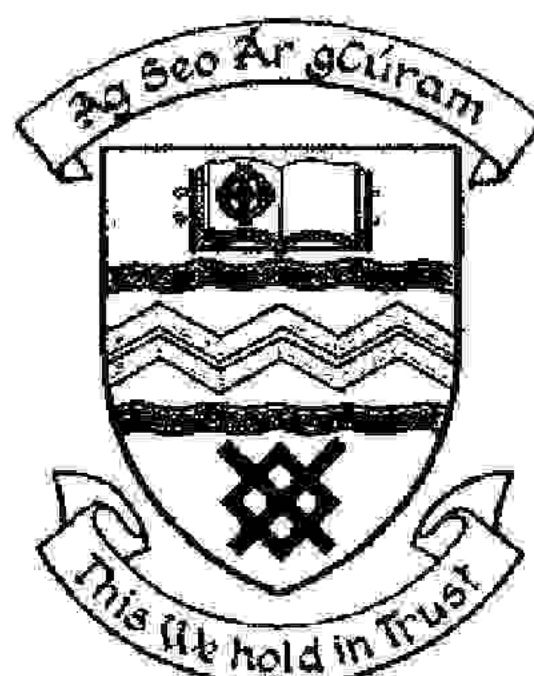


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0250	
1. Location	The Red Cow, Naas Road, Dublin 22.		
2. Development	Replace existing containers used for storage by a replacement storage warehouse building totalling 2006 sq.m. on a site at The Red Cow, Naas Road, Dublin 22 and permit inward vehicular movements only at the current access from the Naas Road and to retain in and out vehicular movements to the site from Robinhood Road.		
3. Date of Application	18/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/06/2000 2. 17/10/20	1. 18/08/2000 2. 26/10/20
4. Submitted by	Name: Manahan & Associates, Address: 38 Dawson Street, Dublin 2.		
5. Applicant	Name: Dublin Self Storage Ltd., Address: Executive House, Red Cow, Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 2775  Date 18/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0271  Date 06/02/2001	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			
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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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

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Manahan & Associates,  
38 Dawson Street,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0271	Date of Final Grant 06/02/2001
Decision Order Number 2775	Date of Decision 18/12/2000
Register Reference S00A/0250	Date 26/10/00

**Applicant** Dublin Self Storage Ltd.,

**Development** Replace existing containers used for storage by a replacement storage warehouse building totalling 2006 sq.m. on a site at The Red Cow, Naas Road, Dublin 22 and permit inward vehicular movements only at the current access from the Naas Road and to retain in and out vehicular movements to the site from Robinhood Road.

**Location** The Red Cow, Naas Road, Dublin 22.

**Floor Area** 2006.00 Sq Metres

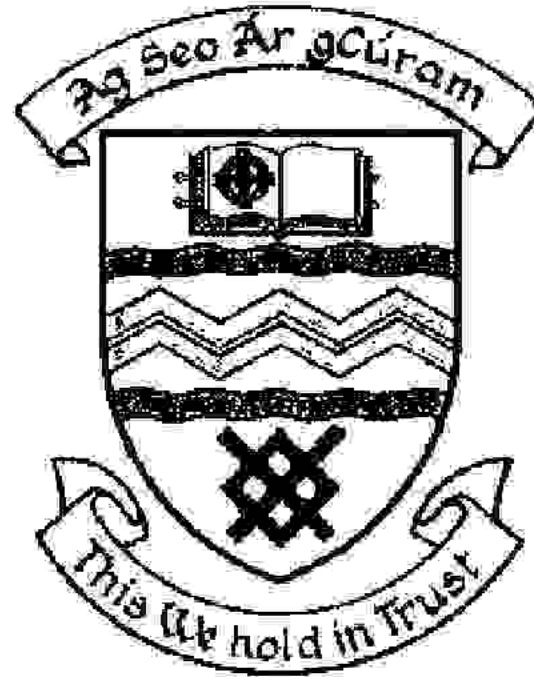
**Time extension(s) up to and including**

**Additional Information Requested/Received** 15/06/2000 /18/08/2000

A Permission has been granted for the development described above,  
subject to the following (10) 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 as amended by Additional Information received by the Planning Authority on 18/08/00 and Clarification of Additional Information received on the 26/10/00, 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 The proposed building shall be used for storage purposes only, any proposed change of use shall require planning permission.

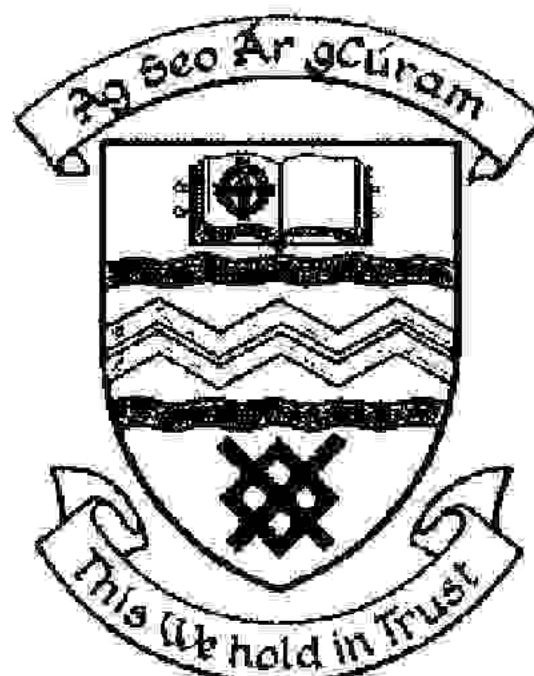
**REASON:**

In order to clarify the permission.

