

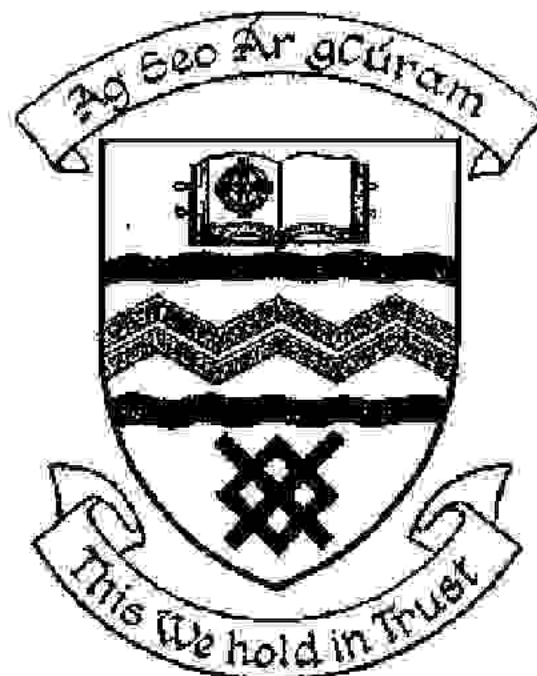
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0301	
1. Location	Unit 14C, Greenogue Industrial Estate, Rathcoole, Co. Dublin		
2. Development	Construct approx. 2,500 sq.m of generally single storey warehouse/light industrial building including approx. 570 sq.m. of integral 2 storey offices on a green filed site with associated site works with main access from estate road at site		
3. Date of Application	18/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/07/2001 2.	1. 30/07/2001 2.
4. Submitted by	Name: Mr F. J. Moran Address: Malone O'Regan Consulting Engineers, 2B Richview Office Park,		
5. Applicant	Name: Simply Delicious Ltd Address: Unit 4, Oak Close, Western Business Park, Dublin 12.		
6. Decision	O.C.M. No. 3029 Date 28/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3357 Date 08/11/2001	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

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 3029	Date of Decision 28/09/2001
Register Reference S01A/0301	Date: 18/05/01

Applicant Simply Delicious Ltd

Development Construct approx. 2,500 sq.m of generally single storey
warehouse/light industrial building including approx. 570
sq.m. of integral 2 storey offices on a green filed site
with associated site works with main access from estate road
at site

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

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/07/2001 /30/07/2001

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


..... 28/09/01
for SENIOR ADMINISTRATIVE OFFICER

Mr F. J. Moran
Malone O'Regan Consulting Engineers,
2B Richview Office Park,
Clonskeagh,
Dublin 14.

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REG REF. S01A/0301

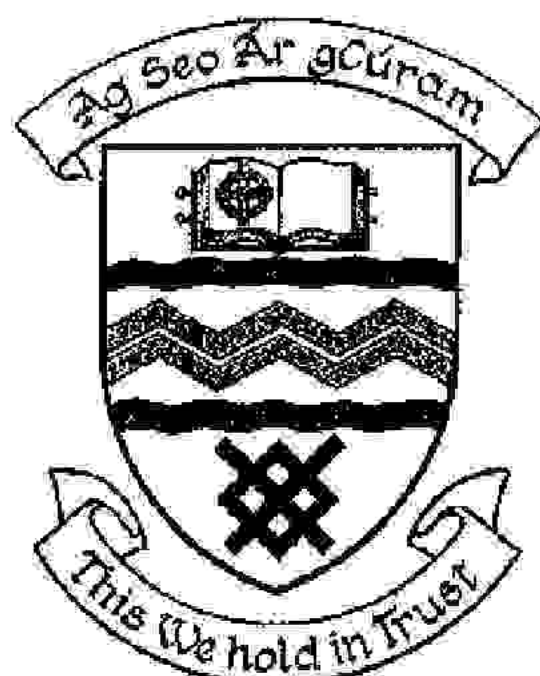
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application on the 18/05/2001, save as may be required by the other conditions attached hereto.
REASON:
In the interest of the proper planning and development of the area.
- 2 The proposal shall conform with the requirements of reg reference numbers S00A/0153 and S00A/0154 relating to site development works for Phase 3 development at Greenogue, insofar as they relate to the subject site.
REASON:
In the interest of the proper planning and development of the area.
- 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 details of the colours of the external finishes including roof materials shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interest of the visual amenity of the area.
- 5 Full details of landscaping and boundary treatment shall be submitted for the written agreement of the Planning Authority and work thereon completed prior to the occupation of building.
REASON:
In the interest of the proper planning and development of the area and the visual amenity of the area.
- 6 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.

