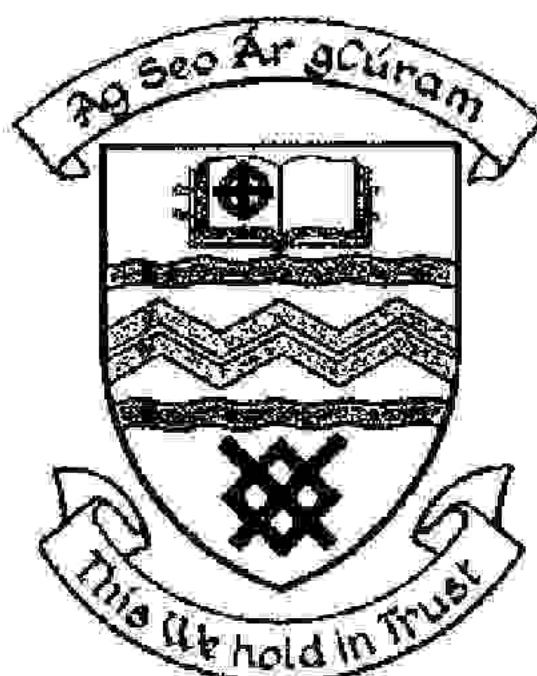


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0347	
1. Location	Whitestown Industrial Estate, Tallaght, Dublin 24.		
2. Development	Erection of a factory with 2 storey offices.		
3. Date of Application	24/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lorcan Lyons & Associates, Address: 11 Northumberland Avenue, Dun Laoghaire,		
5. Applicant	Name: PGM Ballyscrews Ireland Limited, Address: 18 Cookstown Industrial Estate, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1603 Date 20/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1985 Date 31/08/2000	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



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

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Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
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Lorcan Lyons & Associates,
11 Northumberland Avenue,
Dun Laoghaire,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1985	Date of Final Grant 31/08/2000
Decision Order Number 1603	Date of Decision 20/07/2000
Register Reference S00A/0347	Date 24/05/00

Applicant PGM Ballyscrews Ireland Limited,

Development Erection of a factory with 2 storey offices.

Location Whitestown Industrial Estate, Tallaght, Dublin 24.

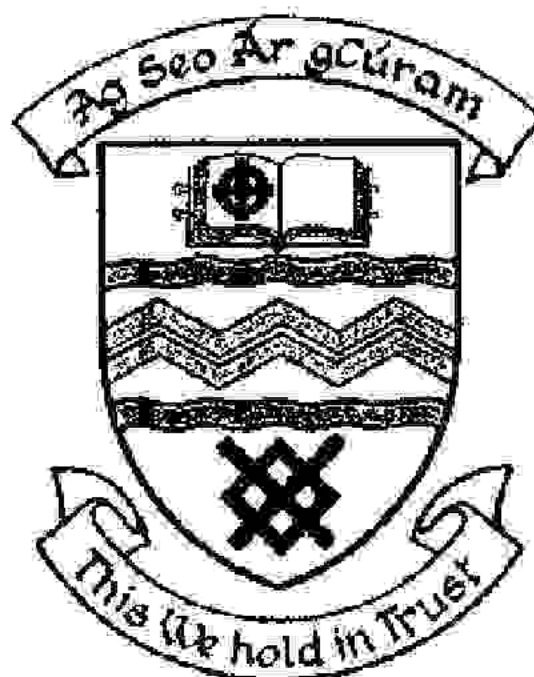
Floor Area 1849.00 Sq Metres

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 (11) Conditions.

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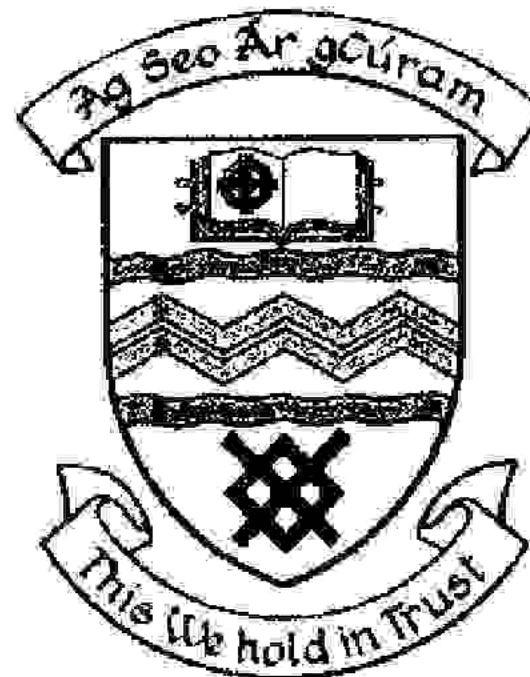
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Conditions and Reasons

- 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 Details of materials including samples shall be submitted to and approved by the Planning Authority before commencement of development.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 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.
- 4 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.
- 5 That no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 6 With respect to foul and surface water drainage, the following requirements shall be met:
 - (i) The Applicant shall ensure full and complete separation of foul and surface water systems.
 - (ii) 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.
 - (iii) The applicant shall adequately protect any drains that are to be built over.
 - (iv) All surface water runoff from truck parking/

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marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer. Petrol/ oil/diesel interceptors shall be of adequate design and be in accordance with B.S.8301:1985 and the relevant Irish or agreement certification. Certification to that effect shall be submitted to South Dublin County Council.

Reason:

In the interest of public health.

- 7 With respect to water, the following requirements shall be met:

- (i) Separate connection is required for the development. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24-hour storage for development.
- (ii) Spurs shall not end with a duckfoot hydrant. Prior to commencement of works, applicant shall submit for the approval of the Area Engineer, Deansrath (tel (01)4570784) a revised watermain layout. Layout to indicate watermain size, valve, meter and hydrant layout, and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulation.

