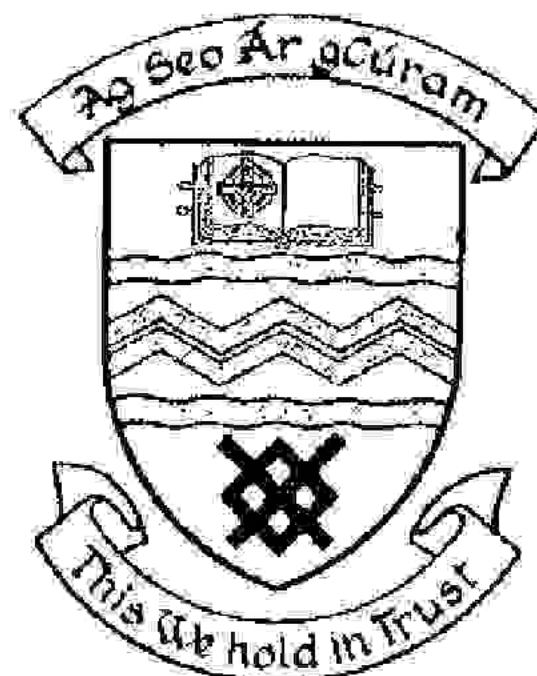
It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.

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- (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.

.....24/05/02
for SENIOR ADMINISTRATIVE OFFICER

C

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

Decision Order Number 3534	Date of Decision 03/12/2001
Register Reference S01A/0663	Date: 04/10/01

**Applicant
Development**

Ventac & Co. Ltd.,
Erect two buildings: one to house acoustic test laboratory and associated offices, total floor area 756 sq.m on three levels; second for Company Offices, warehousing and a limited manufacturing capacity; total floor area 4220 sq.m on three levels; the site will be landscaped with parking areas for trucks, vans, cars and bicycles.

Location

Unit 14G Greenogue Industrial Estate, Rathcoole, Co. Dublin.

App. Type

Permission

Dear Sir/Madam,

With reference to your planning application, received on 04/10/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 The Planning Authority consider that speculative offices proposed for industrially zoned areas, particularly in areas which are poorly served by public transportation, are not acceptable.

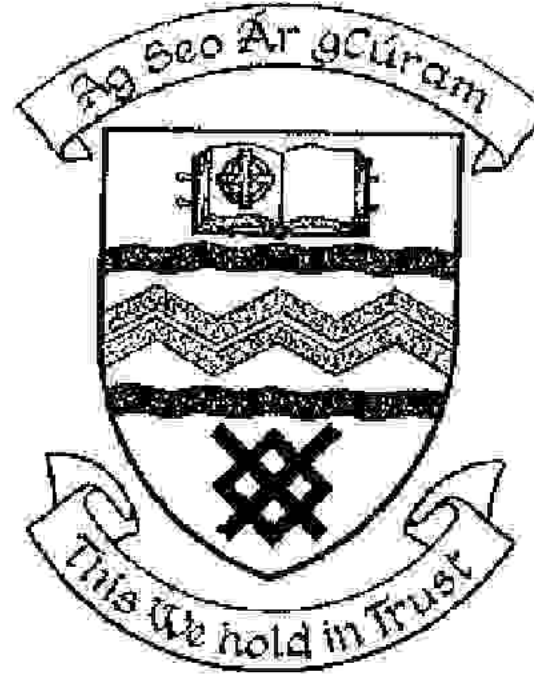
In this regard the applicant is requested to demonstrate to the Planning Authority that the proposed independent offices in Block B are ancillary to industrial or related use on the subject site. Alternatively, the applicant may submit a revised proposal which excludes speculative offices at this location.

Wilfred M. Rafferty ARIBA,
Chartered Architect,
St. Michael's,
1 Springfield Avenue,
Templeogue,

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REG REF. S01A/0663

- 2 The applicant is requested to note that acoustic laboratory should be sound proofed to meet the requirements of Environmental Health Officer and Condition no. 4 of S99A/0339 which states "during the operational phase of the proposed development, the noise level from within the premises, measured at noise sensitive locations in the vicinity, shall not exceed-
- (a) an L AeqT value of 55 dB(A) during the period 0800 to 1800 hours from Monday to Saturday inclusive) and
 - (b) an L AeqT value of 45 dB (A) at any other time
- All sound measurements shall be carried out in accordance with ISO recommendations T 1996 'Assessment of noise with respect to Community Response' as amended by ISO Recommendations R 1996/1, 2 and 3, 'Description and Measurement of Environmental Noise', as appropriate".

Signed on behalf of South Dublin County Council


for Senior Administrative Officer

03/12/01