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REASON:

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

- 7 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses including any operation associated with the activity which shall be carried out within the building.

REASON:

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

- 8 That a financial contribution in the sum of £19,134 (nineteen thousand one hundred and thirty four pounds) EUR 24,295 (twenty four thousand two hundred and ninety five 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.

- 9 That a financial contribution in the sum of £49,770 (forty nine thousand seven hundred and seventy pounds) EUR 63,194 (sixty three thousand one hundred and ninety four 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.

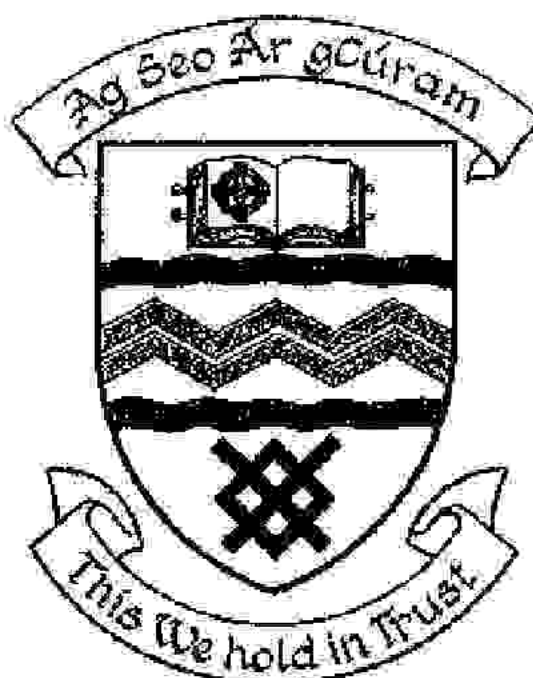
REASON:

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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REG REF. S01A/0301

- 10 That a financial contribution in the sum of £4,621 (four thousand six hundred and twenty one pounds) EUR 5,867 (five thousand eight hundred and sixty seven euros) 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.

- 11 That a financial contribution in the sum of £9,598 (nine thousand five hundred and ninety eight pounds) EUR 12,187 (twelve thousand one hundred and eighty seven euros) 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.

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Mr F. J. Moran
Malone O'Regan Consulting Engineers,
2B Richview Office Park,
Clonskeagh,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3357	Date of Final Grant 08/11/2001
Decision Order Number 3029	Date of Decision 28/09/2001
Register Reference S01A/0301	Date 30/07/01

Applicant Simply Delicious Ltd

Development Construct approx. 2,500 sq.m of generally single storey warehouse/light industrial building including approx. 570 sq.m. of integral 2 storey offices on a green filed site with associated site works with main access from estate road at site

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

Floor Area 2500.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/07/2001 /30/07/2001

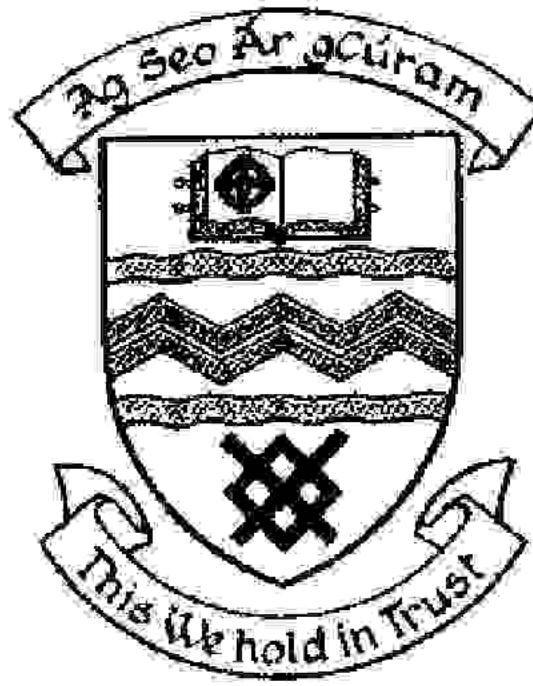
A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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REG REF. S01A COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 on the 18/05/2001, save as may be required by the other conditions attached hereto.
REASON:
In the interest of the proper planning and development of the area.
- 2 The proposal shall conform with the requirements of reg reference numbers S00A/0153 and S00A/0154 relating to site development works for Phase 3 development at Greenogue, insofar as they relate to the subject site.
REASON:
In the interest of the proper planning and development of the area.
- 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 details of the colours of the external finishes including roof materials shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interest of the visual amenity of the area.
- 5 Full details of landscaping and boundary treatment shall be submitted for the written agreement of the Planning Authority and work thereon completed prior to the occupation of building.
REASON:
In the interest of the proper planning and development of the area and the visual amenity of the area.
- 6 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.
- 7 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or

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REG. REF. S0127 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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display or other uses including any operation associated with the activity which shall be carried out within the building.

