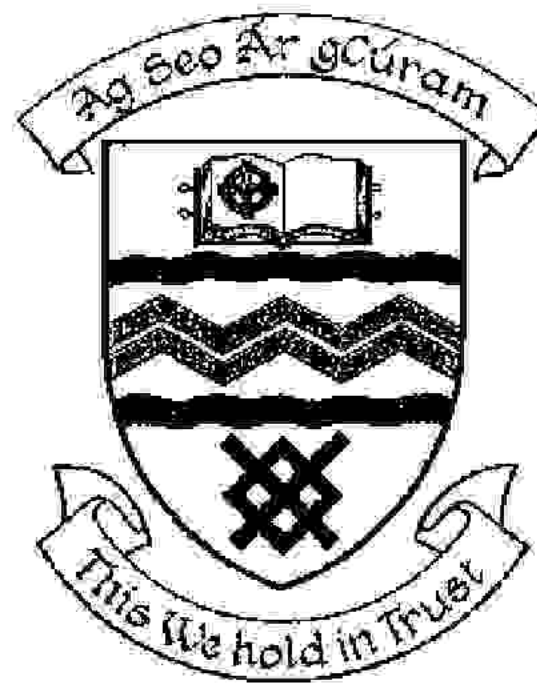


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0379	
1. Location	Ashfield, Naas Road, Clondalkin, Dublin 22.		
2. Development	Provide new single storey industrial unit providing 1466sq.m. floor space including office and toilet, and new external gantry crane.		
3. Date of Application	02/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/07/2000 2.	1. 11/08/2000 2.
4. Submitted by	Name: Ashlin Coleman Architects, Address: 36 Pembroke Road, Dublin 4.		
5. Applicant	Name: Heiton McFerran, Address: Ashfield, Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2286 Date 09/10/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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.	

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

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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Dublin 24.

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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2286	Date of Decision 09/10/2000
Register Reference S00A/0379	Date: 02/06/00

Applicant Heiton McFerran,

Development Provide new single storey industrial unit providing 1466sq.m. floor space including office and toilet, and new external gantry crane.

Location Ashfield, Naas Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 31/07/2000 /11/08/2000

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

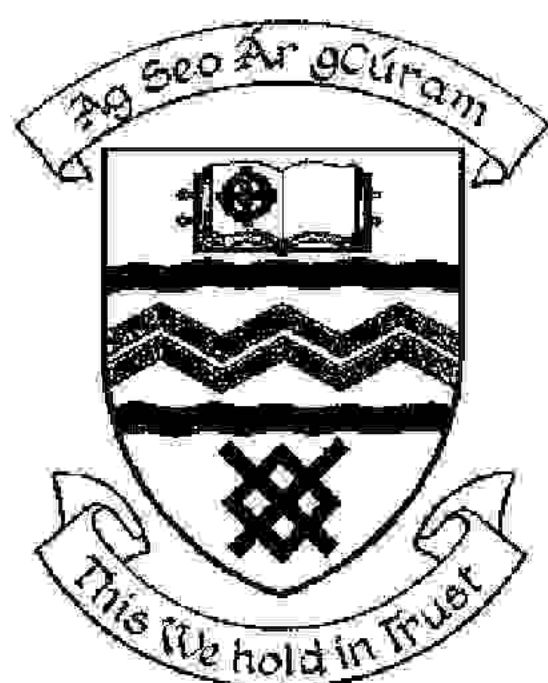
..... *my* 10/10/00
for SENIOR ADMINISTRATIVE OFFICER

Ashlin Coleman Architects,
36 Pembroke Road,
Dublin 4.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0379

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 11/08/00, 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 the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
 - Applicants shall ensure full and complete separation of foul and surface water drainage systems.
 - All drainage pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That no industrial effluent be permitted without prior approval from Planning Authority.
REASON:
In the interest of health.
- 5 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.

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REASON:

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

- 6 Details of external colours and finishes shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.

REASON:

In the interests of visual amenity.

- 7 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.

- 8 Prior to the commencement of works the applicant shall submit for the approval of the Area Engineer, Deansrath (tel 01-4570784) a detailed watermain layout. This shall indicate size, valve, meter and hydrant layout and proposed point of connection to existing watermain. The layout shall be in accordance with Part B of the 1997 Building Regulations.

REASON:

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

- 9 Before development commences the applicant shall submit to the Planning Authority a full landscape plan and specification including details of timing of planting and maintenance suitable for the landscape treatment of the site boundaries.

