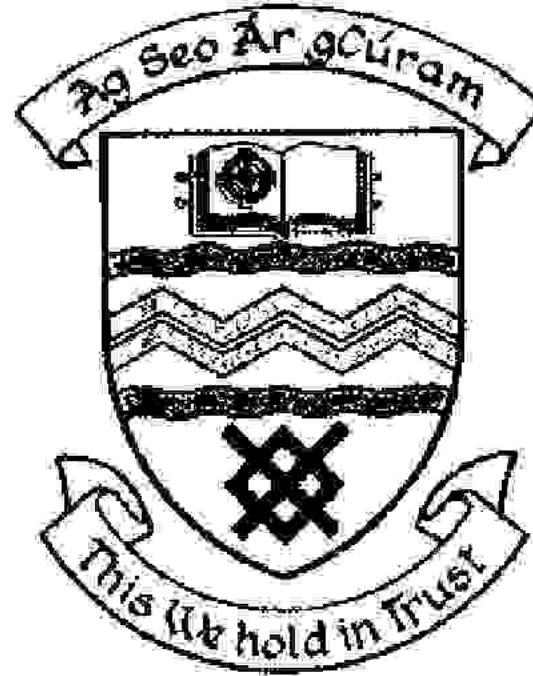


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0374	
1. Location	Naas Road, Rathcoole, Co. Dublin.		
2. Development	Extension to existing factory.		
3. Date of Application	01/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lorcan Lyons and Associates, Address: 11 Northumberland Ave., Dunlaoighaire,		
5. Applicant	Name: PWA International Ltd., Address: Naas Road, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1688 Date 28/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2061 Date 08/09/2000	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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Lorcan Lyons and Associates,
11 Northumberland Ave.,
Dunlaoghaire,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2061	Date of Final Grant 08/09/2000
Decision Order Number 1688	Date of Decision 28/07/2000
Register Reference S00A/0374	Date 01/06/00

Applicant PWA International Ltd.,

Development Extension to existing factory.

Location Naas Road, Rathcoole, Co. Dublin.

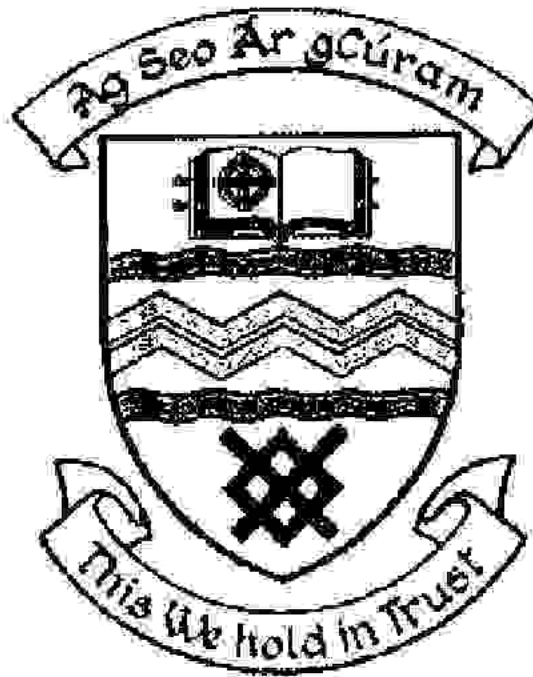
Floor Area 6517.00 Sq Metres

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 (15) 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 no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 3 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.
- 4 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.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
 REASON:
 In the interest of amenity.
- 6 That the developer shall ensure that the development presents a good quality appearance to surrounding sites and roadways, especially to the Naas Road, through adequate landscaping, screening of open areas and treatment of all site boundaries.
 REASON:
 In the interest of visual amenity and the proper planning and development of the area.
- 7 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to

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be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 8 Notwithstanding the provision of the Local Government (Planning and Development) Regulations 1994 as amended, no further advertising sign be erected on the premises which could be visible from the Naas Road, and any other signage, except that which is exempted development, shall require a grant of permission by the Planning Authority or An Bord Pleanála on appeal.

REASON:

In the interest of visual amenity.

- 9 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.

REASON:

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

- 10 The development shall satisfy the requirements of the Environmental Services Department in relation to drainage and water supply in this regard, the applicant to ensure full and complete separation of foul and water systems.

REASON:

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

- 11 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.

REASON:

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

- 12 That a financial contribution in the sum of £5,861 (five thousand eight hundred and sixty one pounds) EUR 7,442 (seven thousand four hundred and forty two 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:

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.

- 13 That a financial contribution in the sum of £15,246 (fifteen thousand two hundred and forty six pounds) EUR 19,358 (nineteen thousand three hundred and fifty eight 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.

- 14 That a financial contribution in the sum of £1,415 (one thousand four hundred and fifteen pounds) EUR 1,797 (one thousand seven hundred and ninety 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.

- 15 That a financial contribution in the sum of £2,940 (two thousand nine hundred and forty pounds) EUR 3,733 (three thousand seven hundred and thirty three euros) be paid by the proposer to South Dublin County Council towards the cost of the Booterboy Water Supply Scheme which serves this development.

