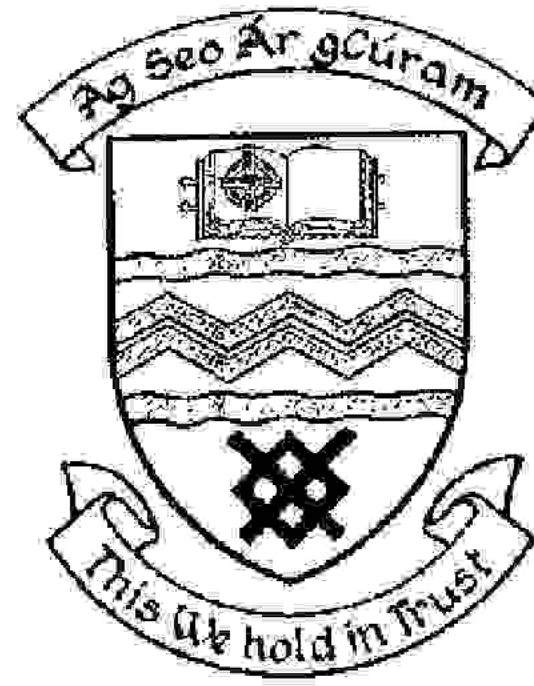


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0612	
1. Location	Unit D16, Ballymount Cross Industrial Estate, Dublin 22.		
2. Development	Warehouse extension to side of existing unit.		
3. Date of Application	18/09/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mark O'Reilly & Associates Address: Greenmount House, Harolds Cross Road,		
5. Applicant	Name: Lonchany Ltd Address: Unit D16, Ballymount Cross Industrial Estate, Dublin 22.		
6. Decision	O.C.M. No. 3381 Date 15/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0047 Date 10/01/2002	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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Mark O'Reilly & Associates
Greenmount House,
Harolds Cross Road,
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 0047	Date of Final Grant 10/01/2002
Decision Order Number 3381	Date of Decision 15/11/2001
Register Reference S01A/0612	Date 18/09/01

Applicant Lonchany Ltd

Development Warehouse extension to side of existing unit.

Location Unit D16, Ballymount Cross Industrial Estate, Dublin 22.

Floor Area 354.00 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 (7) Conditions.

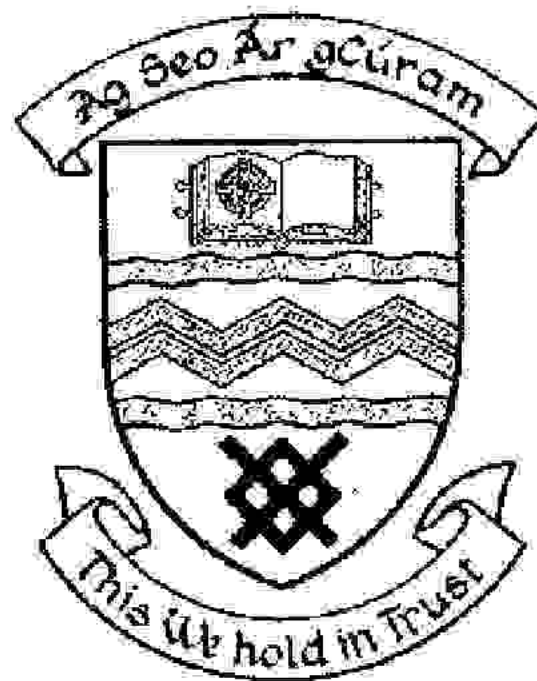
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Conditions and Reasons

- 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 The proposed extension, hereby permitted, shall be finished in materials to match the existing premises.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 3 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.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular the following requirements of the Environmental Services Department shall be satisfied:
 - (i) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (ii) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (iii) 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.
 - (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 system.
 - (v) Any drains that run under the proposed development shall be protected in accordance with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal).
 - (vi) Full 24 hour water storage shall be provided.
 - (vii) No part of the building shall be more than 46m from

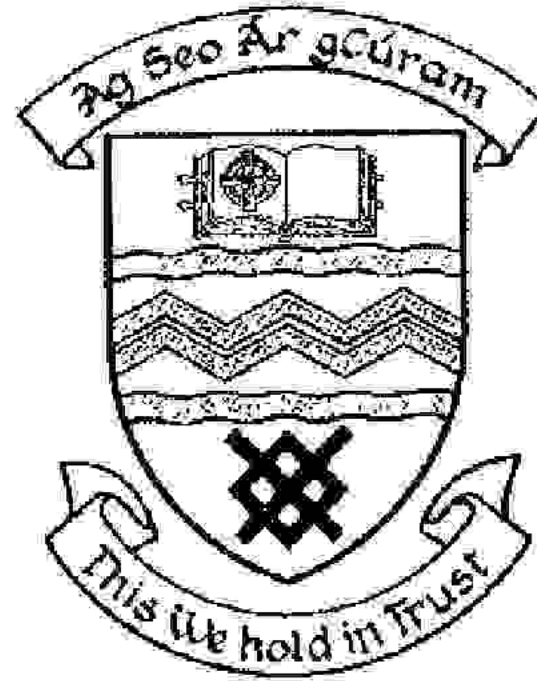
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the nearest hydrant. No hydrant or valve shall be located in a parking space.

- (viii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (ix) If not already the case, the water supply to the unit shall be commercially metered.

REASON:

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

- 5 Details of screen planting along the north-eastern site boundary shall be submitted to and approved by the Planning Authority prior to the commencement of development.

REASON:

In the interest of amenity.

- 6 That a financial contribution in the sum of £2,858 (two thousand eight hundred and fifty eight pounds) EUR 3,629 (three thousand six hundred and twenty nine euros) 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.