REASON:

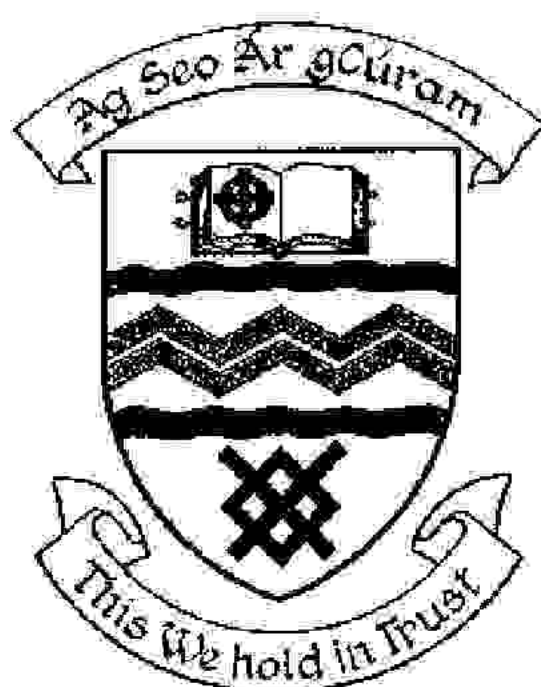
In the interests of the proper planning and development of the area.

- 10 Before development commences the applicants shall make arrangements to monitor and report to the Councils Parks Department and Environmental Services Department on the quality of water currently discharging from their premises to the stream and to confirm whether the quality of surface water arising from the proposed development will adversely

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REG REF. S00A/0379

affect the water quality in the stream (which feeds the newly constructed watercourses and ponds at Ballymount Park). In this regard it may be necessary for the applicant to provide an oil interceptor/surface water filtering system as part of the proposed works in consultation with the Environmental Services Department.

REASON:

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

- 11 That a financial contribution in the sum of £11,835 (eleven thousand eight hundred and thirty five pounds) EUR 15,028 (fifteen thousand and twenty eight 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.

- 12 That a financial contribution in the sum of £30,786 (thirty thousand seven hundred and eighty six pounds) EUR 39,090 (thirty nine thousand and ninety 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:

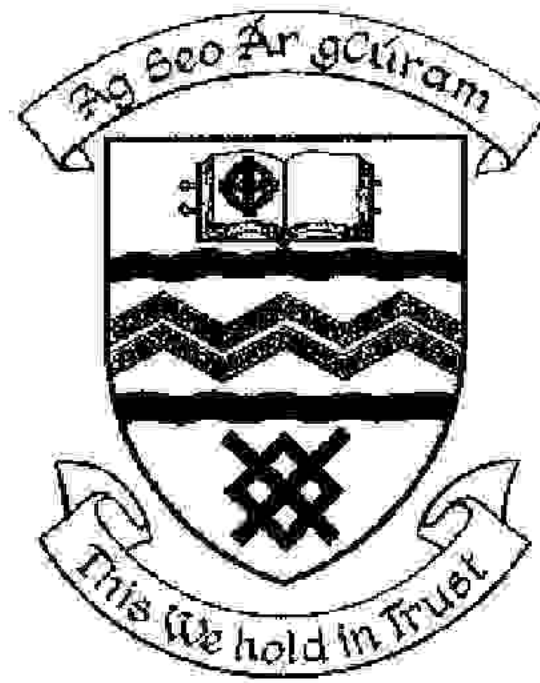
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 13 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No.'s. 8 and 9 of Register Reference S99A/0831, arrangements to be made prior

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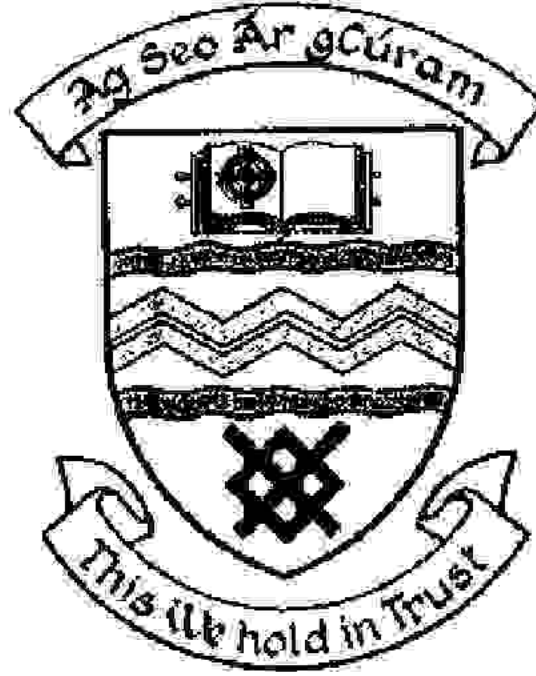
to commencement of development.