REASON:

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

- 8 That a financial contribution in the sum of £19,134 (nineteen thousand one hundred and thirty four pounds) EUR 24,295 (twenty four thousand two hundred and ninety five 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.

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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.

- 10 That a financial contribution in the sum of £4,621 (four thousand six hundred and twenty one pounds) EUR 5,867 (five thousand eight hundred and sixty seven euros) 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.

REG REF. S0127 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

.....12/11/01
for SENIOR ADMINISTRATIVE OFFICER

	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/0301	
1. Location	Unit 14C, Greenogue Industrial Estate, Rathcoole, Co. Dublin		
2. Development	Construct approx. 2,500 sq.m of generally single storey warehouse/light industrial building including approx. 570 sq.m. of integral 2 storey offices on a green filed site with associated site works with main access from estate road at site		
3. Date of Application	18/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr F. J. Moran Address: Malone O'Regan Consulting Engineers, 2B Richview Office Park,		
5. Applicant	Name: Simply Delicious Ltd Address: Unit 4, Oak Close, Western Business Park, Dublin 12.		
6. Decision	O.C.M. No. 2405 Date 16/07/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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

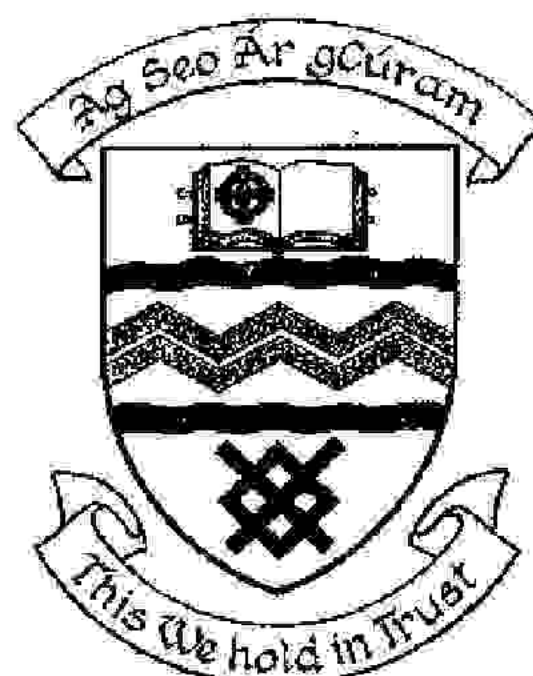
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2405	Date of Decision 16/07/2001
Register Reference S01A/0301	Date: 18/05/01

Applicant Simply Delicious Ltd
Development Construct approx. 2,500 sq.m of generally single storey warehouse/light industrial building including approx. 570 sq.m. of integral 2 storey offices on a green filed site with associated site works with main access from estate road at site

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

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/05/01 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 applicant is requested to clarify whether the proposed development is intended to be used either for warehouse or light industrial purposes. In this regard the applicant's attention is drawn to Condition No. 1 of the recent decision of An Bord Pleanála under register reference S99A/0339 in relation to the development of lands at Phase 2 Greenogue Industrial Estate. This requires that in regard to the proposed Phase 2 development, in the interest of limiting the use of the site to uses which are heavily dependent on road freight, and in the interest of protecting the capacity of the local and national road network -
 - not more than 10% of the gross floor area shall be used for light industrial purposes;
 - not more than 50% of the gross floor area be used as

Mr F. J. Moran
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REG REF. S01A/0301

non-retail warehousing or distribution with assembly and repackaging, ancillary to that use, being carried out;
. any industrial space not used for the purposes mentioned in (a) and (b) above shall be used for non-retail warehousing, distribution or storage only, no assembly or repackaging shall take place.

It is considered that any development on the Phase 3 lands at Greenogue industrial Estate should be consistent with the above requirements. The applicant is invited to show how the proposed development can be carried out in order to ensure that such consistency is achieved, having regard to Condition No.1 of the decision under register reference S99A/0339.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

16/07/01