- 7 That a financial contribution in the sum of £7,434 (seven thousand four hundred and thirty four pounds) EUR 9,439 (nine thousand four hundred and thirty nine euros) 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:

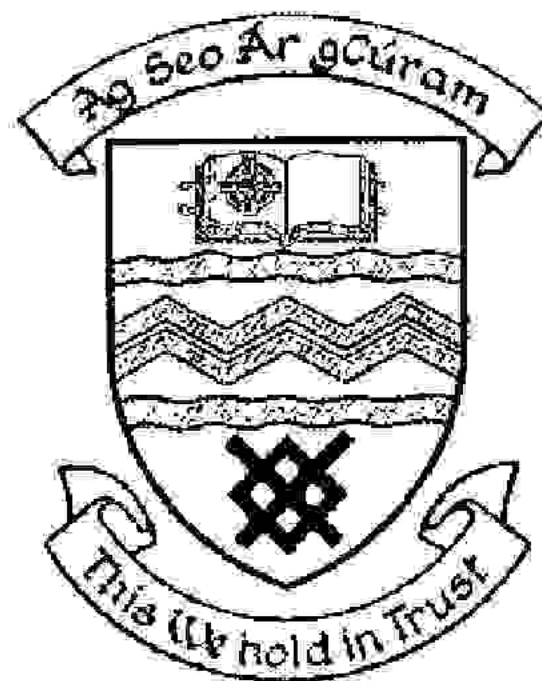
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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- (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.

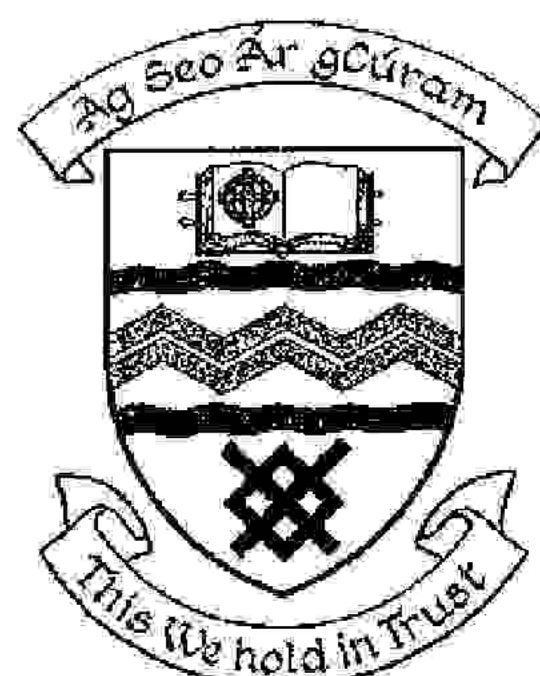
.....10/01/02
for SENIOR ADMINISTRATIVE OFFICER

C

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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 3381	Date of Decision 15/11/2001
Register Reference S01A/0612	Date: 18/09/01

Applicant Lonchany Ltd

Development Warehouse extension to side of existing unit.

Location Unit D16, Ballymount Cross Industrial Estate, 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 (7) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

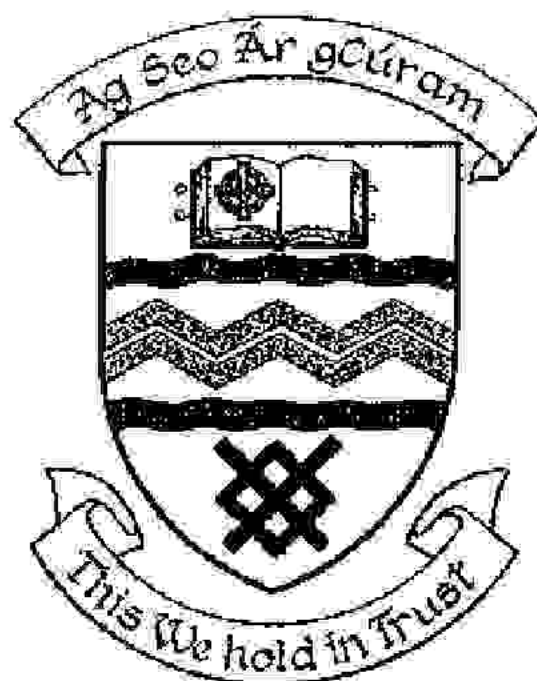

..... 15/11/01
for SENIOR ADMINISTRATIVE OFFICER

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

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REG REF. S01A/0612

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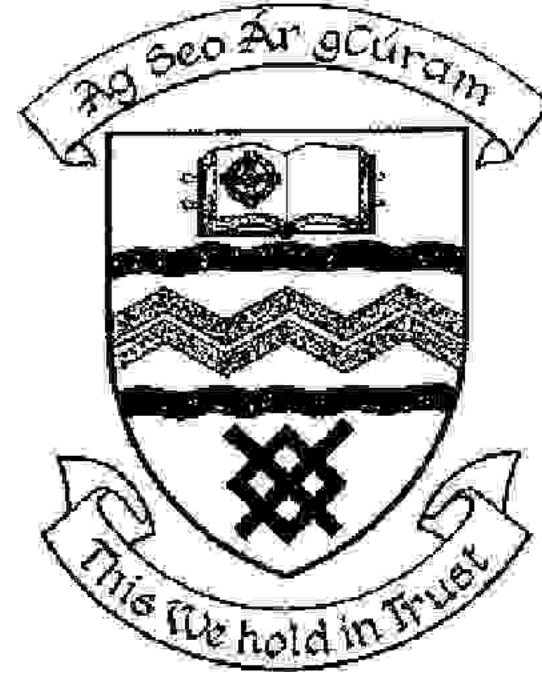
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- water system.
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