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 providing these services.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0379	
1. Location	Ashfield, Naas Road, Clondalkin, Dublin 22.		
2. Development	Provide new single storey industrial unit providing 1466sq.m. floor space including office and toilet, and new external gantry crane.		
3. Date of Application	02/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/07/2000 2.	1. 11/08/2000 2.
4. Submitted by	Name: Ashlin Coleman Architects, Address: 36 Pembroke Road, Dublin 4.		
5. Applicant	Name: Heiton McFerran, Address: Ashfield, Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2286 Date 09/10/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2609 Date 24/11/2000	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.	

SOUTH DUBLIN COUNTY COUNCIL
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Ashlin Coleman Architects,
36 Pembroke Road,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 2609	Date of Final Grant 24/11/2000
Decision Order Number 2286	Date of Decision 09/10/2000
Register Reference S00A/0379	Date 11/08/00

Applicant Heiton McFerran,

Development Provide new single storey industrial unit providing 1466sq.m. floor space including office and toilet, and new external gantry crane.

Location Ashfield, Naas Road, Clondalkin, Dublin 22.

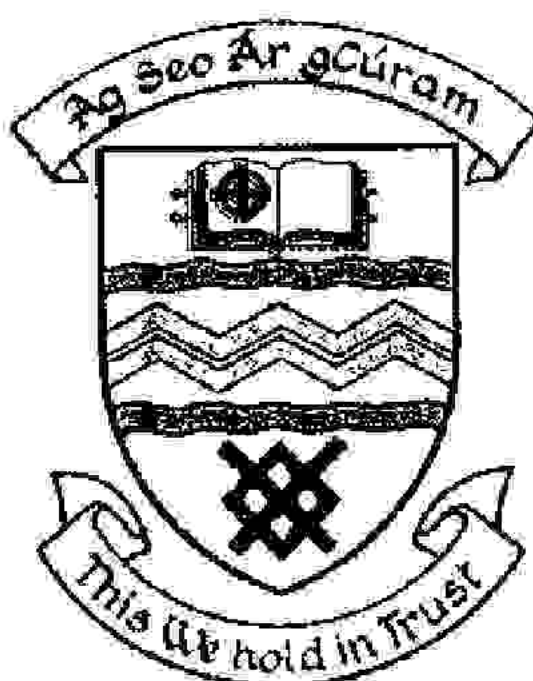
Floor Area 1466.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 31/07/2000 /11/08/2000

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

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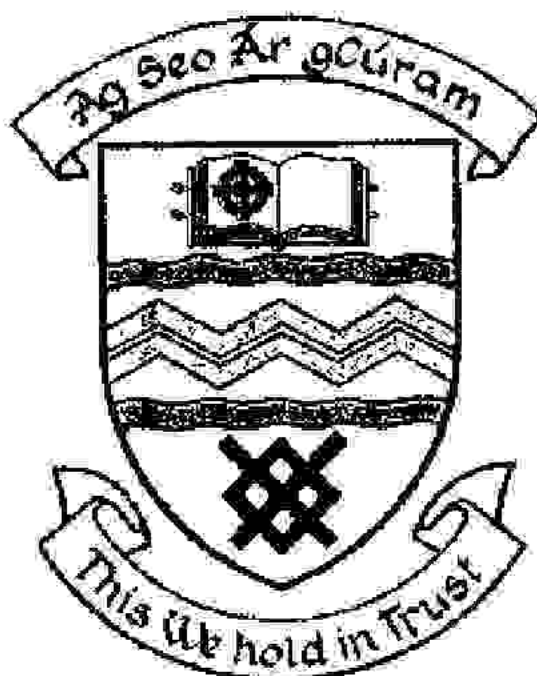
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Conditions and Reasons

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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 the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
 - Applicants shall ensure full and complete separation of foul and surface water drainage systems.
 - All drainage pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.REASON:
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REASON:
In the interest of health.
- 5 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.
- 6 Details of external colours and finishes shall be lodged and agreed in writing with the Planning Authority prior to the commencement of development on the site.

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REASON:

In the interests of visual amenity.

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REASON:

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- 8 Prior to the commencement of works the applicant shall submit for the approval of the Area Engineer, Deansrath (tel 01-4570784) a detailed watermain layout. This shall indicate size, valve, meter and hydrant layout and proposed point of connection to existing watermain. The layout shall be in accordance with Part B of the 1997 Building Regulations.