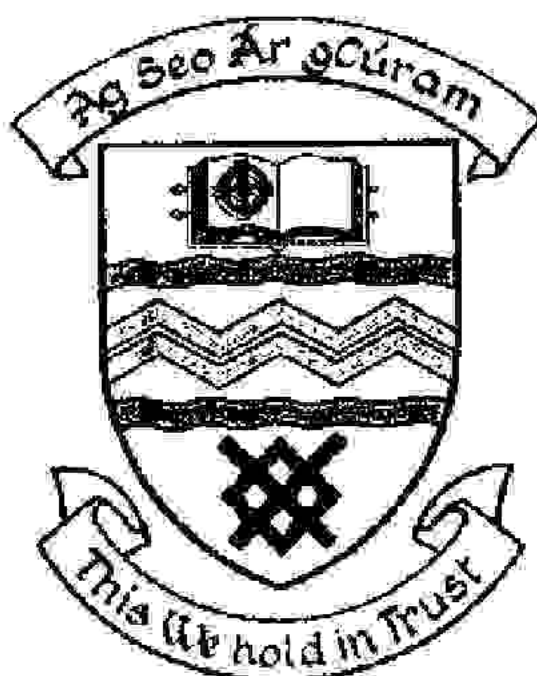
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate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

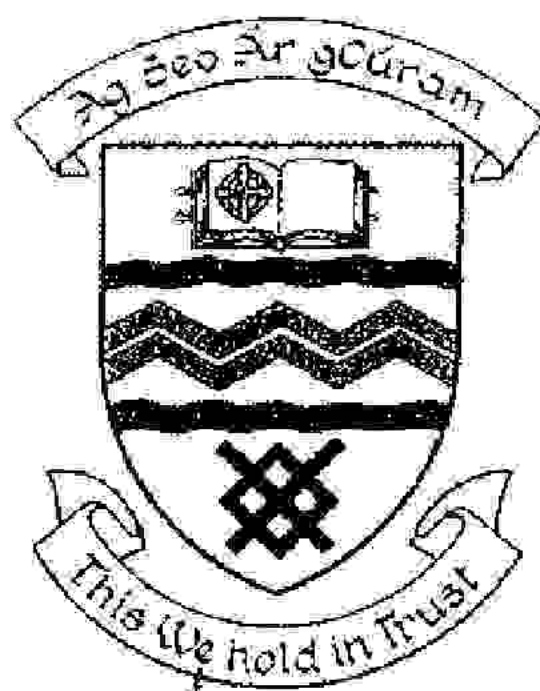

.....11/09/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0374	
1. Location	Naas Road, Rathcoole, Co. Dublin.		
2. Development	Extension to existing factory.		
3. Date of Application	01/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lorcan Lyons and Associates, Address: 11 Northumberland Ave., Dunlaoighaire,		
5. Applicant	Name: PWA International Ltd., Address: Naas Road, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1688 Date 28/07/2000	Effect AP GRANT PERMISSION	
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1688	Date of Decision 28/07/2000
Register Reference S00A/0374	Date: 01/06/00

Applicant PWA International Ltd.,

Development Extension to existing factory.

Location Naas Road, Rathcoole, Co. Dublin.

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

..... 28/07/00
for SENIOR ADMINISTRATIVE OFFICER

Lorcan Lyons and Associates,
11 Northumberland Ave.,
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Co. Dublin.

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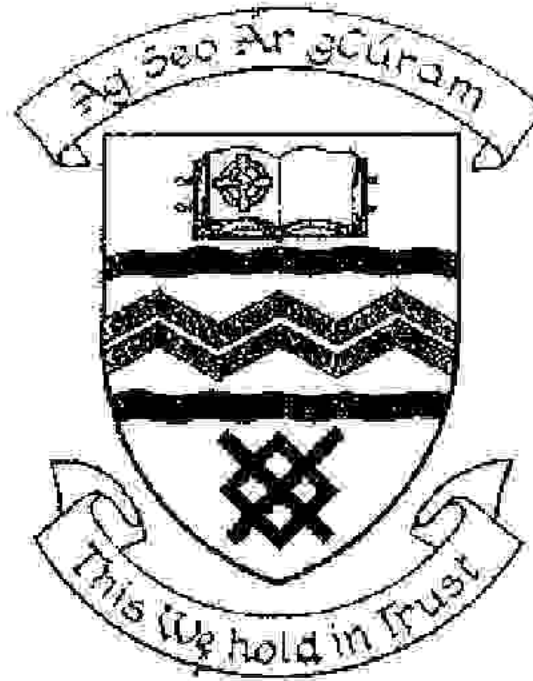
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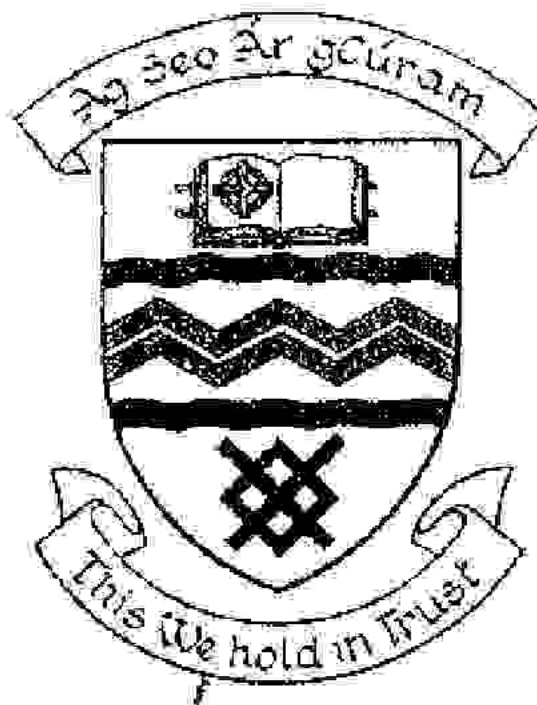
REASON:

The provision of such services in the area by the Council

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REG. REF. S00A/0374

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