REASON:

In the interest of public health.

- 8 Details of landscaping and boundary treatment including any walls, fencing or gates, etc. shall be submitted to and approved by the Planning Authority and work thereon completed prior to the occupation of the unit.

REASON:

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

- 9 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.

REASON:

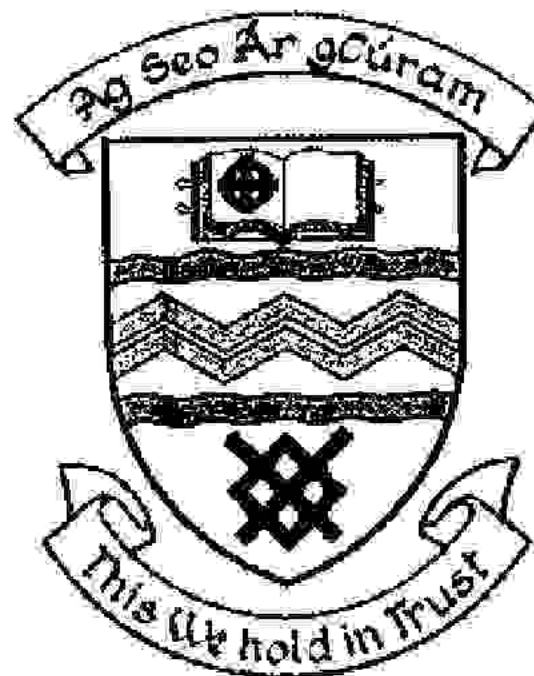
In the interest of the proper planning and development of the area.

- 10 That a financial contribution in the sum of £14,928 (fourteen thousand nine hundred and twenty eight pounds) EUR 18,955 (eighteen thousand nine hundred and fifty five euros) be paid by the proposer to South Dublin County Council

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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.

- 11 That a financial contribution in the sum of £38,829 (thirty eight thousand eight hundred and twenty nine pounds) EUR 49,303 (forty nine thousand three hundred and three 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.

- (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.

Dona Kane 31/08/00
.....
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0347
1. Location	Whitestown Industrial Estate, Tallaght, Dublin 24.	
2. Development	Erection of a factory with 2 storey offices.	
3. Date of Application	24/05/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Lorcán Lyons & Associates, Address: 11 Northumberland Avenue, Dun Laoghaire,	1. 2.
5. Applicant	Name: PGM Ballyscrews Ireland Limited, Address: 18 Cookstown Industrial Estate, Tallaght, Dublin 24.	
6. Decision	O.C.M. No. 1603 Date 20/07/2000	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION
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13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar	Date	Receipt No.

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

Decision Order Number 1603	Date of Decision 20/07/2000
Register Reference S00A/0347	Date: 24/05/00

Applicant PGM Ballyscrews Ireland Limited,
Development Erection of a factory with 2 storey offices.
Location Whitestown Industrial Estate, Tallaght, Dublin 24.
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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

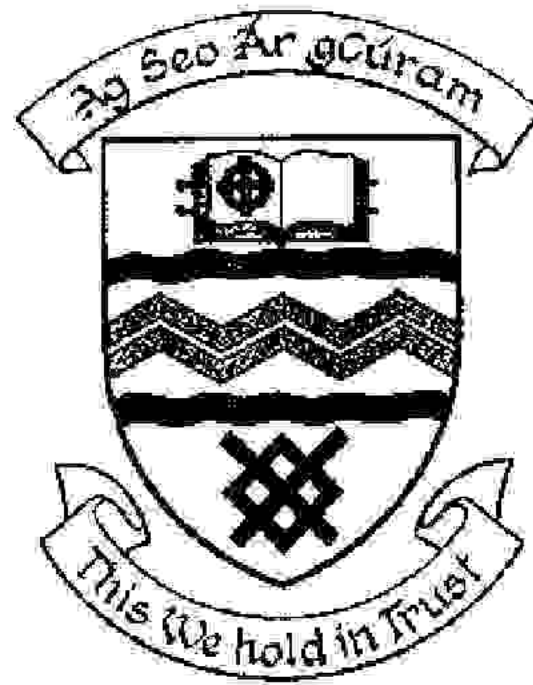
..... 20/07/00
for SENIOR ADMINISTRATIVE OFFICER

Lorcan Lyons & Associates,
11 Northumberland Avenue,
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Co. Dublin.

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REG. REF. S00A/0347

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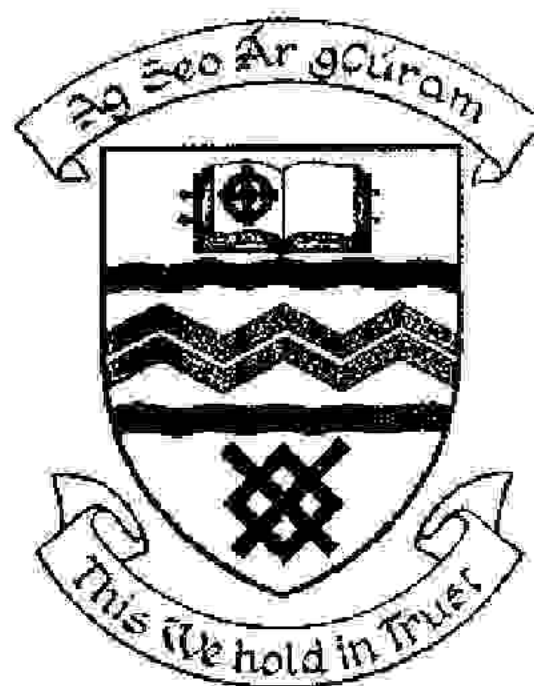
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