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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.

- 12 That a financial contribution in the sum of £30,786 (thirty thousand seven hundred and eighty six pounds) EUR 39,090 (thirty nine thousand and ninety 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:

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- 13 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No.'s. 8 and 9 of Register Reference S99A/0831, arrangements to be made prior to commencement of development.

REASON:

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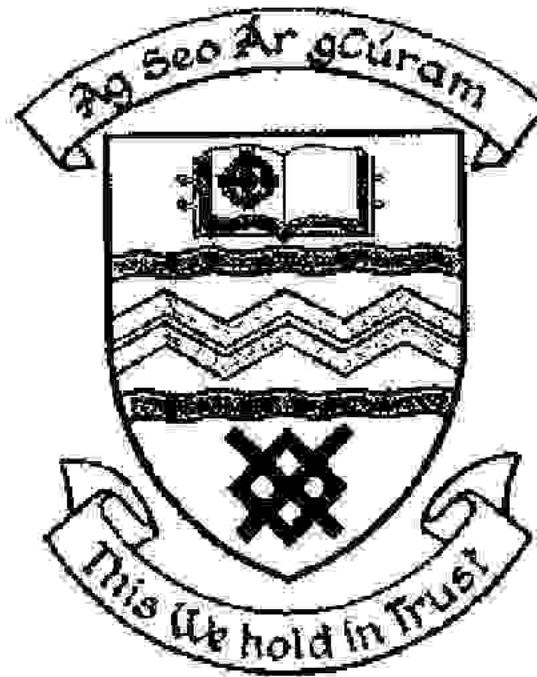
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.

REG. REF. S00A/0379

SOUTH DUBLIN COUNTY COUNCIL
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- (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.


.....27/11/00
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1705	Date of Decision 31/07/2000
Register Reference S00A/0379	Date: 02/06/00

Applicant Heiton McFerran,
Development Provide new single storey industrial unit providing
1466sq.m. floor space including office and toilet, and new
external gantry crane.

Location Ashfield, Naas Road, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 02/06/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

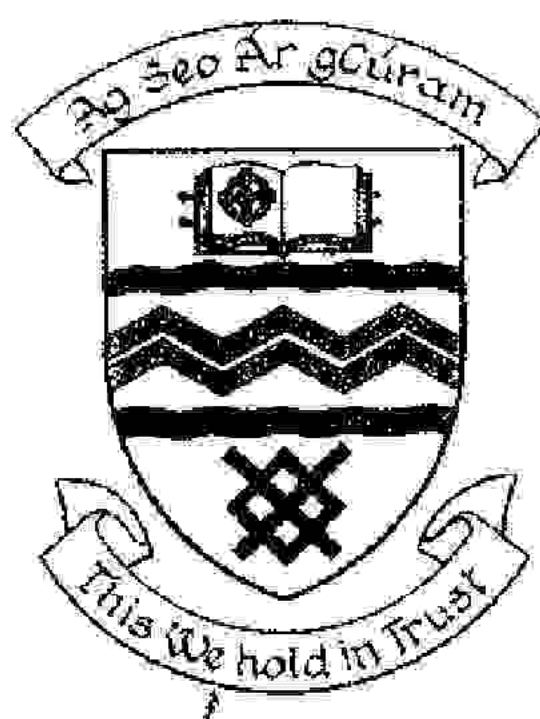
- 1 The applicant is advised that the Planning Authority has concerns regarding the traffic and parking implications of the proposed development.
 - The applicant is requested to submit details of the extra H.G.V. movements likely to be generated by the proposed development.
 - The applicant is requested to clarify if shot blasting is to be carried out on the site.
 - The applicant is requested to submit a car parking layout at a scale of not less than 1:500 for the entire site area.
- 2 The applicant is requested to submit full details of the proposed surface water drainage up to and including connection to the public sewer. Details should indicate complete separation of the foul and surface water systems.
- 3 The applicant is requested to submit details/plans of the crane.

Ashlin Coleman Architects,
36 Pembroke Road,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0379

4 The applicant is requested to clarify the process that would be carried on in the proposed industrial unit and to clarify whether:-

- (i) the process is such that a licence from the Environmental Protection Agency is required.
- (ii) the process includes an industrial activity or isolated storage to which the European Communities (Major Hazards of Certain Industrial Activities) Regulations 1986-1992 applies.
- (iii) the process/development requires preparation of an Environmental Impact Statement under the European Communities (Environmental Impact Assessment) (Amendment) Regulations 1999.

Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

31/07/00