- 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.
  - (a) The developer shall ensure full and complete separation of foul and surface water systems.
  - (b) All 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 in C20 concrete 150mm thick.
  - (c) All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer.
  - (d) Prior to the commencement of development the applicant shall submit written evidence of permission to connect to the existing 525mm diameter surface water sewer.
  - (e) All water connections, swabbings, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at the applicant's expense.
  - (f) Prior to the commencement of works, the applicant shall submit for the approval of the Engineer, Deansrath Depot and Planning Authority watermain sizes, valve meter and hydrant layout, together with details of the proposed point of connection to existing watermains.
  - (g) 24 hour water storage shall be provided.

**REASON:**

**SOUTH DUBLIN COUNTY COUNCIL**  
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In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 4 The proposed buildings shall have a plaster or wet dash finish. Details shall be lodged and agreed with the Planning Authority prior to the commencement of development on the site.

REASON:

In the interests of visual amenity.

- 5 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.

- 6 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.

- 7 That no industrial effluent be permitted without prior approval from Planning Authority.

REASON:

In the interest of health.

- 8 That off-street car parking facilities and parking for trucks be provided in accordance with the Development Plan Standards.

REASON:

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

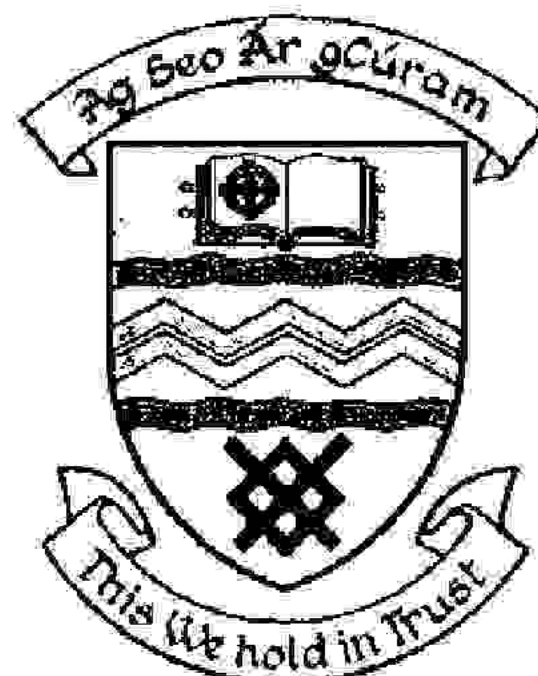
- 9 That a financial contribution in the sum of £42,525 (forty two thousand five hundred and twenty five pounds) EUR 53,995 (fifty three thousand nine hundred and ninety five euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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



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improvement works and traffic management schemes  
 facilitating the proposed development.

- 10 That a financial contribution in the sum of £16,348 (sixteen thousand three hundred and forty eight pounds) EUR 20,758 (twenty thousand seven hundred and fifty 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.

- (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.

....., 07/02/01  
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0250	
1. Location	The Red Cow, Naas Road, Dublin 22.		
2. Development	Replace existing containers used for storage by a replacement storage warehouse building totalling 2006 sq.m. on a site at The Red Cow, Naas Road, Dublin 22 and permit inward vehicular movements only at the current access from the Naas Road and to retain in and out vehicular movements to the site from Robinhood Road.		
3. Date of Application	18/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/06/2000 2. 17/10/20	1. 18/08/2000 2. 26/10/20
4. Submitted by	Name: Manahan & Associates, Address: 38 Dawson Street, Dublin 2.		
5. Applicant	Name: Dublin Self Storage Ltd., Address: Executive House, Red Cow, Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 2775  Date 18/12/2000	Effect AP GRANT PERMISSION	
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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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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2775	Date of Decision 18/12/2000
Register Reference S00A/0250	Date: 18/04/00

Applicant Dublin Self Storage Ltd.,

Development Replace existing containers used for storage by a replacement storage warehouse building totalling 2006 sq.m. on a site at The Red Cow, Naas Road, Dublin 22 and permit inward vehicular movements only at the current access from the Naas Road and to retain in and out vehicular movements to the site from Robinhood Road.

Location The Red Cow, Naas Road, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/06/2000 /18/08/2000

Clarification of Additional Information Requested/Received 17/10/2000 / 26/10/2000

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

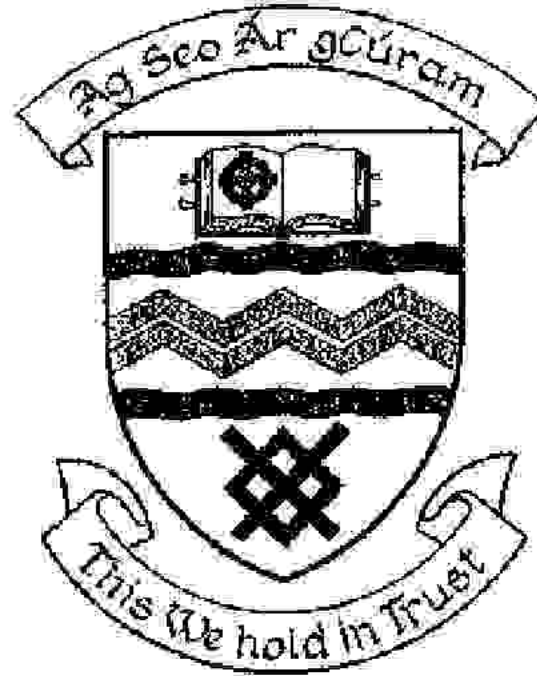
.....M.T..... 19/12/00  
for SENIOR ADMINISTRATIVE OFFICER

Manahan & Associates,  
38 Dawson Street,  
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REG REF. S00A/0250

**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 18/08/00 and Clarification of Additional Information received on the 26/10/00, 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 The proposed building shall be used for storage purposes only, any proposed change of use shall require planning permission.

**REASON:**

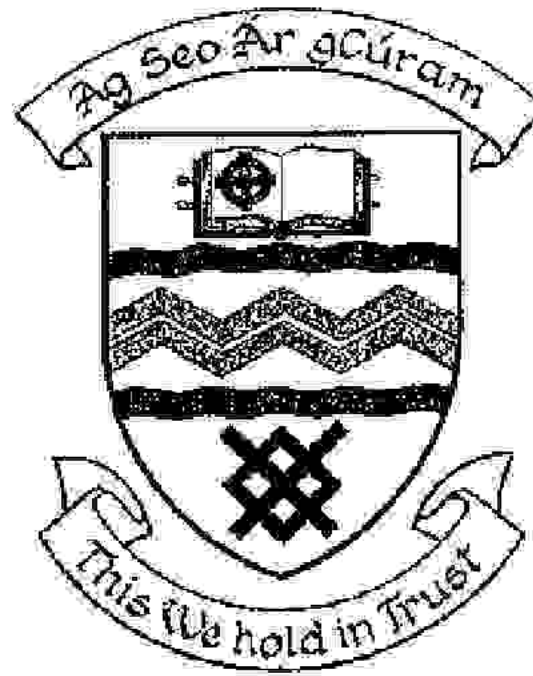
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- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

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- (c) All surface water runoff from truck parking/ marshalling areas shall be routed via a petrol/oil/ diesel interceptor before discharging to the public sewer.
- (d) Prior to the commencement of development the applicant shall submit written evidence of permission to connect to the existing 525mm diameter surface water sewer.
- (e) All water connections, swabbings, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at the applicant's expense.
- (f) Prior to the commencement of works, the applicant



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REG. REF. S00A/0250

shall submit for the approval of the Engineer,  
Deansrath Depot and Planning Authority watermain  
sizes, valve meter and hydrant layout, together with  
details of the proposed point of connection to  
existing watermains.

(g) 24 hour water storage shall be provided.

REASON:

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

- 4 The proposed buildings shall have a plaster or wet dash  
finish. Details shall be lodged and agreed with the  
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the area.

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REASON:

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- 8 That off-street car parking facilities and parking for  
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Standards.

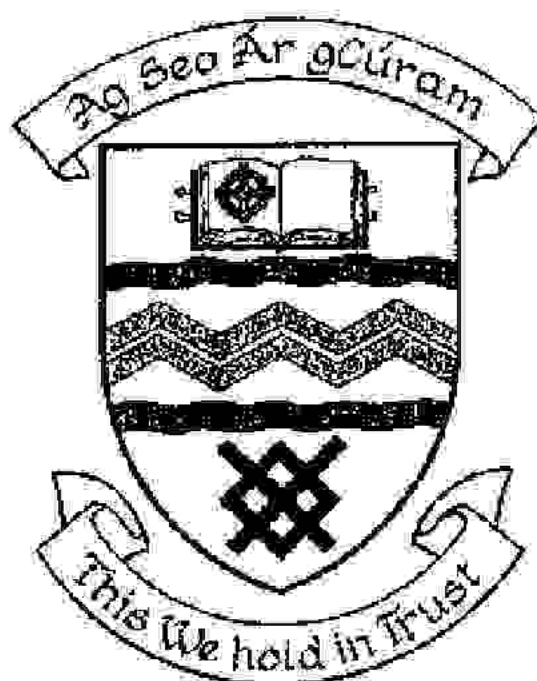
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In the interest of the proper planning and development of  
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REG REF. S00A/0250

- 9 That a financial contribution in the sum of £42,525 (forty two thousand five hundred and twenty five pounds) EUR 53,995 (fifty three thousand nine hundred and ninety five 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.

- 10 That a financial contribution in the sum of £16,348 (sixteen thousand three hundred and forty eight pounds) EUR 20,758 (twenty thousand seven hundred and fifty 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:**

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